

प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2025/171708/GBN/GAUTAM BUDDH NAGAR/35261/CFO

दिनांक: 11-09-2025

प्रमाणित किया जाता है कि मैसर्स **BLITZBAY DEVELOPERS PVT LTD** (भवन/प्रतिष्ठान का नाम) पता **H-07 SECTOR-98, H-07 SECTOR-98, Noida** तहसील - **Noida** प्लॉट एरिया **24000.00 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **108360.00** (वर्गमीटर), ब्लॉकों की संख्या **5** जिसमें

ब्लॉक/टॉवर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
RETAIL	3	3	10.00 mt.
TOWER 1	31	3	114.60 mt.
TOWER 2	31	3	114.60 mt.
TOWER 3	31	3	114.60 mt.
TOWER 4	38	3	143.80 mt.

है। भवन का अधिभोग मैसर्स **BLITZBAY DEVELOPERS PVT LTD** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Assembly** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **BLITZBAY DEVELOPERS PVT LTD** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

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

हस्ताक्षर (निर्गमन अधिकारी)
(मुख्य अग्निशमन अधिकारी)



Digitally Signed By
(Pradeep Kumar)

[4CBB1A74FF15FCECE730717855B25A8D9A117827]

07-10-2025

निर्गत किये जाने का दिनांक : 07-10-2025
स्थान : GAUTAM BUDDH NAGAR



भारतीय
प्रौद्योगिकी
संस्थान
काशी हिन्दू विश्वविद्यालय



INDIAN
INSTITUTE OF
TECHNOLOGY
BANARAS HINDU UNIVERSITY

DEPARTMENT OF CIVIL ENGINEERING, IIT (BHU), VARANASI-221005

Mob.: Tel : 9453788219: Email: rkumar.civ@iitbhu.ac.in

Ref. No. CE/RK/SNT/2025-26/2378A

Date: 04.09.2025

TO WHOMSOEVER IT MAY CONCERN

REFERENCE: CHECKING/VETTING OF STRUCTURAL DESIGN OF RESIDENTIAL, SERVICE APARTMENT AND RETAIL BLOCKS IN PROPOSED MIXED LAND USE DEVELOPMENT (40% RESIDENTIAL COMPONENT, 27.5 SERVICE APARTMENT COMPONENT AND 32.5% RETAIL COMPONENT) UNDER TOD ZONE OVER AN AREA MEASURING 24000 SQM ON PLOT NO H-07, SECTOR 98, NOIDA UNDER SCHEME NO. 2024-25 (BUILDER PLOT-I) EVENT ID NO. 31288, UTTAR PRADESH BEING DEVELOPED BY BLITZBAY DEVELOPERS PRIVATE LIMITED.

IIT (BHU), Varanasi **Ref: CW**

This is to certify that we have been retained by M/S BLITZBAY DEVELOPERS PRIVATE LIMITED, 12A- floor, Tower 2, M3M International Finance Center, Sector 66, Gurugram, Haryana 122002, for review of the structural design of Residential, Service apartment and retail Blocks- in proposed Mixed land used development with SCHEME NO. 2024-25 (BUILDER PLOT-I) EVENT ID NO. 31288 comprising of Basement (3 Nos) + Retail (G+2)+Community Facility (3rd Floor)+ Residential Towers (T1 - 29 Floors, T2 - 29 Floors, T3- 29 Floors)+Service Apartment (36 Floors)

In this regard we confirm as follows

1. The structural design report submitted by structural design consultant M/S JW Consultants LLP with the structural Design basis report (DBR) including load calculations, ETABS analysis, Design calculations & GA drawings for the building mentioned in the subject matter above have been reviewed and found in order as per relevant Indian Standard criteria for the design of RC buildings (IS456-2000 & IS875).
2. This is further certified that the structure design calculations & GA drawings are safe, and sound based on 3D Dynamic Analysis considering all Earthquake Loads as per (IS1893 2016 and IS:13920-2016) and Wind Effects for the residential buildings mentioned above and is duly approved.
3. That the building has been designed for appropriate Seismic Loads, Dead Loads, and Live Loads. Wind loads etc. The local soil conditions, Its load-bearing capacity, and the underground water, etc. have been kept in view while designing the same, by their structural engineer. The geotechnical report has been submitted to us.
4. The roof slab of the extended basement (near ground level), external to the building, has been analyzed by the structural designer considering a fire tender load of 60MT.
5. Review of soil report, structural design basis report (DBR) & ETABS file containing sizes of RCC elements, reinforcement % age & GA drawings are in the current scope.

