

3. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
4. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
5. That the Promoter is operating separate bank account no. 57500000626707 in HDFC Bank at C-1, Alpha Plaza, Alpha Commercial Belt, Greater Noida, Uttar Pradesh-2013016 and depositing minimum seventy (70) percent collection for the Allottees in this account.

For Kavitra Conbuild Pvt. Ltd.

DEPONENT Director


VERIFICATION

I, the above-mentioned deponent, do hereby verify that the contents of Para 1 to 5 of my above affidavit are true and correct to the best of my knowledge. No part thereof is wrong and nothing material has been concealed therefrom. Verified at Ghaziabad on this 13th day of December, 2022.

For Kavitra Conbuild Pvt. Ltd.

DEPONENT Director



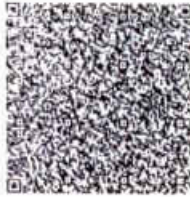
ATTESTED

S. K. Sharma
Advocate
NOTARY PUBLIC
INDIA
06.12.22



INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP13660350754797U
Certificate Issued Date	: 01-Oct-2022 02:28 PM
Account Reference	: NEWIMPACC (SV)/ up14094904/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	: SUBIN-UPUP1409490419976515704684U
Purchased by	: PAVITRA CONBUILD PVT LTD
Description of Document	: Article 5 Agreement or Memorandum of an agreement
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: PAVITRA CONBUILD PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: PAVITRA CONBUILD PVT LTD
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)



Please write or type below this line:



AFFIDAVIT CUM UNDERTAKING

I, Mr. **Rajeev Kumar Gupta**, Director of the Company, duly authorized by the Promoter Company **M/s. Pavitra Conbuild Private Limited** having its registered office at FF-009, Alpha-1, NQI Golf Course Plaza, Noida, Gautam Buddha Nagar, Uttar Pradesh-201306, vide board resolution dated **22nd October 2021**, for the UP-RERA registered Project 'The Sapphire' having UP-RERA registration number UPRERAPRJ5703 located at GH Plot 02, Township Jaipuria Sunrise Greens, H Block, Village Shahpur Bamheta, Ghaziabad, hereby solemnly affirm and declare as under: -

Pavitra Conbuild Pvt. Ltd.

Stamp Duty Alert:

1. The authenticity of this Stamp Certificate shall be verifiable at www.indiastamp.com or www.indiastamp.gov.in.
2. Any discrepancy in the details of this Certificate shall be a cause for voiding the Certificate. No refund shall be given.
3. It is a condition of checking the legitimacy of the Stamp Certificate that the user must be a registered user.

1. That the compelling reasons for delay in completion of the Project are as follows:
 - a. That the construction work of the Project was already going on regular basis and was in good shape. But due to the Covid-19 pandemic, nationwide lockdown and low availability of labour and raw materials, the construction activities of the Project were adversely affected.
 - b. That since the commencement of the RERA Registration of the Project, there has been a total stoppage of construction of about 90 days due to NGT directions, including about 60 days during October to December 2019. Further, in November 2021 there was closure of about 45 days. After considering the time required for remobilization, the time lost for the Project has been approximately 6 months.
 - c. That there has been blockage of Roads for Kanwar Yatra every year which hampers the procurement of raw materials and availability of Labour and staff. After considering the time required for remobilization, the time lost for the Project has been approximately 3 months.
 - d. That there was a shortage of funds which hampered the progress of the Project but the issue has now been resolved through sanction and disbursement of SWAMIH fund through M/s SBICAP Ventures Limited vide their sanction letter dated 23.02.2021.
2. That the Promoter undertakes that the minimum time required to complete the balance development work is 11.07.2023.
3. That the Promoter affirms that the GDA (Ghaziabad Development Authority) approved compounding letter dated 07.09.2022 has been uploaded on the UP-RERA web portal on 28.09.2022.
4. That the Promoter affirms that the compounding map approved by the GDA (Ghaziabad Development Authority) on 07.09.2022 is uploaded on the registration page of the Project.
5. That there are no court orders of Hon'ble Supreme Court, Hon'ble High Court, Hon'ble NCLT orders, Hon'ble NGT or any other court hampering the Project.
6. That the Promoter affirms that as on date 30.11.2022 the total receipts from the Allottees of the Project is Rs. 2708.19 Lakhs and Project Finance received is Rs. 5,000.00 Lakhs and the expenditure incurred on the Project is Rs. 7721.62 Lakhs excluding selling, marketing and administrative costs, which is supported by the CA certificate dated 30.11.2022.



Director

7. That the Association of Allottees/RWA is not applicable to the current Project as the revised request for time extension is for nine (9) months starting from 12.10.2022 till 11.07.2023, which totals to a total time extension period of 2 years and 3 months (27) months which is allowed as per UP-RERA office order no. 7225/U.P. RERA/Extension/Compliances/Order/LKO/2021-22 dated 18.08.2021, for Projects in NCR.
8. That the Promoter undertakes that the consent and willingness of Association of Allottees/RWA may not be necessary as the amended request of the Promoter for the Project extension is for nine (9) months which is within the 2 years and 3 months (27 months) time period.
9. The amount required as on 30.11.2022 to complete the construction of the Project is Rs. 2553 Lakhs and the planned source of finance is Rs. 1440 Lakhs from Special Window for Affordable & Mid-Income Housing (SWAMIH) fund and Rs. 1113 Lakhs collection from Allottees.

10. That the Promoter undertakes that the activity wise timeline for completion of the Project is as below:

THE SAPPHIRE PROGRAMME							
S No	ACTIVITY	TOWER A2			TOWER A1		
		Days	From Date	Till Date	Days	From Date	Till Date
1	Excavation	14	01-06-2017	15-06-2017	14	01-06-2017	15-06-2017
2	PCC	10	15-06-2017	25-06-2017	10	20-06-2017	30-06-2017
3	Raft	61	01-07-2017	31-08-2017	60	01-08-2017	30-09-2017
4	Basement Roof 2	59	1-Sep-17	30-Oct-17	166	26-Jan-18	11-Jul-18
5	Basement Roof 1	44	1-Nov-17	15-Dec-17	166	27-Sep-18	11-Mar-19
6	Stilt Floor ROOF	75	27-Sep-18	10-Dec-18	197	12-Mar-19	24-Sep-19
7	RCC 1st floor roof	72	11-Dec-18	20-Feb-19	50	15-Apr-21	3-Jun-21
8	RCC 2nd floor roof	41	21-Feb-19	2-Apr-19	37	4-Jun-21	10-Jul-21
9	RCC 3rd floor roof	48	3-Apr-19	20-May-19	26	11-Jul-21	5-Aug-21
10	RCC 4th floor roof	107	21-May-19	4-Sep-19	21	6-Aug-21	26-Aug-21

For Pavitra Conbuild Pvt. Ltd.


