

State Level Environment Impact Assessment Authority, Uttar Pradesh

To,

Shri Vivek Upadhyay,
General Manager,
M/s Anthem Yash Kirti Infracity Pvt. LTD,
Flat no- T-2, Plot no- C-8, Behind Metro Station,
Kaushambi, Ghaziabad, U.P-201010

Directorate of Environment, U.P.
Vineet Khand-1, Gomti Nagar, Lucknow-226 010
Phone : 91-522-2300541, Fax : 91-522-2300543
E-mail : doeupko@yahoo.com
Website : www.seiaaup.in

Ref. No. 115 /Parya/SEAC/4732/2019

Date: 13 June, 2019

Sub: Environmental Clearance for Affordable (PMAY) Housing Project "Ozone Classik" at Khasra No.- 823, 826 at Village- Noor Nagar, Khasra No.- 843, 842, 839, 840, 841, 834, 835, 838, at Village- Sadeek Nagar, NH-58, District- Ghaziabad, U.P., M/s Anthem Yash Kirti Infracity Pvt. Ltd, Regarding.

Dear Sir,

Please refer to your application/letters 03-04-2019 & 25-04-2019 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 30-04-2019 and SEIAA in its meeting dated 22-05-2019.

A presentation was made by the project proponent along with their consultant M/s Ind Tech House Consult. The proponent, through the documents submitted and the presentation made, informed the committee that:-

- 1- The environmental clearance is sought for Affordable (PMAY) Housing Project "Ozone Classik" at Khasra No.- 823, 826 at Village- Noor Nagar, Khasra No.- 843, 842, 839, 840, 841, 834, 835, 838, at Village- Sadeek Nagar, NH-58, District- Ghaziabad, U.P., M/s Anthem Yash Kirti Infracity Pvt. Ltd.
- 2- Environmental Clearance for the earlier proposal was issued by SEIAA, U.P. vide letter no. 111/Parya/SEAC/3137/2015/DD(SH) dated 08/06/2016.
- 3- Gross plot area and built-up area of the project is 23,463.15 sqm and 81,137.04 sqm respectively. It comprises total of 05 (4+1) number of blocks along with adequate parking facility & community hall.
- 4- Total Saleable DUs (Dwelling units) is 775 & EWS units 333. Maximum no. of proposed floors for residential block is 3B+G/ST+24.
- 5- Salient features of the project:

Sl. No.	Description	Total Quantity	Unit
GENERAL			
1	Gross Plot Area	23463.15	SQMT
2	Area Under Rd Widening etc.	6851.64	SQMT
3	Net Plot Area	16611.466	SQMT
4	Proposed Built Up Area	81137.04	SQMT
5	Number of Building Blocks	5 (4+1)	No.
6	Normal DU's	775	No.
7	EWS Units	333	No.
8	Max Height of Building (Upto Terrace)	75.15	M
9	Max No of Floors	3B+G/ST+24	No.
10	Expected Population (5540 Residential+2279 Floating)	7819	No.
11	Cost of Project	254.50	CR
AREAS			
12	Permissible Ground Coverage Area (50%)	8305.73	SQMT
13	Proposed Ground Coverage Area	5121.1	SQMT
14	Permissible FAR Area (350)	58140.13	SQMT
15	Proposed FAR Area (349.52)	58060.19	SQMT
16	Non FAR areas - Basement Area	19735.16	SQMT
17	Non FAR areas - Stilt Area	415.16	SQMT
18	Non FAR areas - Mumty Machine Rm etc.	615.68	SQMT
19	Non FAR areas (Other Areas 5%)	2310.85	SQMT
20	Proposed Total Built Up Area	81137.04	SQMT
WATER			