The responsibility of the Indian Institute of Technology, (BHU), Varanasi shall be limited to technical advice as above. All Legal/procedural/operational matters and architectural/functional details shall be the responsibility of the company.


PROFESSOR
Department of Civil Engineering
Indian Institute of Technology
Banaras Hindu University
Varanasi-221005


ASSISTANT PROFESSOR
Department of Architecture,
Planning and Design
Indian Institute of Technology
Banaras Hindu University
Varanasi-221005

ANNEXURE 1

Summary of the Building Area :

Name of the Project: Mix land use development
Address: Plot No. H-07 Sector 98 Noida
Plot Area: 24000 Sqm
Total Covered Area: 1,86,994.52 Sqm
Number of Towers: Basement (3 Nos) + Retail (G+2)+Community Facility (3rd Floor)+ Residential Towers (T1 - 29 Floors, T2 - 29 Floors, T3- 29 Floors)+Service Apartment (36 Floors)

S.NO	FLOORS	TOTAL BUILT UP AREA (IN SQM)
1	Basement-2	20303.69
2	Basement-1	20035.10
3	Lower Ground floor	20115.87
4	Ground floor	11832.61
5	1st floor	10542.86
6	2nd floor	10253.90
7	3rd floor	4497.42
8	4th floor	2833.59
9	5th floor	2430.74
10	6th floor	3206.03
11	7th floor	3206.03
12	8th floor	3206.03
13	9th floor	3206.03
14	10th floor	3206.03
15	11th floor	3206.03
16	12th floor	3206.03
17	13th floor	3206.03
18	14th floor	3206.03
19	15th floor	3218.33
20	16th floor	3206.03
21	17th floor	3224.02
22	18th floor	3206.03
23	19th floor	3206.03
24	20th floor	3206.03
25	21st floor	3206.03
26	22nd floor	3206.03
27	23rd floor	3218.33
28	24th floor	3206.03
29	25th floor	3224.02
30	26th floor	3206.03
31	27th floor	3206.03
32	28th floor	3206.03
33	29th floor	1911.36
34	30th floor	1651.31
35	31st floor	1217.96
36	32nd floor	1205.66
37	33rd floor	1205.66
38	34th floor	1205.66
39	35th floor	1205.66
40	36th floor	513.07
41	Mumty/OHT	233.06
	TOTAL	186994.52



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SAFD/NORTH/B/030425/1610693

इस आई. आर. एच. क्र. / प्ल. नं. / प्ल. नं. / प्ल. नं. / 2025 / 294/960-63

मालिक का नाम एवं पता

BLITZBAY DEVELOPERS PRIVATE
LIMITED

दिनांक/DATE:

18-03-2025

OWNERS Name & Address

12A Floor, Tower-2, M3M IFC, Sector-66,
Gurugram - 122101, Haryana

वैधता/ Valid Up to:

17-03-2033

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) No Objection Certificate for Height Clearance

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR 751 (E) dated 30th Sep. 2015 amended by GSR 770 (E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2). इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

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

अनापत्ति प्रमाणपत्र आईडी / NOC ID	SAFD/NORTH/B/030425/1610693
आवेदक का नाम / Applicant Name*	Satya Pal Singh
स्थल का पता / Site Address*	Mixed Land Use Project at Plot No. H-07, Sector-98, NOIDA -201303, Uttar Pradesh, Noida, Gautam Buddha Nagar, Uttar Pradesh
स्थल के निर्देशांक / Site Coordinates*	28 32 08.35N 77 21 18.46E, 28 32 11.76N 77 21 21.06E, 28 32 04.62N 77 21 24.07E, 28 32 08.35N 77 21 26.54E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	199.54 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	399.54 M

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

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

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

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

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

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

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

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

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

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

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

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एन्टीना, लाइटनिंग अरेस्टर, सीढ़िया, मुम्टी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

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



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

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

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है, तथा उक्त प्रमाणपत्र जारी करने की तारीख से अधिकतम बारह साल की अवधि के लिए बढ़ाया जाएगा।

h. The certificate is valid for a period of 8 years from the date of its issue & shall be extended for a maximum period of twelve years from the date of its issue.