Director

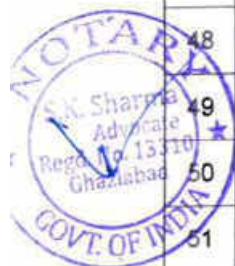
11	RCC 5th floor roof	50	15-Apr-21	3-Jun-21	20	27-Aug-21	15-Sep-21
12	RCC 6th floor roof	37	4-Jun-21	10-Jul-21	20	16-Sep-21	5-Oct-21
13	RCC 7th floor roof	26	11-Jul-21	5-Aug-21	20	6-Oct-21	25-Oct-21
14	RCC 8th floor roof	21	6-Aug-21	26-Aug-21	20	26-Oct-21	14-Nov-21
15	RCC 9th floor ROOF	20	27-Aug-21	15-Sep-21	20	15-Nov-21	4-Dec-21
16	RCC 10th floor roof	20	16-Sep-21	5-Oct-21	20	5-Dec-21	24-Dec-21
17	RCC 11th floor roof	20	6-Oct-21	25-Oct-21	20	25-Dec-21	13-Jan-22
18	RCC 12th floor roof	20	26-Oct-21	14-Nov-21	20	14-Jan-22	2-Feb-22
19	RCC 13th floor roof	20	15-Nov-21	4-Dec-21	20	3-Feb-22	22-Feb-22
20	RCC 14th floor roof	20	5-Dec-21	24-Dec-21	20	23-Feb-22	14-Mar-22
21	RCC 15th floor roof	20	25-Dec-21	13-Jan-22	20	15-Mar-22	3-Apr-22
22	RCC 16th floor roof	20	14-Jan-22	2-Feb-22	20	4-Apr-22	23-Apr-22
23	RCC 17th floor roof	20	3-Feb-22	22-Feb-22	20	24-Apr-22	13-May-22
24	RCC 18th floor roof	20	23-Feb-22	14-Mar-22	20	14-May-22	2-Jun-22
25	RCC 19th floor roof	20	15-Mar-22	3-Apr-22	20	3-Jun-22	22-Jun-22
26	RCC 20th floor roof	20	4-Apr-22	23-Apr-22	20	23-Jun-22	12-Jul-22
27	RCC 21st floor roof	20	24-Apr-22	13-May-22	20	13-Jul-22	1-Aug-22
28	RCC 22nd floor roof	20	14-May-22	2-Jun-22	20	2-Aug-22	21-Aug-22
29	RCC Terrace	60	3-Jun-22	1-Aug-22	20	22-Aug-22	10-Sep-22
30	Brick Work 1st to 6th floor	59	1-Jun-21	30-Jul-21	62	24-Aug-21	25-Oct-21
31	Brick work 7th to 12 floor	126	31-Jul-21	4-Dec-21	119	26-Oct-21	22-Feb-22
32	Brick work 13th to 18th floor	119	5-Dec-21	3-Apr-22	119	23-Feb-22	22-Jun-22
33	Brick work 19th to 22nd floor	79	4-Apr-22	22-Jun-22	79	23-Jun-22	10-Sep-22
34	Parapet wall	30	23-Jun-22	22-Jul-22	30	11-Sep-22	10-Oct-22
35	Brick Coba Terrace	31	23-Aug-22	22-Sep-22	31	10-Oct-22	9-Nov-22
36	Door Frame Fixing	379	16-Jun-21	30-Jun-22	375	8-Sep-21	18-Sep-22



For Pavitra Conbuild Pvt. Ltd.


Director

37	Conduiting Work & Electrical boxes	1335	5-Dec-18	1-Aug-22	1087	19-Sep-19	10-Sep-22
38	Balcony Railing	460	10-Jul-21	12-Oct-22	380	5-Oct-21	19-Oct-22
39	S/Case Railing	45	22-Sep-22	5-Nov-22	45	29-Sep-22	12-Nov-22
40	Internal Plumbing	477	5-Jul-21	25-Oct-22	370	30-Sep-21	5-Oct-22
41	Fire Fighting	477	5-Jul-21	25-Oct-22	370	30-Sep-21	5-Oct-22
42	Plaster works (Internal)	397	10-Jul-21	11-Aug-22	390	5-Oct-21	30-Oct-22
43	Plaster works (External)	60	12-Jul-22	9-Sep-22	31	30-Sep-22	30-Oct-22
44	Tiles Work wall	372	24-Aug-21	31-Aug-22	365	19-Nov-21	19-Nov-22
45	Tiles work Floor	372	24-Aug-21	31-Aug-22	365	19-Nov-21	19-Nov-22
46	Water Proofing	397	25-Jul-21	26-Aug-22	390	20-Oct-21	14-Nov-22
47	Electrical Wiring	450	8-Oct-21	31-Dec-22	350	29-Dec-21	13-Dec-22
48	Lifts Installations	90	10-Oct-22	7-Jan-23	90	10-Oct-22	7-Jan-23
49	Door Shutter	372	23-Sep-21	30-Sep-22	365	19-Dec-21	19-Dec-22
50	UPVC Window Fixing	175	2-Jul-22	24-Dec-22	120	20-Sep-22	18-Jan-23
51	False ceiling in toilets	515	15-Jul-21	11-Dec-22	420	10-Oct-21	3-Dec-22
52	Distempering & Paintings	324	22-Mar-22	9-Feb-23	259	17-Jun-22	3-Mar-23
53	Sanitary Wares	30	9-Feb-23	10-Mar-23	30	3-Mar-23	1-Apr-23
54	Hard Wares	30	9-Feb-23	10-Mar-23	30	3-Mar-23	1-Apr-23
55	Distribution board	212	12-Jun-22	10-Jan-23	154	31-Aug-22	1-Feb-23
56	Automation Work	212	12-Jun-22	10-Jan-23	154	31-Aug-22	1-Feb-23
57	For Possession, Handover & Compliances	90	11-Mar-23	8-Jun-23	90	2-Apr-23	30-Jun-23
	Date of Completion of work			8-Jun-23			30-Jun-23



Pavitra Conbuild Pvt. Ltd.

[Signature]
Director

11. That the Promoter affirms that there is no deviation in the construction from the sanctioned plan approved by the competent authority vide the compounding letter dated 07.09.2022 and undertakes that the development of the Project shall be carried out as per the approved compounded maps vide the compounding approval letter dated 07.09.2022.


For Pavitra Conbuild Pvt. Ltd.

Director
DEPONENT

VERIFICATION


I, the above-mentioned deponent, do hereby verify that the contents of Para 1 to 11 of my above affidavit are true and correct to the best of my knowledge. No part thereof is wrong and nothing material has been concealed therefrom.

Verified at Ghaziabad on this 3rd day of December, 2022.

For Pavitra Conbuild Pvt. Ltd.