21	Total Water Requirement	533.84	KLD
22	Fresh water requirement	388.50	KLD
23	Treated Water Requirement	145.34	KLD
24	Waste water Generation	448.00	KLD
25	Proposed Capacity of STP	540	KLD
26	Treated Water Available for Reuse	358.40	KLD
27	Treated Water Recycled	145.34	KLD
28	Surplus treated water to be discharged in Municipal Sewer	213.06	KLD
RAIN WATER HARVESTING			
29	No of RWH Pits Proposed	5	No.
PARKING			
30	Total Car Parking Required as / Building Bye Laws	395	ECS
31	Proposed Total Car Parking	403	ECS
32	Required Scooter Parking	845	SCOOTER
33	Proposed Scooter Parking	906	SCOOTER
GREEN AREA			
34	Required Green Area (10% of plot area)	1661.14	SGMT
35	Proposed Green Area (10% of plot area)	1661.14	SGMT
WASTE			
36	Total Solid Waste Generation	3.07	TPD
37	Organic Waste	1.85	TPD
38	Quantity of E-Waste Generation- Kg/Day	18.97	KG/DAY
39	Quantity of Hazardous waste Generation	1.71	LPD
40	Quantity of Sludge Generated from STP	297	KG/DAY
ENERGY			
41	Total Power Requirement	2500	KVA
42	DG set backup	1200	KVA
43	No of DG Sets	2	No

6- Population details:

RESIDENTIAL	DU'S	PCP/DU	TOTAL POPULATION
SALEABLE DU'S	775	5	3875
EWS UNITS	333	5	1665
TOTAL			5540
NON RESIDENTIAL			
COMMUNITY HALL/COMMERCIAL (Employees/Students etc.)	Area		
COMMERCIAL LOWER FLOORS	1153.00		115
COMMERCIAL UPPER FLOORS	4660.00		466
RESTAURANT	162.40		16
COMMUNITY HALL/CLUB	337		15
PRIMARY SCHOOL	1000		250
FACILITY MANAGEMENT STAFF	15		46
TOTAL			906
VISITORS			
RESIDENTIAL			554
COMMERCIAL, COMMUNITY HALL			818
TOTAL VISITORS			1372
TOTAL POPULATION			7819

7- Water requirement details:

	POPULATION/ AREA/UNIT	RATE IN LTS	TOTAL QTY IN KL
RESIDENTIAL			
DOMESTIC	5540	65	360.10
FLUSHING	5540	21	116.34
NON RESIDENTIAL (Working)			



DOMESTIC	906	18	16.31
FLUSHING	906	12	10.87
VISITORS			
DOMESTIC	1372	6	8.23
FLUSHING	1372	6	8.23
TOTAL POPULATION	7819		
RESTAURANT			
DOMESTIC	70	55	3.85
FLUSHING	70	25	1.75
	Area in sqm		
GARDENING	1661	1	1.66
	KVA		
D G COOLING	1200	0.9	6.48
TOTAL WATER REQUIREMENT			534
<ul style="list-style-type: none"> ➤ Estimated waste water Generation: 448 KLD ➤ Proposed treatment methodology : MBBR ➤ Proposed STP (Capacity): 540 KLD ➤ Treatment up to tertiary level. ➤ STP shall have power back-up for uninterrupted operation during power failure. ➤ Treated waste water will be used for flushing, DG cooling & gardening. ➤ Excess treated water will be discharged into public sewer after getting prior permission from concerned authority. 			

8- Parking details:

Description	No. of Parking	Unit
Total Car Parking Required as / Building Bye Laws	395	ECS
Proposed Total Car Parking	403	ECS
Required Scooter Parking	845	Scooter
Proposed Scooter Parking	906	Scooter

9- Solid waste generation details:

Waste Category	Quantity	Unit
Total Waste Generation	3.07	TPD
Organic Waste Generation	1.85	TPD
E- Waste Generation	19	KG/Day
Sludge Generation	297	KG/Day
Hazardous Waste Generation (DG Waste Oil)	1.71	Ltrs/ Day

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 30-04-2019 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held 22-05-2019 decided to grant the Environmental Clearance for proposed project along with subject to the effective implementation of the following general & specific conditions:-

General Conditions:

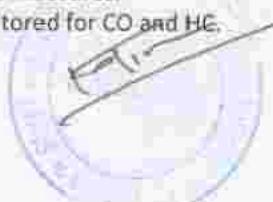
1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.
2. It shall be ensured that obtain the no objection certificate from the U P pollution control board before start of construction.
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 may 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 install the STP of adequate capacity for the treatment of entire sewage generated and ensure that waste water is properly treated in STP at and maximum reused for gardening, flushing system etc. For reuse of treated waste water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function. Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharge. Under any circumstances untreated sewage shall not be reused/recycle or discharged to municipal sewer line.
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 rain water harvesting pits and carbon sequestration parks / designed ecosystems.
9. Solar energy to be used alternatives on the road and common places for illumination to save conventional energy as per ECBC Code.
10. 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.
11. 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.
12. 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.
13. Permission from local authority should be taken regarding discharge of excess water into the sewer line.



14. 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.
15. "Consent for Establishment" shall be obtained from UP Pollution Control Board.
16. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
17. Project proponent shall ensure completion of STP, MSW disposal facility, green area development prior to occupation of the buildings.
18. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2016.
19. 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.
20. 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.
21. 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.
22. 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.
23. No parking shall be allowed outside the project boundary.
24. 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.
25. Surface rain water has to be collected in kaccha pond for ground water recharging and irrigation of horticulture and peripheral plantation.
26. 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.
27. 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.
28. 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.
29. 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.
30. 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.
31. 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.
32. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
33. 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.



34. Ready Mix Concrete and Sprinkler to be used for curing and quenching during construction phase.
35. 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.
36. NOC from Ground Water Board is to be submitted for drilling of tube well for use of Water Supply.
37. All the internal drains are to be covered till the disposal point.
38. 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.
39. Reflecting paint should be used on the roof top and side walls of the building tower for cooling effect.

Concealing factual data and information or submission of false/fabricated data and failure to comply with any of the conditions stipulated in the Prior Environmental Clearance attract action under the provision of Environmental (Protection) Act, 1986.

This Environmental Clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for Ghaziabad. In case of violation; it would not be effective and would automatically be stand cancelled.

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

The project proponent has to mandatorily submit the compliance of specific conditions no- 1, 3, 4 & 5 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/4732/2019 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 Ghaziabad.
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

प्रारूप-घ (संलग्नक-3)

Provisional Certificate

यूआईडी संख्या: UPFS/2019/4230/GZB/GHAZIABAD/322/DD

दिनांक: 07-03-2019

प्रमाणित किया जाता है कि मैसर्स **ANTHEM YASH KIRTI INFRACITY PVT. LTD. CONSORTIUMN DWARA OZONE CLASSIC** (भवन/प्रतिष्ठान का नाम) पता **823,826 NOORNAGAR, 834,835, 838 TO 843 SADIK NAGAR, KE BLOCK-A, B, C, EWS-D, PRIMARY SCHOOL, GHAZIABAD** तहसील - **GHAZIABAD** जिसमें तलों की संख्या **25** एवं बेसमेन्ट की संख्या **3** है जिसकी ऊँचाई **75.15** mt. तथा प्लाट एरिया **TOTAL PLOT AREA- 23463.15, NET PLOT AREA-16611.466 sq.mt** है। भवन का अधिभोग (भवन स्वामी/ अधिभोगी अथवा कम्पनी का नाम) द्वारा किया जायेगा। इनके द्वारा अग्रि निवारण एवं अग्रि सुरक्षा के समस्त गति है। इस भवन को प्राविजनिक अनापत्ति प्रमाण पत्र (एन०बी०सी० की अधिभोग श्रेणी) **Residential** के अन्तर्गत इस शर्त के साथ दिया जा रहा है कि प्रस्तावित भवन में सभी मानकों का अनुपालन किया जायेगा तथा भवन के निर्माण होने के उपरान्त तथा निर्माण किये जाने का दिनांक: **28-03-2019**

स्थान: **GHAZIABAD**

हस्ताक्षर-
निर्मान अधिकारी-
(उप निदेशक)



Digitally Signed By
(AMAN SHARMA)
[581E2B5C6CEA69D9C4C6C69182A5333F95081957]
28-03-2019