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

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

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

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

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रृंखला 'बी' पार्ट I सैक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

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

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

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

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन I.G.I Airport, Meerut, NIAJEWAR, Rohini Heliport, Safdarjung Airport, Sikandrabad विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग - I), अनुसूची - IV (भाग - 2; केवल RCS हवाई अड्डे) और अनुसूची - VII में सूचीबद्ध हैं, के लिए जारी किया गया है।
m. This NOC ID has been assessed with respect to the I.G.I Airport, Meerut, NIAJEWAR, Rohini Heliport, Safdarjung Airport, Sikandrabad Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule- IV (Part-2, RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR 770(E)



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SAFD/NORTH/B/030425/1610693

त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची-IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

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

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

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

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

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

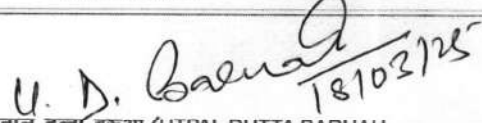
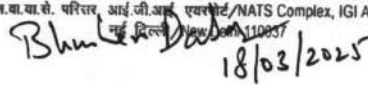
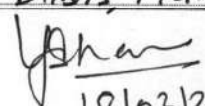


भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SAFD/NORTH/B/030425/1610693

क्षेत्र का नाम / Region Name:

उत्तर/NORTH

पदनामित अधिकारी/Designated Officer	 उत्पल दत्ता बरुआ/UTPAL DUTTA BARUAH महाप्रबन्धक (एटीएम)/General Manager (ATM) भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India क्षेत्रीय मुख्यालय (उत्तर क्षेत्र)/Regional Headquarters(NR) न.वा.वा.से. परिसर, आई.जी.ए. एयरपोर्ट/NATS Complex, IGI Airport नई दिल्ली, New Delhi-110037
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	
द्वारा तैयार Prepared by	 18/03/2025 BHUSHAN DABAS, MGR(ATM)
द्वारा जांचा गया Verified by	 18/03/2025 Yashwant Shetty J+K M(ATM)