Director
DEPONENT



ATTESTED


S. K. Sharma
Advocate
NOTARY PUBLIC
INDIA
06.12.22



RAJ GARG & ASSOCIATES

CHARTERED ACCOUNTANTS

TO WHOM SO EVER IT MAY CONCERN

This is to certify that as per the unaudited books of accounts and other documents produced before us, the sources and applications of funds upto 30th November 2022 of M/s Pavitra Conbuild Pvt. Ltd. having regd. office at FF-009, ALPHA-1, NQI GOLF COURSE PLAZA, NOIDA, Uttar Pradesh - 201306 for Project: The Sapphire situated at GH -02, Opposite Columbia Asia Hospital , Jaipuria Greens, Village, Shahpur, Bahmeta, Ghaziabad, Uttar Pradesh is as under:-

		(Rs.Lakhs)
Sl.	Particulars	Amount
(A)	SOURCES OF FUNDS	
1)	Promoter's Contribution/Internal Accruals	1,086.87
2)	Secured Debenture from (Swamih Investment Fund I)	5,000.00
3)	Debenture from Promoters	348.60
4)	Total Receipts from Allottees of the Project	2,708.19
	TOTAL (A)	9,143.66
(B)	APPLICATION OF FUNDS	
1)		
a)	Land Const	1,099.10
b)	Civil Work, Materials & Direct Project Cost (including GST)	6,386.12
c)	Marketing & Administrative Cost (including GST)	681.79
d)	Selling & Other Overheads (including GST)	384.83
2)	Financial Expenses	236.40
	Total	8,788.24
Less:-	Payables to Suppliers/Contractors/others Liabilities	514.28
		8,273.96
Add:-	Cash and Bank Balances	869.70
	TOTAL (B)	9,143.66

1. Till date 30.11.2022 the total receipts from the Allottees of the Project is Rs. 2708.19 Lakhs
2. Till date 30.11.2022 the Project Finance received is Rs. 5000.00 Lakhs
3. Till date 30.11.2022 the expenditure incurred on the Project is Rs. 7721.62 Lakhs excluding selling, marketing and administrative costs.

For Raj Garg & Associates
Chartered Accountants
Firm Regn.No.008569C

(Raj Kumar Garg)
Partner

M.No.091706

UDIN:-22091706BEVUCX6457



Place:- New Delhi

Dated:-05.12.2022

कार्यालय
मंत्रालय आर
राज्य में

संयुक्त
(3/जे0डी0/फा0स0-14(गा0बाद)

निदेशक
229

फा0स0

मुख्यालय
दिनांक प्रगत 31

अध्यक्ष
2014

नगर नियोजक,
गाजियाबाद विकास प्राधिकरण,
गाजियाबाद।

विषय: गैसर्स एस0एम0वी0 एजेन्सीज प्रा0लि0 द्वारा प्लॉट नं0-जीएच-2 एन0एच0-24 ग्राम शाहपुर महेटा, गाजियाबाद पर प्रस्तावि
गुप्त हाउसिंग भवन हेतु अस्थाई अग्निशमन अनापत्ति प्रमाण-पत्र निर्गत किये जाने के सम्बन्ध में।

गू0आई0डी0: 2014/2250/GZB/Ghaziabad/188/JD
महोदय,


कृपया उपरोक्त विषयक आवेदक द्वारा अपने प्रार्थना के माध्यम से प्ररगत आवासीय भवन के निर्माण हेतु प्रोविजनल अनापत्ति प्रमाण
निर्गत किये जाने का अनुरोध किया गया है।

प्ररगत भवन के स्थल का निरीक्षण एवं मानचित्रों का अध्ययन अग्निशमन अधिकारी गाजियाबाद से कराया गया तथा उनकी अ
दिनांक 12-08-2014 का सुसंगत मानको के अनुसार परीक्षण मुख्य अग्निशमन अधिकारी गाजियाबाद द्वारा कर अपनी आस्था दिनांक 14-08-2014 उपनिदेश
फायर सर्विस मैरुड परिक्षेत्र को उपलब्ध करायी गयी जिसका उनके द्वारा सुसंगत मानको के अनुसार परीक्षण किया गया तथा अपनी शर्तों आस्था अनापत्ति
के उपलब्ध कराई गयी जिसका सुसंगत मानको के अनुसार परीक्षण अधोहस्ताक्षरों द्वारा किया गया प्रस्तावित भवन का विवरण निम्न है।

भवन की संरचना:-

- 1-कुल प्लॉट एरिया-78947.68वर्गमीटर।
- 2-प्रस्तावित भूतल कवर्ड एरिया-19167.69वर्गमीटर।
- 3-प्रस्तावित अपर बेसमेण्ट कवर्ड एरिया-71141.27वर्गमीटर।
- 4-प्रस्तावित लोअर बेसमेण्ट कवर्ड एरिया-70376.76वर्गमीटर।