Reqd Post

विंग कमांडर

Tele: 011- 23060231/5216

संक्रिया निदेशालय
वायु यातायात सेवाएं
वायु सेना मुख्यालय
नई दिल्ली -110 106

Air HQ/S 17726/4/ATS (Ty BM -MDXXXVI)

16 Oct 15

Mr. Rahul Agarwal
M/s Anthem Yash Kirti Infracity Pvt Ltd
C-64, 2nd Floor, RDC
Rajnagar, Ghaziabad – 201001

**ISSUE OF 'NOC' FOR CONSTRUCTION OF 90.00M HIGH BUILDING AT KHASRA NO
823,826,834,835,838,839,840,841,842 & 843 VILL- NOOR NAGAR & SADIK
NAGAR, NH-58, DIST- GHAZIABAD (UP) BY M/S ANTHEM YASH KIRTI INFRACITY
PVT LTD**

1. Reference is made to your letter dated 16 May 15.
2. Annexed please find an ink signed copy of 'No Objection Certificate' on the subject issued vide Gol letter MoD No. Air HQ/S 17726/4/ATS (PC-MCDVI)/ Dy No. 968/F/D(Air-II) dated 16 Oct 15. You may please acknowledge the receipt of this letter.

Yours faithfully,

(जे सिंगला)

विंग कमांडर

संयुक्त निदेशक औप्स (वा या से)

Annexure:- As stated (ink signed copy)

New Delhi, the 15th Oct, 2015

To

Mr. Rahul Agarwal
M/s Anthem Yash Kirti Infracity Pvt Ltd.
C-64, 2nd Floor, RDC,
Rajnagar, Ghaziabad - 201001

Subject: Issue of 'NOC' for construction of 90.00 m high building at Khasra No-823, 826, 834, 835, 838, 839, 840, 841, 842 & 843 Vill-Noor Nagar & Sadik Nagar, NH-58, Dist- Ghaziabad (UP) by M/s Anthem Yash Kirti Infracity Pvt Ltd.

Sir,

I am directed to refer to your application dated on the above subject and to say that Air HQ has no objection for construction of 90.00 metres high building at Khasra No-823, 826, 834, 835, 838, 839, 840, 841, 842 & 843 Vill-Noor Nagar & Sadik Nagar, NH-58, Dist- Ghaziabad (UP) by M/s Anthem Yash Kirti Infracity Pvt Ltd, subject to the following conditions:-

- (a) The vertical extent (highest point) of the buildings proposed at Latitude 28°41'48"N and 77°25'49" E shall not exceed 90.00 metres above ground level/303.00 metres above mean sea level. No extension or structure permanent or temporary (eg. Antennas, masts, lift machine room, overhead water tank, cooling towers, sign boards etc) shall be permitted above the cleared height.
- (b) Standard obstruction lightings and markings as per IS 5613 notification and International Civil Aviation Organization (ICAO) standards as stipulated in ICAO-Annex-14 is to be provided by the company. The lights shall be switched 'ON' at all times.
- (c) Periodic maintenance of obstruction lights is to be carried out by the company at regular intervals to keep them in serviceable and visible condition. Provision shall be made for standby power supply to keep the lights 'ON' during power failure.
- (d) A garbage treatment plant shall be installed prior to the construction of buildings for the purpose of avoiding bird activity. The plant shall be shown to the AOC/ his nominated representative at AF Stn Hindan on installation.
- (e) No light or combination of lights by reasons of its intensity, configuration or colour may cause confusion with aeronautical ground lights of an airport shall be installed at the site at any time during or after construction of the building.
- (f) The commencement, completion of works inclusive installation of obstruction lights are to be intimated to AOC, AF Stn Hindan and HQ WAC AF, CATCO, Subroto Park, New Delhi. Failure to render these certificates within the stipulated time may lead to cancellation of NOC.
- (g) The validity of this NOC is five years from the date of issue. If the construction for which NOC has been issued, does not complete within five years of issue or found to be in deviation from original proposal the NOC shall be deemed null and void. It will be the responsibility of the applicant to obtain fresh NOC for the proposal.
- (h) Required security clearance should be obtained from MHA/IB of the foreign Nationals and Indian representative employed/to be employed by the company in India.