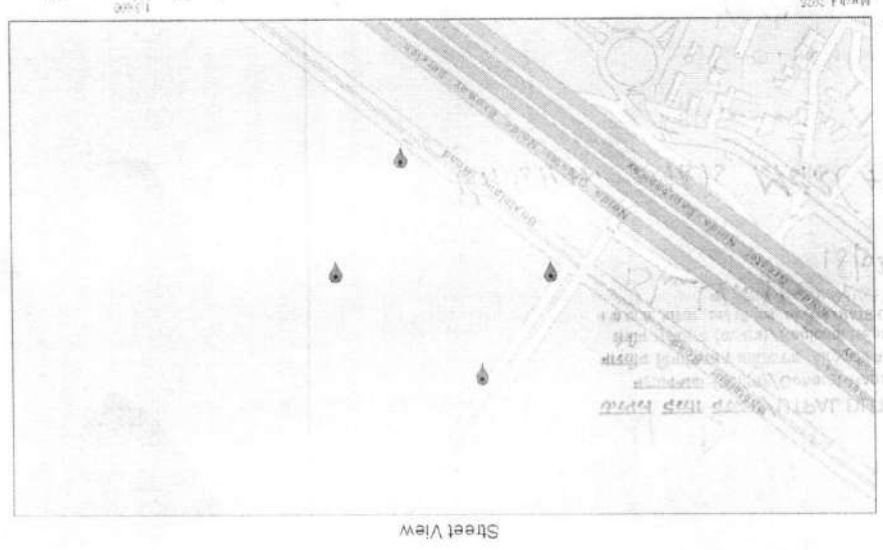
ईमेल आईडी / EMAIL ID : noc_nr@aai.aero

फोन/ Ph: 011-25653551

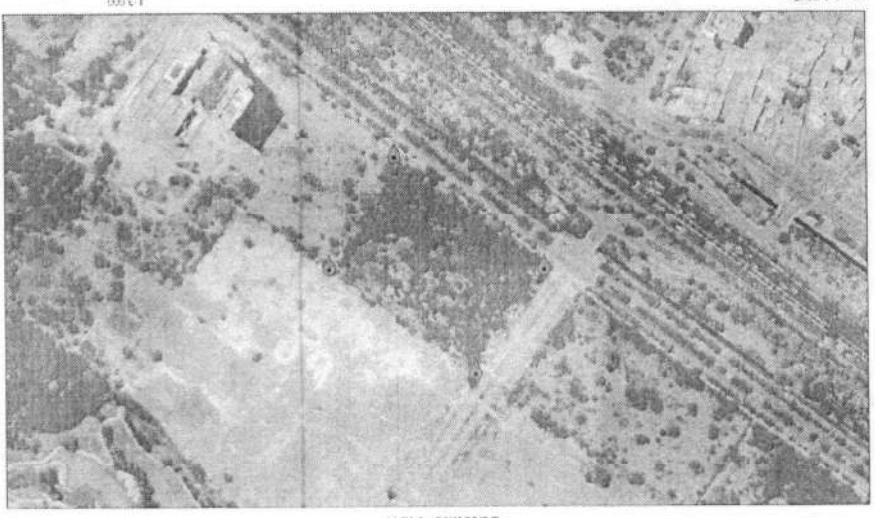
ANNEXURE/अनुलग्नक

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

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
I.G.I Airport	24062.03	97.69
Meerut	51502.69	216.14
NIAJEWAR	46722.69	327.23
Rohini Heliport	37634.87	128.32
Safdarjung Airport	15498.07	109.4
Sikandrabad	37815.53	293.43
NOCID	SAFD/NORTH/B/030425/1610693	



Street View



Satellite View



File No: 10108-9797

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA),
UTTAR PRADESH)



Date 06/10/2025



To,

Shri Satya Pal Singh
M/s BLITZBAY DEVELOPERS PRIVATE LIMITED
12A Floor, Tower-2, M3M IFC, Sector-66, Badshahpur, Gurugram, Haryana, GURUGRAM,
HARYANA, 122101
atul.shakya@m3mindia.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding. proposed Mixed Land Use Project at Plot No. H-07, Sector-98, Noida, Uttar Pradesh by M/s Blitzbay Developers Pvt. Ltd.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/UP/INFRA2/538484/2025 dated 21/05/2025 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC25B3813UP5955654N
(ii) File No.	10108-9797
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Mix Land Use Project
(viii) Name of Company/Organization	BLITZBAY DEVELOPERS PRIVATE LIMITED
(ix) Location of Project (District, State)	GAUTAM BUDDHA NAGAR, UTTAR PRADESH
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-2(Part A, B and C)/ EIA & EMP Reports were submitted to the SEAC for appraisal under the provision of EIA

notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by SEAC in its meeting held on 30-05-2025. The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above.

5. Details of the minerals to be mined along with production capacity and the brief on the salient features of the project as submitted by the project proponent in Form 1 (Part A and B) in the reports and as presented during SEAC meeting are annexed to this EC as Annexure (2).

6. The SEAC, in its meeting held on 30-05-2025 based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of Specific and Standard EC conditions as given in Annexure (1).

7. The SEIAA in its meeting held on 26-09-2025 has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the SEIAA hereby accords Environment Clearance for the instant proposal to Satya Pal Singh under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific conditions as given in Annexure (1)

8. The SEIAA reserves the right to stipulate additional conditions, if found necessary.

9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.

10. The PP is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.

11. General Instructions:

a) 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 SEIAA website where it is displayed.

b) 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 must display the same for 30 days from the date of receipt.

c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing 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.

d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.

e) 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.

f) The project proponent shall also ensure that the proposed site is not a part of any no-development zone as required/prescribed/identified under law. In case of violation, this permission shall automatically deem to be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this clearance shall automatically deem to be cancelled.

g) 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.

h) The SEIAA reserves the right to revoke the environmental clearance, if conditions stipulated are not implemented to the satisfaction of SEIAA. SEIAA may impose additional environmental conditions or modify the existing ones, if necessary.

12. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Environmental Attributes

S. No	EC Conditions
1.1	<ol style="list-style-type: none">1. Use low-flow taps, dual-flush toilets, and sensor-based faucets.2. All sewage must be treated in a STP (Sewage Treatment Plant) and reused for flushing, gardening, and cooling.3. Install rooftop solar panels to meet at least 05–10% of the total power requirements. Use only BEE 4- or 5-star rated appliances and energy-efficient lighting (LED).4. The environmental clearance letter and compliance status should be displayed on the company website and notice boards.5. Project proponent is advised to explore the possibility and getting the cement in a closed container rather through the plastic bag to prevent dust emissions at the time of loading/unloading.6. Project proponent should ensure that there will be no use of “Single use of Plastic” (SuP).7. 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.8. The project proponent will comply the use of fuel for backup power as per guidelines issued by CPCB from time to time.9. The project proponent will ensure that there is no mismatch/deviation between the project proposal submitted to SEIAA for environmental clearance and maps/drawings were approved by concerned development authority. In case of any mismatch/deviation, amended environmental clearance will be obtained by project proponent. In case of failure, the granted environmental clearance shall automatically deem to be cancelled.10. The project proponent shall ensure that the project site does not attract/infringe any buffer zone, wetland zone etc. of no activity identified/declared under law.11. Criteria/ norms provided by competent Authority regarding the seismic zone are followed for construction work. Provision of alarm system, to timely notify the residents, in case of occurrence of earthquake/other natural disasters/fire should be provided. A well defined evacuation plan should also be prepared and regular mock drills should be arranged for the residents. Rise of stairs should be constructed in a way, so that it should provide smooth movement.12. The project proponent should develop green belt in the said project as per the plan submitted and also follow the guidelines of CPCB/Development authority for green belt as per the norms. The project proponent will prepare working plan of plantation/green belt development showing type of plant species and their spacing in consultation with subject expert/ forest department and submit to the forest department and concerned regulatory authority and ensure their survival and sustainability.13. The proponent should provide electric vehicle charging facility as per the requirements at ground level and allocate the safe and suitable place in the premises for the same.14. Project proponent should invest the CER amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.

S. No	EC Conditions
	<p>15. Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water not to be discharged outside the premises without the permission of the concerned authority.</p> <p>16. The project proponent will ensure full exploitation of potential of rain water harvesting for storage and recharging and also treated wastewater in order to reduce the withdrawal of fresh water and accordingly use the three sources of water supply namely stored rain water, treated wastewater and the fresh water. The project proponent shall also provide a flow measuring device along with flow integrator for monitoring the various sources of water supply namely fresh water, treated waste water and stored harvested rain water.</p> <p>17. The project proponent will ensure the quality of construction water as per standards and specifications of relevant codes in order to prevent possible corrosion in concrete, reinforcements and other structural components in order to avoid adverse social and environmental impacts.</p> <p>18. The project proponent will ensure exploitation of maximum possible potential of solar energy generation in the proposed project area and prefer to use it instead of conventional electricity in order to reduce the Green House Gas Emission causing climate change.</p> <p>19. The project proponent will make necessary arrangement to get Structural auditing conducted by an expert institution once in 05 years during life span of the building to ensure safe life of the residents and prevent environmental and social hazards.</p> <p>20. The project proponent shall plan for storm water management drained with appropriate slope and length so that the flood water could get a passage to release in a short span of time</p>
1.2	<p>1- Plantation of saplings shall be carried out in green belt area earmarked as per relevant building bye-laws and as a part of tree plantation campaign “Ek Ped Ma Ke Naam” and the details of the same shall be uploaded in the Meri LiFE Portal (https://merilife.nic.in) as per OM no. F.No.IA3-22/3/2024-IA.III (E-241594) dated 24.07.2024.</p> <p>2- At least one Miyawaki forest/dense forest in consultation with forest department shall be developed inside or in the close vicinity of project site and details uploaded on project website. Details will also be submitted with periodic compliance report.</p> <p>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. The CER activities should be related to mitigation of Environmental Pollution and creating awareness for the need for same for example creation of water harvesting pits and carbon sequestration parks etc. At least one school in the vicinity of project area should be provided with rooftop solar plant, toilets should be constructed in public place or in school of nearby villages and if there is a girl’s school then girls toilet properly equipped with overhead water tank should be constructed. Name of the school adopted for installation of roof top solar plant should be displayed on the website of project proponent and should also be submitted with periodic compliance report. As part of CER activities, the project proponent shall conduct awareness camps and workshops in nearby habitations regarding maintenance of personal and community hygiene. First aid training should be given to school students in the vicinity of hospital. Details of such workshops shall be uploaded on the website of project and also submitted to SEIAA.</p> <p>4- The project proponent shall ensure that waste water is properly treated in STP and treated water should be reused for gardening flushing system, washing etc. For reuse of water, irrigation sprinkler and drip irrigation system shall be installed and maintained for proper functioning. Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharge and shall be done with necessary permissions from concerned authorities.</p> <p>5- Under any circumstances untreated sewage shall not be discharged to municipal sewer line or any nearby water body.</p> <p>6- The project proponent shall install organic bio converter.</p> <p>7- The effluent from STP after tertiary treatment shall be subjected to ozonation to avoid foul smell.</p> <p>8- A certificate signed by an officer not below the rank of ACF shall be submitted along with the</p>