क्रम सं०	नाम ब्लाक एवं तलों की संख्या	भूतल कवर्ड एरिया	कुल कवर्ड एरिया	भवन की ऊँचाई	स्टैयर केस की चौड़ाई(मी०में)
01	टावर डी1, 2बेसमेण्ट+स्टिल्ट+23 तल	626.639वर्गमी.	13577.778वर्गमी.	71.80मीटर	1.50 / 1.50
02	टावर डी2, 2बेसमेण्ट+स्टिल्ट+23 तल	590.663वर्गमी.	12372.510वर्गमी.	71.80मीटर	1.50 / 1.50
03	टावर डी3, 2बेसमेण्ट+स्टिल्ट+22 तल	606.394वर्गमी.	12792.811वर्गमी.	68.80मीटर	1.50 / 1.50
04	टावर डी4, 2बेसमेण्ट+स्टिल्ट+22 तल	629.191वर्गमी.	12777.044वर्गमीटर	68.80मीटर	1.50 / 1.50
05	टावर डी5, 2बेसमेण्ट+स्टिल्ट+23 तल	684.229वर्गमी.	14577.804वर्गमीटर	71.80मीटर	1.50 / 1.50
06	टावर के1, 2बेसमेण्ट+स्टिल्ट+19 तल	542.119वर्गमीटर	9729.276वर्गमीटर	59.80मीटर	1.50 / 1.50
07	टावर के2, 2बेसमेण्ट+स्टिल्ट+19 तल	542.119वर्गमीटर	9729.276वर्गमीटर	59.80मीटर	1.50 / 1.50
08	टावर ए1, 2बेसमेण्ट+स्टिल्ट+22 तल	649.410वर्गमीटर	13253.768वर्गमीटर	68.80मीटर	1.50 / 1.50
09	टावर ए2, 2बेसमेण्ट+स्टिल्ट+22 तल	649.410वर्गमीटर	13253.768वर्गमीटर	68.80मीटर	1.50 / 1.50
10	टावर ए3, 2बेसमेण्ट+स्टिल्ट+19तल	861.175वर्गमीटर	13298.906वर्गमीटर	59.80मीटर	1.50 / 1.50
11	टावर ए4, 2बेसमेण्ट+स्टिल्ट+19तल	861.175वर्गमीटर	13298.906वर्गमीटर	59.80मीटर	1.50 / 1.50
12	टावर ए5, 2बेसमेण्ट+स्टिल्ट+19तल	861.175वर्गमीटर	13298.906वर्गमीटर	59.80मीटर	1.50 / 1.50
13	टावर ए6, 2बेसमेण्ट+स्टिल्ट+19तल	861.175वर्गमीटर	13298.906वर्गमीटर	59.80मीटर	1.50 / 1.50
14	टावर ए7, 2बेसमेण्ट+स्टिल्ट+19तल	861.175वर्गमीटर	13298.906वर्गमीटर	59.80मीटर	1.50 / 1.50
15	टावर ए8, 2बेसमेण्ट+स्टिल्ट+19तल	861.175वर्गमीटर	13298.906वर्गमीटर	59.80मीटर	1.50 / 1.50
16	टावर आर1, 2बेसमेण्ट+स्टिल्ट+19तल	2209.540वर्गमीटर	26758.111वर्गमीटर	59.80मीटर	1.50 / 1.50 / 1.50 / 1.5
17	टावर एस1, 2बेसमेण्ट+स्टिल्ट+22तल	641.226वर्गमीटर	13129.222वर्गमीटर	68.80मीटर	1.50 / 1.50
18	टावर एस2, 2बेसमेण्ट+स्टिल्ट+22तल	641.226वर्गमीटर	13129.222वर्गमीटर	68.80मीटर	1.50 / 1.50
19	टावर टी1, 2बेसमेण्ट+स्टिल्ट+19तल	861.175वर्गमीटर	13298.906वर्गमीटर	59.80मीटर	1.50 / 1.50
20	टावर टी2, 2बेसमेण्ट+स्टिल्ट+19तल	861.175वर्गमीटर	13298.906वर्गमीटर	59.80मीटर	1.50 / 1.50
21	टावर टी3, 2बेसमेण्ट+स्टिल्ट+19तल	551.789वर्गमीटर	9726.215वर्गमीटर	59.80मीटर	1.50 / 1.50


निदेशक

22	टावर आई.1, 2बेसमेंट+रिटल्ट+19तल	742.318वर्गमीटर	13037.673वर्गमीटर	59.00मीटर	150/150
23	कम्यूनिटी हाल 1, गूतल	311.550वर्गमीटर	311.550वर्गमीटर	3.0मीटर	2.0
24	कम्यूनिटी हाल 2, गूतल	237.207वर्गमीटर	237.207वर्गमीटर	3.0मीटर	2.0
25	कन्वीनीएन्ट शॉप गूतल+प्रथम तल	674.320वर्गमीटर	1265.557वर्गमीटर	6.60मीटर	150/150
26	ई0डब्ल्यूएस/एलआईजी, 2बेसमेंट+ गूतल+11 तल	790.917वर्गमीटर	8436.312वर्गमीटर	36.00मीटर	150/125

भवन का अधिमोह एवं हैजार्ड श्रेणी:-प्रश्नगत भवन का अधिमोह आवासीय अपार्टमेंट(एन0बी0सी0-2005आवासीय श्रेणी ए-4)के अन्तर्गत वर्गीकृत किया गया है। प्रस्तुत मानचित्रों के अनुसार दोनों बेसमेंट तथा रिटल्ट का प्रयोग पार्किंग हेतु एवं शेष सभी तलों का प्रयोग आवासीय हेतु किया जाना प्रस्तावित है। इसके अतिरिक्त परिसर में दो कम्यूनिटी हाल एवं कन्वीनीएन्ट शॉप भी प्रस्तावित हैं।

दोर्चागत व्यवस्था :-

- 1-पहुँच मार्ग:- मानचित्रों में मुख्यण्ड के सामने रोड की चौड़ाई 24.0 मीटर प्रदर्शित है।
- 2-प्रवेश/निकास द्वार:- मानचित्रों में प्रवेश द्वार/निकास द्वार की चौड़ाई 6.50 मीटर प्रदर्शित है।
- 3-सैटवैक :- परिसर में सैटवैक का विवरण निम्नवत है।

ए0-अग्रभाग-24.20मीटर।

बी0-प्राउ भाग-15.0मीटर

सी0-पार्श्व भाग प्रथम-15.0मीटर

डी0-पार्श्व भाग द्वितीय-15.46 मीटर।

उपरोक्तानुसार भवन के सैटवैक भवन निर्माण एवं विकास उपविधि 2008 के प्रस्तर 3.4.5 के अनुसार है। परिसर में चारों ओर अग्निशमन वाहनों हेतु वांछित न्यूनतम 9.0 मीटर मोटरवुल मार्ग प्रदर्शित है। यह मार्ग सदैव अवरोध रहित (ओपन टू स्काई) रखे जाने अनिवार्य होंगे। मोटरवुल मार्ग एवं टावरों के मध्य आली स्थान 60 टन भार वहन क्षमता के अनुसार समतल रखते हुए इस प्रकार बनाया जाना अनिवार्य होगा कि अग्निशमन विभाग की बड़ी गाड़ियों की पहुँच प्रत्येक टावर की प्रत्येक बालकनी तक पहुँच सुनिश्चित हो सके जहाँ पर मानचित्रों में डोटिड लाइन से दर्शाया गया है, और इसमें किसी भी प्रकार का शैतिज या ऊर्ध्वाधर अवरोध न आवे।

4-निकास मार्ग :-भवन के सभी तलों में उपरोक्त तालिकानुसार स्टेयरकेस प्रस्तावित है। भवन का निर्माण पूर्ण होने पर इनकी चौड़ाई मानचित्र में प्रदर्शित चौड़ाई से कम नहीं होनी चाहिए। फ्लोर के समस्त स्थानों से ट्रेवलिंग डिस्टेन्स अधिकतम अनुमन्त्र सीमा के अन्तर्गत है। प्रत्येक टावर की एक स्टेयर में 01 घण्टे फायर रेटिंग के फायर चैक डोर लगाये जाने अनिवार्य होंगे।

* लिफ्ट:- न्यूनतम एक लिफ्ट को एन0बी0सी0 मानकों के अनुरूप फायर लिफ्ट के रूप में बनाया जाना अनिवार्य होगा।

5-रिफ्यूज एरिया का विवरण:- भवन में प्रत्येक फ्लैट में बालकनी का प्राविधान प्रस्तावित है जो एन0बी0सी0 मानकों के अनुसार है।

अग्निशमन सुरक्षा व्यवस्था :- नेशनल बिल्डिंग कोड आफ इण्डिया-2005 के अनुसार निम्नांकित अग्निशमन व्यवस्थाएँ कराया जाना वांछनीय है।