2. You are also requested to obtain No Objection from other concerned Government Organization/Agencies as required.

Yours faithfully,

(A.S. Choudhary)

Under Secretary to the Government of India



कार्यालय अधिशासी अभियन्ता
उ० प्र० पावर ट्रान्समिशन
कारपोरेशन लिंग
विद्युत पारेशन खण्ड-प्रथम
132 केवी उपकेन्द्र लाल कुओं
बुलन्दशहर रोड,
गाजियाबाद - 201002
मोबाइल - 07290059603
दूरभाष न० ०१२० - २८६६३९१



OFFICE OF THE
EXECUTIVE ENGINEER
U.P. POWER TRANS CORP. LTD
ELECT. TRANS. DIVISION-I
132 KV S/S LAL KUAN BSR Rd.
Ghaziabad
email add: eeetd1gzb@upptcl.org
Cin-U40101UP2004SGC028687

पत्रांक

/ विपाखप्र० / गाँवाद / टीएफआर

दिनांक

विषय :— खसरा संख्या—823मि०, 826मि० ग्राम—नूरनगर एवं खसरा संख्या—843, 842, 839, 840, 841, 834, 835 एवं 838 ग्राम सदृकनगर, गाजियाबाद पर मै० एन्थम यश कीर्ति इन्फ्रासिटी प्रांलि० द्वारा प्रधानमंत्री आवास योजना के अन्तर्गत प्रस्तुत ग्रुप हाउसिंग मानचित्र पर आपत्ति/अनापत्ति के सम्बन्ध में ।

नगर नियोजक
गाजियाबाद विकास प्राधिकरण
गाजियाबाद ।

कृपया उपरोक्त विषयक आपके कार्यालय पत्रांक 1674 दिनांक 07.03.2019 के सन्दर्भ में आपको अवगत कराना है कि उपरोक्त खसरा संख्या—823मि०, 826मि० ग्राम—नूरनगर एवं खसरा संख्या—843, 842, 839, 840, 841, 834, 835 एवं 838 ग्राम सदृकनगर, गाजियाबाद पर मै० एन्थम यश कीर्ति इन्फ्रासिटी प्रांलि० द्वारा प्रधानमंत्री आवास योजना के अन्तर्गत प्रस्तुत ग्रुप हाउसिंग मानचित्र को स्वीकृत में दर्शायी गयी लाइन कन्डक्टर से इमारत की दूरी 6.0 मीटर है। आपको यह भी अवगत कराना है कि कारपोरेशन के नियमानुसार 220 केवी० लाइन के लिये कॉरीडोर 35 मीटर एवं 132 केवी० लाइन का 27 मीटर है। अनापत्ति प्रमाण पत्र इस शर्त के साथ निर्गत किया जाता है कि लाइन कन्डक्टर से किसी भी प्रकार के निर्माण/इमारत की दूरी 6.0 मीटर रखनी सुनिश्चित की जायेगी। लाइन के नीचे किसी भी प्रकार का स्थायी/अस्थायी निर्माण पेड इत्यादि नहीं लगाये जायेंगे जिससे कि लाइन के परिचालन एवं अनुरक्षण में किसी प्रकार की बाधा उत्पन्न हो यदि किसी प्रकार की बाधा उत्पन्न होती है और उसमे उ०प्र० पावर ट्रान्समिशन कारपोरेशन लिमिटेड तथा किसी अन्य को जान माल की क्षति का उत्तर दायित्व मै० एन्थम यश कीर्ति इन्फ्रासिटी प्रांलि० का होगा। लाइन कन्डक्टर से किसी भी प्रकार के निर्माण को दर्शायी गयी दूरी 6.0 मीटर से कम किया गया तो अनापत्ति स्वतः निरस्त हो जायेगी एवं **Indian Electricity Act- 2003** के अनुसार कार्यवाही की जायेगी जिसके लिये मै० एन्थम यश कीर्ति इन्फ्रासिटी प्रांलि० स्वयं जिम्मेदार होगी।