S. No	EC Conditions
	<p>EIA that the project does not lie with-in any protected area, National Park, Wild-Life Sanctuary and/or ESZ so declared as per the provisions of Wild-Life Protection Act 1972.</p> <p>9- The project proponent shall submit permission of CGWA for using ground water and display it on their website or proposal for obtaining water from alternative legal source of fresh water should be submitted to SEIAA within a month.</p> <p>10- Provision for charging of electric vehicles as per the guidelines of GoI/GoUP should be submitted within the next 3 months.</p> <p>11- The project proponent shall explore the possibility of solar electrification beyond 10% and if it is possible, shall submit the details of solar power plans within the next 3 months.</p> <p>12- PP should display EC granted to them on their website.</p> <p>13- EC is granted with the condition that EC is valid only for the building plan which has been submitted by PP for seeking EC. In case approved building plan is different from the one submitted for seeking EC then this EC will stand null and void.</p> <p>14- 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.</p> <p>15- DG sets shall be gas based and Guidelines issued by CAAQMS for NCR region regarding the use of DG sets during construction and operational phase should be followed.</p> <p>16- Project Proponent shall submit the Six-monthly Compliance on the Environment Clearance condition prescribed in the Prior Environment Clearance letter as per MoEF&CC OM F.no- IAS-22/01/2022-IA-III (E-172624) Dated 14-06-2022.</p> <p>17. In case of violation of any EC conditions, this EC is liable to be cancelled based on report/recommendation of DM/IRO/UPPCB.</p>

Standard EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Statutory Compliance

S. No	EC Conditions
1.1	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.
1.2	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.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	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.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

S. No	EC Conditions
1.7	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.
1.8	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.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	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.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	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 PM2.5) covering upwind and downwind directions during the construction period.
2.4	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.
2.5	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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or

S. No	EC Conditions
	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 Management Rules 2016.
2.10	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 emission standards.
2.11	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.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	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.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	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.
3.5	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.
3.6	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.
3.7	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.
3.8	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.

S. No	EC Conditions
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law 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.
3.12	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.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	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.
3.16	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.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	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.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	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.
4.2	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.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

S. No	EC Conditions
5.1	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.
5.2	Outdoor and common area lighting shall be LED.
5.3	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.
5.4	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.
5.5	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.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing

S. No	EC Conditions
	civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring 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.
6.3	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.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	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.
6.7	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.
6.8	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 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

S. No	EC Conditions
7.1	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).
7.2	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.
7.3	Where the trees need to be cut with prior permission from the concerned local Authority,

S. No	EC Conditions
	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.
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

S. No	EC Conditions
8.1	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.
8.2	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.

9.

S. No	EC Conditions
9.1	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.

10. Human Health Issues

S. No	EC Conditions
10.1	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.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and

S. No	EC Conditions
	Disaster Management Plan shall be implemented.
10.4	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.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. 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.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	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.
11.6	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 report to the head of the organization.
11.7	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

S. No	EC Conditions
	reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	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.
11.9	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.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	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.
11.17	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.
11.18	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.

12. Specific Conditions

S. No	EC Conditions
12.1	The project proponent shall develop R& D facilities to develop their own technologies for propylene and polypropylene processing.