1-प्राथमिक अग्निशमन उपकरण(फायर एक्सटिंग्यूशर्स):- भवन में फायर एक्सटिंग्यूशर्स आई0एस0-2190 के अनुसार स्थापित कराया जाना आवश्यक है।

2-होजरील :- भवन में होजरील लैण्डिंग वाल्व आई0एस0-3844 मानकों के अनुसार स्थापित कराया जाना वांछनीय है।

3-वेटराइजर् :- भवन में वेटराइजर् सिस्टम एन0बी0सी0-2005 के मानकों के अनुसार स्थापित कराया जाना वांछनीय है।

4-यार्ड हाईड्रेन्ट सिस्टम :-प्रस्तावित सम्पूर्ण भवन परिसर में यार्ड हाईड्रेन्टस होज कैबिनेट एवं उसमें होज तथा ब्रॉच पाईप तथा फायर सर्विस इन्लेट आई0एस0-13039:1991 के अनुसार स्थापित कराया जाना वांछनीय है।


5-स्वचालित रिप्रकलर सिस्टम:- दोनों बेसमेंट तथा 45.0 मीटर से अधिक ऊँचाई वाले भवनों में आटोमेटिक रिप्रकलर सिस्टम एन0बी0सी0 मानकों के अनुसार स्थापित कराया जाना वांछनीय है। बेसमेंट में कम्पार्टमेंटेशन हेतु वाटर कटैन का प्राविधान एन0बी0सी0 मानकों के अनुसार करना अनिवार्य होगा।

6-हस्तचालित इलेक्ट्रिक फायर एलार्म सिस्टम:- सम्पूर्ण भवन में मैन्यूअली ऑपरेटिड इलेक्ट्रिक फायर एलार्म सिस्टम एन0बी0सी0 मानकों के अनुसार स्थापित कराया जाना आवश्यक है।

7-भूमिगत टैंक- प्रश्नगत भवन में अग्निशमन कार्य हेतु 2,00,000 लीटर क्षमता के 02 अदद भूमिगत टैंक स्थापित कराया जाना वांछनीय है।

8-पम्प-प्रत्येक भूमिगत टैंक के पास 2280 एलपीएम क्षमता के 02 अदद विद्युत चालित पम्प, एवं समान क्षमता का डीजल चालित पम्प, तथा 180 एलपीएम क्षमता का जौकी पम्प स्थापित कराया जाना आवश्यक है।

9-टैरिस टैंक:- प्रत्येक टावर/ ब्लाक में भवन की टैरिस पर 60 मीटर से अधिक ऊँचाई के टावरों में 25,000 हजार ली एवं शेष टावरों में 10,000 लीटर क्षमता का टैरिस टैंक स्थापित कराया जाना कराया जाना मानकों के अनुसार वांछनीय है।


संयुक्त निदेशक
महानगरपालिका

10-स्मोक एक्स्ट्रैक्शन:- भवन के दोनों वेसमेन्ट हेतु पृथक-पृथक डक्ट बनाकर स्मोक एक्स्ट्रैक्शन सिस्टम एन0वी0सी0 मानकों के अनुसार स्थापित कराया जाना वांछनीय है। साधारण एक्झास्ट फैन स्मोक एक्स्ट्रैक्शन सिस्टम के विकल्प के रूप में अनुमत्त नहीं हैं।

11-एग्जिट साईनेज:-सम्पूर्ण भवन में एग्जिट साईनेज स्थापित कराया जाना आवश्यक है।

12-पी0ए0सिस्टम:- सम्पूर्ण भवन में पी0ए0सिस्टम की व्यवस्था स्थापित करते हुए भवन के सभी तलों के कॉमन एरिया में लाउडस्पीकर लगाय जाय तथा पी0ए0 सिस्टम का कंट्रोल स्विच एवं माईक्रोफोन, एम्पलीफायर नियन्त्रण कक्ष (कण्ट्रोल रूम/सुरक्षा कक्ष) में अनिवार्य रूप से स्थापित कराया जाये। नियन्त्रण कक्ष में लिफ्ट के इन्टरकम्यूनिकेशन सिस्टम के साथ-साथ सभी आकस्मिक सेवाओं से सम्बन्धित संचार सुविधा उपलब्ध रहे।

13-प्रेसराईजेशन प्रणाली:-प्रत्येक टावर में एक स्टेयर में एवं लिफ्ट आदि वांछनीय स्थानों पर प्रेशराईजेशन प्रणाली का प्राविधान एन0वी0सी0 2005 के मानकों के अनुसार अनिवार्य रूप से कराई जायेगी।

14-हैलीपैड:- प्रश्नगत भवन में हैलीपैड का प्राविधान एन0वी0सी0 मानक के प्रस्तर सी0-10 के अनुपालन में वांछनीय है।

15-प्रशिक्षित स्टाफ:- प्रश्नगत भवन में अधिष्ठापित अग्निशमन व्यवस्थाओं के संचालन हेतु व्यवसायिक रूप से ट्रेनिंग कर्मी एवं प्रशिक्षित फायर ऑफिसर एन0वी0सी0-2005 के प्रस्तर सी0-6 के अनुसार नियुक्त किया जाना वांछनीय है।

उपरोक्त के अतिरिक्त निर्माण कार्य के उपरान्त अग्निशमन व्यवस्थाओं को वैकल्पिक विद्युत आपूर्ति के श्रोत से संयोजित किया जाना एवं इनके संचालन हेतु प्रशिक्षित स्टाफ रखा जाना अनिवार्य होगा तथा भवन में फायर ड्रिल, अग्निशमन पद्धति का अनुश्रवण व सावधि अग्नि सुरक्षा तैयारी परीक्षा कराई जानी मानकों के अनुसार वांछनीय होगी यदि किसी प्रकार का निर्माण कार्य कराया जाता है तो उसके लिए अग्निशमन विभाग प्रत्येक संस्कार प्राप्त की जानी अनिवार्य होगी।

अतः उपरोक्तानुसार मैसर्स एस0एम0वी0 एजेन्सीज प्रा0लि0 द्वारा प्लॉट नं0-जीएच-2 एन0एच0-24 ग्राम शाहपुर बग्हेटा, गाजियाबाद पर प्रस्तावित ग्रुप हाउसिंग भवन हेतु प्रोवीजनल अग्निशमन अनापत्ति प्रमाण पत्र इस शर्त के साथ निर्गत की जाती है कि आवेदक द्वारा भवन/इकाई में अग्नि से सुरक्षा सम्बन्धी सभी प्राविधान भवन निर्माण एवं विकास उपविधि-2010 तथा नेशनल बिल्डिंग कोड ऑफ इण्डिया-2005 में उल्लेखित मानकों के अनुसार कराये जायेंगे तथा भवन के निर्माणोपरान्त भवन का प्रयोग करने से पहले भवन में अग्नि से सुरक्षा व्यवस्थायें मानकों के अनुसार स्थापित कर उनका निरीक्षण/परीक्षण अग्निशमन विभाग से कराकर स्थाई अग्निशमन अनापत्ति प्रमाण पत्र प्राप्त किया जायेगा अतः निर्गत किया जा रहा भवन निर्माण हेतु अस्थाई अनापत्ति प्रमाण पत्र स्वतः ही निरस्त समझा जायेगा।