(अम्बा प्रसाद वशिष्ठ)
अधिशासी अभियन्ता

पत्रांक ५०९ / विपाखप्र० / गाँवाद

दिनांक ११-३-११

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है।

१. मै० एन्थम यश कीर्ति इन्फ्रासिटी प्रांलि०।

(अम्बा प्रसाद वशिष्ठ)
अधिशासी अभियन्ता



प्रो० आर.एन. दूबे, पीएच.डी
Prof. R. N. Dubey, Ph.D
सह-प्राचार्यापक/Associate Professor

भारतीय प्रौद्योगिकी संस्थान रुड़की भूकम्प अभियांत्रिकी विभाग

रुड़की - 247 667, उत्तराखण्ड, भारत

INDIAN INSTITUTE OF TECHNOLOGY ROORKEE
DEPARTMENT OF EARTHQUAKE ENGINEERING

ROORKEE - 247 667, UTTARAKHAND, INDIA

Phone : +91-1332-285537, 285228 (O)

Fax : +91-1332-273560, 276899

E-mail : dubeyfeq@iitr.ac.in; mdubey84@gmail.com

No. EQD/RND/OC/79

Dated: 28-06-2019

M/S Anthem Yash Kirti Infracity Pvt. Ltd.
C-64, 11nd Floor, RDC Rajnagar
Ghaziabad - 201 002, U.P.

Sub: Evaluation of structural design drawings of proposed group housing 'Ozone Classik' at
Khasra Nos. 823, 826, 834, 835, 838, 839, 840, 841, 842 and 843, vill- Noor Nagar and Sadeek
Nagar, NH-58, Ghaziabad, U.P.

Dear Sir,

We have completed the review of structural design drawings of proposed group housing
'Ozone Classik' at Khasra Nos. 823, 826, 834, 835, 838, 839, 840, 841, 842 and 843, vill- Noor Nagar
and Sadeek Nagar, NH-58, Ghaziabad, U.P. for M/S Anthem Yash Kirti Infracity Pvt. Ltd.,
Ghaziabad.

The design/ drawings of aforementioned proposed group housing 'Ozone Classik' at
Khasra Nos. 823, 826, 834, 835, 838, 839, 840, 841, 842 and 843, vill- Noor Nagar and Sadeek Nagar,
NH-58, Ghaziabad, U.P., submitted to us by your structural consultant M/S Optimum Design Pvt.
Ltd., B-24, Sector-67, Noida, have been done meticulously. The structural design/ drawings have
been found in accordance with relevant Indian Standard Codes of Practice.

We are enclosing one set design/ drawing of the above-mentioned proposed group housing
'Ozone Classik' at Khasra Nos. 823, 826, 834, 835, 838, 839, 840, 841, 842 and 843, vill- Noor Nagar
and Sadeek Nagar, NH-58, Ghaziabad, U.P., bearing my signature for submission. Please feel free
to contact us for any clarifications.

Thanking you,

Yours Sincerely,

R.N. Dubey

Prof. R.N. Dubey
B.E. (Civil Engg.), M.E. (Structural Dynamics),
Ph.D. (Earthquake Engg.)
Department of Earthquake Engineering
I.I.T. Roorkee, Roorkee - 247 667 (Uttarakhand)

PROJECT:

DRAWING FOR THE PROPOSED AFFORDABLE
HOUSING (PMAY) PROJECT " OZONE CLASSIC "
KHASRA NO. - 823 , 826 AT VILLAGE NOORNAGAR
843 , 842 , 839 , 840 , 841 , 834 , 835 , 838 AT
VILLAGE SADEEK NAGAR, NH - 58, GHAZIABAD (U.P.)

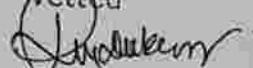
DEVELOPERS:

M/s - ANTHEM YASH KIRTI INFRACTY PVT. LTD.
(CCNSORTIUM)



Structure Design

Vetted



Prof. R. N. Dubey

B.E. (Civil Engg.), M.E. (Structural Dynamics)
Ph.D. (Earthquake Engg.)
Associate Professor
Department of Earthquake Engineering
IIT Roorkee, Roorkee-247 667 (Uttarakhand)

KEY PLAN