Annexure- 2

A presentation was made by the project proponent along with their consultant M/s Aplinka Solutions & Technologies Pvt. Ltd. to SEAC on 30-05-2025.

Project Details Informed by the Project Proponent and their Consultant

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

1. The Environmental Clearance is sought for the proposed Mixed Land Use Project at Plot No. H-07, Sector-98, Noida, Uttar Pradesh by M/s Blitzbay Developers Pvt. Ltd.
2. The plot measuring 24,000.0 sqm was purchased via E-bid from New Okhla Industrial Development Authority (NOIDA) vide Letter No. NOIDA/Commercial/2025/129 for the development of Mixed Land Use Project.
3. The project will involve the development of 03 Residential Towers and 02 Commercial/Retail Blocks (Shops, Hypermarket, Restaurants, etc.).
4. The ToR Letter vide Identification No. TO25B3813UP5479976N was granted on 21.05.2025
5. The EIA Report bearing Proposal No. SIA/UP/INFRA2/538484/2025 was submitted on 21.05.2025
6. The project proposal falls under Category 'B'; Schedule 8(b) of EIA Notifications, 2006 and as amended thereof.
7. Salient Features of the Project:

DESCRIPTION	DETAILS
Type of Project	Mixed Land Use Project
Project Proponent	M/s Blitzbay Developers Pvt. Ltd.
Location	Plot No. H-07, Sector-98, Noida, Uttar Pradesh
Total Plot Area	24,000.0 sqm
Proposed Built-up Area	2,06,237.94 sqm
Max. No. of floors	3B/LG + G + Service Floor + 31 Floors
Estimated Population	15,690 individuals
Total Water Requirement	720 KLD
Fresh Water Requirement	472 KLD
Treated Water Requirement	248 KLD
Wastewater Generation	602 KLD
STP Capacity	725 KLD
Estimated Solid Waste Generation	3,388 kg/day
Power Demand	10,000 kW
DG Set(s)	06 DG sets (Capacity: 6 x 2,000 kVA)
RWH Structure(s)	06 RWH pits
Parking Required:	As per NOIDA Building Byelaws, 2010 (Amended 2015): 1,775 ECS
Parking Proposed:	1,780 ECS
Project Cost	₹658 Cr.

8. Detailed Area Statement:

S. No.	Particulars	Area (sqm)	% of Area
1	Total Plot Area	24,000.00	100.00
2	Permissible Ground Coverage (50% of Total Plot Area)	12,000.00	
3	Proposed Ground Coverage	11,995.15	49.98

4	Open Area (Total Plot Area - Proposed Ground Coverage)	12,004.85	
5	Required Green Area (Minimum 50% of Open Area)	6,002.43	
6	Proposed Green Area	6,002.43	25.01
7	Area under Surface Parking	972.00	4.05
8	Area under Roads & Pavements	5,030.42	20.96
9	Permissible FAR for Residential (@174.0% of Total Plot Area)	41,760.00	
10	Proposed Residential FAR (@174.0% of Total Plot Area)	41,760.00	
11	Permissible FAR for Commercial (@261% of Total Plot Area)	62,640.00	
12	Proposed Commercial/Retail FAR (@261% of Total Plot Area)	62,640.0	
13	Total Permissible FAR (@435.0%) (9+11) including; - Inclusive of Additional Green FAR (5%) - Purchasable FAR (15%)	1,04,400.00	
14	Total Proposed FAR (@435.0%) (10+12)**	1,04,400.00	
15	Permissible 15% Services Area	15,660.00	
16	Proposed Services Area (@15.0%)	15,660.00	
17	Total Proposed Non-FAR (i+ii+iii)	86,177.94	
i	Residential Non-FAR	14,318.10	
ii	Commercial Non-FAR	16,903.26	
iii	Basements	54,956.59	
PROPOSED BUILT-UP AREA (14+16+17)		2,06,237.94	