संलग्नक: अनुमोदित मानचित्र अदद।

(पी0के0एच0)
संयुक्त निदेशिका, गाजियाबाद
उप0ए0 (अग्निशमन)
कक्ष, शाहपुर बग्हेटा, गाजियाबाद

प्रतिलिपि:1-उपनिदेशक फायर सर्विस भेरेठ को सूचनार्थ।

2-मुख्य अग्निशमन अधिकारी जनपद गाजियाबाद को सूचनार्थ एवं आवश्यक कार्यवाही हेतु।

3-अग्निशमन अधिकारी कोतवाली, को सूचनार्थ एवं आवश्यक कार्यवाही हेतु।

4-मैसर्स एस0एम0वी0 एजेन्सीज प्रा0लि0 द्वारा प्लॉट नं0-जीएच-2 एन0एच0-24 ग्राम शाहपुर बग्हेटा, गाजियाबाद को अनुपालनार्थ।

Tele: 011-23060231/5216

Regd Post

Wg Cdr

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

Air HQ/S 17726/4/ATS (Ty BM – MMLXXVII)


05 Jun 15

M/s SMV Agencies Pvt Ltd,
C/o M/s Panchsheel Buildtech Pvt Ltd
H-169, Sector-63, Noida,
UP-201301

**ISSUE OF NOC FROM AVIATION ANGLE FOR CONSTRUCTION OF BUILDING
BY M/S SMV AGENCIES PVT LTD NOIDA**

1. Reference is made to your letter dated 23 May 15.
2. Annexed please find a copy of 'No Objection Certificate' on the subject issued vide GoI letter MoD No. Air HQ/S 17726/4/ATS (PC-MDCCLXVII)/Dy No. 382/F/D (Air-II) dated 09 Apr 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)

Regd Post

Wg Cdr

Tele: 011-23060231/5216

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

Air HQ/S 17726/4/ATS (Ty BM – MMLXXVII)

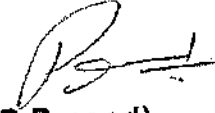
17 Apr 15

M/s SMV Agencies Pvt Ltd,
H-169, Sector-63, Noida,
GB Nagar (UP)-201301

**ISSUE OF NOC FROM AVIATION ANGLE FOR CONSTRUCTION OF BUILDING
BY M/S SMV AGENCIES PVT LTD NOIDA**

1. Reference is made to your letter dated 24 Nov 14.
2. Annexed please find a copy of 'No Objection Certificate' on the subject issued vide GoI letter MoD No. Air HQ/S 17726/4/ATS (PC-MDCCLXVII)/Dy No. 382/F/D (Air-II) dated 09 Apr 15. You may please acknowledge the receipt of this letter.

Yours faithfully,


(P Prasad)
Wg Cdr
JD Ops (ATS)

Annexure:- As stated (ink signed copy)

No. Air HQ/S. 17726/4/ATS(PC-MDCCLXVII)
Dy. No.382/F/D(Air-II)
Government of India/Bharat Sarkar
Ministry of Defence/Raksha Mantralaya

New Delhi, dated the 08th April, 2015.

To

✓
M/s S.M.V. Agencies Pvt. Ltd.
H-169, Sector-63, Noida,
G.B. Nagar(UP)-201301.

Subject: Issue of 'NOC' from 'Aviation Angle' for construction of building by M/s S.M.V. Agencies Pvt. Ltd., Noida.

Sir,

I am directed to refer to your application, dated 24th November, 2014 on the above subject and to say that after examining the application under Gazette of India SO 84(E) and other relevant orders on the subject, Air HQ has no objection from 'Aviation Angle' with respect to **IAF airfield Hindan** for construction of **90 Meters** high group housing project at Plot No.GH-02, Khasra No.1441, 1461, 1463, 1464, 1466-1471, 1483-1488, 1491, 1492, 1496-1507, 1512-1515 and 1582 at village Shahpur Bumheta, NH-24, Ghaziabad(UP) by M/s S.M.V. Agencies Pvt. Ltd., Noida, subject to the following conditions:-

(a) The NOC is from 'Aviation Angle' with respect to IAF airfield Hindan and cannot be treated as a document for claim of title of land on which building is proposed.

(b) No Objection to such construction shall also be obtained separately from any other defence establishment in the vicinity of such construction and any other relevant government authorities.

(c) The vertical extent (highest point) of the buildings proposed at Latitude 28° 39' 12" N and Longitude 77° 28' 35" E shall not **exceed 303 Meters** above mean sea level or **90 Meters** above ground level **whichever is lower**. No extension or structure permanent or temporary (eg. Antennas, munties, lift machine room, overhead water tank, cooling towers, sign boards etc.) shall be permitted above the cleared height.

(d) Standard obstruction lightings 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 kept 'DN' at all times. Provision shall be made for standby power supply to keep the lights 'ON' during power failure. Company shall carry out periodic maintenance of the lights to keep them in serviceable and visible condition.

(e) Closed garbage containers shall be used in the building complex in order to avoid bird activity.

(f) 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 an airport shall be installed at the site at any time during or after the construction of the building.

(g) The commencement, completion of works inclusive of installation of obstruction lights shall be intimated to **AOC, Air Force Station Hindan and HQ WAC, AF CATCO, Subroto Park, New Delhi**. Failure to render these certificates within the stipulated time shall lead to cancellation of NOC.

(h) The validity of this NOC is five years from the date of issue. If the construction is not completed 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.

(i) Required security clearance should be obtained through MHA/IB of the foreign Nationals/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. Chowdhury)

Under Secretary to the Government of India.



उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड

पिकप भवन, तृतीय तल, बी-ब्लॉक, विभूति खण्ड,
श्रीमती नगर, लखनऊ

संक्रम संख्या **F95604**

सी-१/एन०ओ०सी०/जी०३३/२०१२

दिनांक **२-१२-११**

सेवा में

भे० मैसर्स एस०एम०वी० एजेन्सी प्र० लि०,
८ सी, हन्सालय, १५ बडाखम्हा रोड,
नई दिल्ली-०१

विषय : पर्यावरणीय प्रदूषण की दृष्टि से / तई इकाई की स्थापना हेतु / कार्यालय इकाई की उत्पादन क्षमता में
विस्तार / संयंत्रों के नवीनीकरण हेतु अनापत्ति प्रमाण पत्र निर्गमन

महोदय,

कृपया उपरोक्त विषय के अपने आवेदन पत्र दिनांक **२२/११/११** को संदर्भ लें। आपके आवेदन पर विचार किया गया है तथा कृपया अवगत हो कि उद्घाटन को पर्यावरणीय प्रदूषण के दृष्टिकोण से निम्नलिखित विशिष्ट शर्तों एवं सामान्य शर्तों (संलग्नक) के समुचित अनुपालन के साथ, संयंत्र अनापत्ति स्वीकृत की जाती है।

अनापत्ति प्रमाण पत्र निम्नलिखित विशिष्ट विवरणों के लिए ही निर्गमित किया जा रहा है:-

(क) स्थल **जयपुरिया सन्थिडज और इन्डस्ट्रियल एजेंसी**
परिपूरना, एन०एच०-३४, गाँव बाहुर बमहवा,
मोजिचनार

(ख) उत्पादन **पुष्प क्षेत्रफल-१३१४०४०.५० वर्गमीटर में ३६९९ फ्लेट की आवासीय इलाक़ा,**
२३२१ आवासीय प्लॉट, कन्सुमर सेंटर, इन्स्टीट्यूट एरिया की स्थापना

(कुल स्वरूप क्षेत्रफल = १४० एकर)

(घ) औद्योगिक उत्स्राव की मात्रा :

(ङ) प्रयुक्त ईंधन :

डी०जी० सेट हेतु डीजल आवश्यकानुसार

उपरोक्त विषय वस्तु में किसी भी प्रकार से परिवर्तन करने पर पुनः अनापत्ति प्रमाणपत्र प्राप्त करना आवश्यक होगा।

2. उद्योग में सभी आवश्यक यंत्र, संयंत्र, हरित, पदिक्रा, उत्स्राव, शुद्धिकरण संयंत्र तथा वायु प्रदूषण नियंत्रण व्यवस्था की स्थापना में की गयी प्रगति रिपोर्ट इस कार्यालय में प्रत्येक माह की दसवीं तारीख तक निरंतर प्रेषित करें।

3. उद्योग इकाई में परीक्षण उत्पादन तब तक प्रारम्भ नहीं करें जब तक कि वह बोर्ड से जल-वायु अधिनियमों के अन्तर्गत सहमति प्राप्त न कर ले। जल एवं वायु सहमति प्राप्त करने हेतु इकाई ने उत्पादन प्रारम्भ करने की तिथि से कम से कम 2 माह पहले निर्धारित सहमति आवेदन पत्रों को उत्पादन पूर्व प्रथम आवेदन का उल्लेख करते हुए इस कार्यालय में अवश्य ही जमा कर दिया जाए। यदि उद्योग उपरोक्त का अनुपालन नहीं करता है तो उक्त अधिनियमों के वैधानिक प्राविधानों के अन्तर्गत उद्योग के विरुद्ध बिना किसी पूर्व सूचना के विधिक कार्यवाही की जा सकती है।

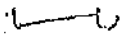
4. उद्योग में परीक्षण उत्पादन के पूर्व हमारे क्षेत्रीय कार्यालय द्वारा इकाई का निरीक्षण सुनियोजित किया जाए।

6. प्रदूषण नियन्त्रण हेतु प्रस्तावित शुद्धिकरण संयंत्र तथा निमाण कार्य आभूति को लिखे दिये गए आदेश की प्राप्ति इस कार्यालय में दिनांक ३०/६/२०१३ तक अवश्य प्रस्तुत की जाए।

8. मैसर्स एस०एम०वी० एजेन्सी प्रा० लि० द्वारा जयपुरिया सनराइज ग्रीन इन्टीग्रेटेड टाउनशिप परियोजना एन०एच०-२४, ग्राम शाहपुर बमहेटा, गाजियाबाद द्वारा कुल भूखण्ड क्षेत्रफल १८.० एकड़ में इन्टीग्रेटेड टाउनशिप परियोजना की स्थापना की जाये।
9. संस्था द्वारा परियोजना से जनित कुल घरेलू उत्पन्न ३६६६ घनमीटर/दिन हेतु कुल १५०० घनमीटर/दिन क्षमता के ३, कुल ४५०० घनमीटर/दिन क्षमता के एस०टी०पी० की स्थापना की जाये तथा शुद्धिकृत उत्पन्न को यथासंभव सिंचाई, फलशिंग एवं डी०जी० सेट कूलिंग हेतु प्रयुक्त किया जाये। शेष शुद्धिकृत उत्पन्न को गाजियाबाद विकास प्राधिकरण द्वारा विकसित सीवर लाइन/अंतिम निस्तारण बिन्दु तक स्वयं की पाइप लाइन द्वारा इस प्रकार निस्तारित किया जाये कि जल भराव की समस्या न रहे।
10. संस्था द्वारा सोलिड वेस्ट मैनेजमेन्ट प्रवन्धन बायोकम्पास्टिंग एवं रिसाइकलिंग द्वारा प्रस्तावों को अनुरूप किया जाये।
11. संमस्त प्रस्तावित डी०जी०सेट पर ध्वनि रोकक व्यवस्थाओं को साथ-साथ बोर्ड गार्डों के अनुसार पर्याप्त ऊँचाई की चिमनी भी स्थापित की जायें।
12. संस्था प्रस्तावनुसार रेन वाटर हार्वेस्टिंग व्यवस्था स्थापित करें।
13. संस्था नियमानुसार कम से कम ३३ प्रतिशत कुल प्रस्तावित क्षेत्रफल का हरित पट्टिका के रूप में विकसित करें।
14. संस्था को यह अनापत्ति प्रमाण पत्र जल अधिनियम, १९७४ एवं वायु अधिनियम, १९८६ के प्राविधानों के अन्तर्गत निर्गत किया जा रहा है।
15. संस्था द्वारा पर्यावरण एवं वन मंत्रालय, भारत सरकार/स्टेट इन्वायरमेन्ट इम्पैक्ट असेसमेन्ट अथॉरिटी से पर्यावरणीय क्लीरेन्स प्राप्त किया जाये।
16. संस्था को निर्गत बैंक गारण्टी का अक्षरशः अनुपालन करना सुनिश्चित करें, अनुपालन न करने की दशा में संस्था द्वारा प्रेषित बैंक गारण्टी बोर्ड के पक्ष में अवमुक्त करा ली जायेगी एवं अधिनियमों के तहत कार्यवाही भी की जा सकती है।
17. अनापत्ति प्रमाण पत्र की वैधता ५ वर्ष या बैंक गारण्टी की वैधता तिथि से एक वर्ष पूर्व तक जो कम हो मान्य होगी।

द्वारा इस कार्यालय की दिनांक ३०/६/२०१३ तक प्रथम अनुपालन आख्या अवश्य प्रेषित की जाए।
अनुपालन आख्या नियमित प्रेषित की जाए अन्यथा अनापत्ति निरस्त कर दी जाएगी।

भवदीय


सदस्य-सचिव

पृष्ठांक सं.

/एन.ओ.सी.

तद दिनांक

प्रतिलिपि :-

1. महाप्रबन्धक, जिला उद्योग केन्द्र, गजियबाद
2. उपकर अधिकारी, उ. प्र. प्रदूषण नियंत्रण बोर्ड, लखनऊ।
3. क्षेत्रीय अधिकारी, उ. प्र. प्रदूषण नियंत्रण बोर्ड, गजियबाद
- 4.

मुख्य पर्यावरण अधिकारी

(सर्किल- २)

4680

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Dr. Bhim Rao Ambedkar Park, Varanasi, Parisar

Vincent Road, 1, Gomti Nagar, Lucknow-226 010

Phone: 91-522-2300541, Fax: 91-522-2300543

E-mail: up-snia@yahoo.com

Ref. No. 2247 Pariya/SEAC/CI/2010/AB(V)

Date: 22 September 2011

To,

Col. Ravish Sharma

Executive Vice President

M/S S.M. Agencies Pvt. Ltd.

P.O. Hans Naya, IC, Parachamb Road,

New Delhi-110001

Subj: Regarding the environmental clearance for Integrated Township "Jaipuri Sunrise Greens", NH-24 near village Shahpur, Bahmeta, Ghaziabad, U.P.

Dear Sir,

Please refer to your letter dated 25-06-2007, addressed to the Director, Directorate of Environment, Govt. of U.P., Dr. Bhim Rao Ambedkar Park, Varanasi, Vincent Road, 1, Gomti Nagar, Lucknow, on the subject as above. The State Level Expert Appraisal Committee has considered the case and has been given to understand that:

1. Environmental clearance is sought for Integrated Township "Jaipuri Sunrise Greens", NH-24, near village Shahpur, Bahmeta, Ghaziabad, U.P.
2. The total Plot area is 300 Acres. The land measuring 180 Acres has already been acquired and remaining 120 Acres is in the process of acquisition.
3. The DPR designed on 300 acres land has been approved by the Ghaziabad Development Authority, letter dated 29/11/2006.
4. A development agreement has been made between the project proponent and Ghaziabad Development Authority on 13/02/2007.
5. The proposal is covered under category 8b of the EIA notification dated 14/06/2005 and the amendments thereof.

Based on the recommendations of the State Level Expert Appraisal Committee (Meeting held on 29/05/2008) the State Level Environment Impact Assessment Authority (Meeting held on 12/09/2011) has decided to grant the Environmental Clearance to the project proposals as above subject to the effective implementation of the following 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 to 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 regard.
5. All tree-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 fresh 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 irrigation and plantation. A suitable plan for waste water recycling shall be submitted.
10. It shall be ensured to obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. It shall be ensured to 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 regard 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 regard.
14. Suitable rainwater harvesting system as per designs of Ground Water 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 trees.

24. The Green Building Concept suggested by Indian Green Building Council, which is a part of CII-GRII-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. It is to 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. It is to ensure exploration of options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, treated water and ground water etc.
28. It is to ensure usage of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. It shall be ensured to make suitable provisions for using solar energy as alternative sources of energy. Solar energy applications should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A detailed report showing how much percentage of the up power for illumination can be provided through solar energy, solar heat and polluting effects of the project can be minimized.
30. Make suitable provision for segregation, collection, transport and disposal of waste.
31. Educate citizens and other stakeholders 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. It shall be ensured to prepare and present disaster management plan.
34. A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials and technology, R-Value factor etc.
35. 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 is within 100 km of thermal power station).
36. The BG sets to be used during construction phase should use low sulphur diesel type and should conform to B.P. rules prescribed for air and noise emission standards.
37. 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.
38. 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.
39. 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.
40. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
41. High rise buildings should obtain clearance from aviation department or concerned authority.
42. 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.
43. 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.
44. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
45. 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.

46. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
47. 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.
48. The treated effluents should normally not be discharged into public sewers without formal permission from authorities. If they adversely affect the hydraulic capacity of STP, if available, necessary permission from authorities should be taken.
49. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
50. 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.
51. Parking areas should be in accordance with the norms of MoEF, Government of India. Plans may be drawn up accordingly and submitted.
52. 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.
53. 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.
54. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
55. 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.
56. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
57. 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.
58. E-Waste Management should be done as per MoEF guidelines.
59. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.
60. The use of suitably processed plastic waste in the construction of roads should be considered.
61. Displaced persons shall be suitably rehabilitated as per prescribed norms.
62. Dispensary for first aid shall be provided.
63. Health impacts, Socio-economic impacts, soil degradation factors and biodiversity indices should also be included in EIA reports.
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. Rapid EIA status should be undertaken for three months during the non monsoon period and the monitoring should be as per the latest norms of MoEF.

71. 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 purpose and compliance.

Specific Conditions:

1. Daily water requirements and effluent water management should be as per the revised water balance submitted by project proponent during the presentation.
2. If staff toilets, drinking water, etc. are taken from all project premises, a suitable water body shall be created for the treated effluent during monsoon season.
3. The effluent treatment and disposal plan is not drawn up by the concerned Development Authority. It shall be the responsibility of the project proponent to get the Municipal Solid Waste (Management and Handling) Rules, 2000, to be followed for the effluent treatment and disposal. The effluent shall be treated and disposed of in the project premises in accordance with the Municipal Solid Waste (Management and Handling) Rules, 2000. It shall be the responsibility of the project proponent to get the Municipal Solid Waste (Management and Handling) Rules, 2000, to be followed for the effluent treatment and disposal.
4. The conditions laid down in the development agreement dated 13/07/2002 made between G.S.A. and the project proponent should be followed.

The Committee also suggested that the matter should be considered in the light of water notification dated 16/11/2001 and referred to Government of India and State Government, U.P. under EP Act, 1986 for taking suitable action under law.

The project proponent will have to submit approved plans and proposals incorporating the conditions specified in the Environmental Clearance within 03 months of issue of the clearance. Failing this the Environmental Clearance shall be deemed to be cancelled. Necessary statutory clearances should be obtained and submitted before start of any construction activity. In the event of the violation of the condition the Environmental Clearance shall be automatically deemed to have been cancelled.

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. This is to request you to take further necessary action in matter as per provision of Gazette Notification No. S.O. 1533(E) dated 14.9.2006 and send regular compliance reports to the authority as prescribed in the aforesaid notification.

(Dr. C.S. Bhatnagar)
Member Secretary, SELAA

Copy for necessary action to:

1. The Principal Secretary, Department of Environment, Govt. of Uttar Pradesh, Lucknow.
2. Dr. Nalini Bhatt, Director, Ministry of Environment & Forests, Govt. of India, Pasharwan Bhawan, CGO Complex, Lodhi Road, New Delhi.
3. Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.
5. Nodal Officer, SELAA, Directorate of Environment, U.P. Lucknow.

(O.P. Varma)
Joint Director Cum Chief Analyst