9. Water requirement Details:

S. No.	Particular	Population	Area (sqm)	Water demand per capita (lpcd)	Total Water Demand (KLD)	Fresh Water (KLD)	Treated Water (KLD)	Waste Water Generation (KLD)
1	Residents	2,430		86	208.98	157.95	51.03	185.29
2	Visitors	7,865		15	117.98	39.33	78.65	112.08
3	Staff	1,410		45	63.45	35.25	28.20	58.16
4	Restaurant	3,985		70	278.95	219.18	59.78	246.07
5	Green Area		6,002.43	5.0 ltr/sqm/day	30.01	0.00	30.01	0.00
6	Swimming Pool (Makeup Water)				20.00	20.00	0.00	0.00
Total (Round-off)					720	472	248	602

10. Wastewater Generation Details:

DOMESTIC WATER REQUIREMENT	720 KLD
• Fresh Water	472 KLD
• Treated Water (Flushing + Landscaping)	248 KLD
Wastewater generation (@80% fresh + 100% flushing)	602 KLD
STP Capacity	725 KLD

11. Solid Waste Generation Details:

S. No.	Particular	Occupancy	Area (acres)	Waste Generated per kg/day	Waste Generation (kg/day)
1	Resident Population	2,430		0.5	1,215.00
2	Staff Population	1,410		0.25	352.50

3	Visitors Population	11,850		0.15	1,777.50
4	Landscape Area		1.48	0.2 kg/acre/day	0.30
5	Sludge from STP				42.14
TOTAL (ROUND-OFF)					~3,388.00

12. Total Parking Proposed: 1,780 ECS

13. Action Plan as per MoEF&CC O.M. dated 30.09.2020:

S. N o.	Activities	Areas proposed	Tangible outcome	Capital Cost (₹)				Total Cost (₹)
				1st year	2nd year	3rd year	4th year	
1	Adoption & Maintenance of Authority Parks & Greenbelt development	Sector-96, 97 & 127, Noida, UP	Authority Parks maintenance & Greenbelt development	60,00,000	60,00,000	60,00,000	60,00,000	2,40,00,000
2	Maintenance of Public Roads		Road Maintenance	18,00,000	18,00,000	18,00,000	18,00,000	72,00,000
3	RO Treatment Plant in Govt. Schools	1. Govt. Public School, Village Asgarpur, Sector-128, Noida, UP 2. Sri Chaitanya School, Sector-130, Noida, UP 3. Ruhi Foundation School, Sector-134, Noida, UP 4. Gayatri Public School, Village Sadarpur, Sector-45, Noida, UP *Any other School, if	Installation at four schools	95,00,000	95,00,000	95,00,000	95,00,000	3,80,00,000
4	Installation of Smart Classes in Govt. Schools			0	0	0	0	
5	Installation of Sanitary Pads Vending Machines in Govt. Schools							
6	Installation of Solar Panels in Govt. Schools							
7	Installation of RWH Pits in Govt. Schools							

		<i>required</i>						
8	Installation of water coolers in nearby areas	1. Village Bakhtawar pur, Sector-127, Noida	In nearby areas	65,00,000	65,00,000	65,00,000	65,00,000	2,60,00,000
9	Medical Camps & Waste Management Awareness Programmes in nearby areas	2. Village Wazidpur, Sector-134, Noida 3. Village Asgarpur, Sector-128, Noida 4. Village Sadarpur, Sector-45, Noida						
10	Skill development activities for women (such as stitching, knitting, crafting)							
11	Wildlife Action Plan	Okhla Bird Sanctuary		5,00,000	5,00,000	5,00,000	5,00,000	20,00,000
Total (₹)				2,40,00,000	2,40,00,000	2,40,00,000	2,40,00,000	9,72,00,000

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

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

1. Principal Secretary, Department of Environment, Forest and Climate Change, Government of Uttar Pradesh, Lucknow (email – psforest2015@gmail.com)
2. Joint Secretary, Ministry of Environment, Forest and Climate Change, Government of India, 3rd Floor, Prithvi-Block, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003 (email – sudheer.ch@gov.in)
3. Deputy Director General of Forests (C), 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)
4. District Magistrate, G.B. Nagar.
5. Member Secretary, Uttar Pradesh Pollution Control Board, TC-12M, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow-226010 (email – ms@uppcb.org)
6. Copy for Guard File.

Digitally Signed by : Shri Manish Mittal IFS
Member Secretary, SEIAA

Date: 06/06/2023 (IFS)

Member Secretary, SEIAA