

**BEFORE THE HON'BE CHAIRPERSON AND PUSINE  
MEMBERS, NATIONAL GREEN TRIBUNAL,  
PRINCIPAL BENCH, NEW DELHI  
(COURT NO. 2)**

**ORIGINAL APPLICATION NO. 10/2023**

**IN THE MATTER OF**

**PUJA KUMAR**

**... APPLICANT**

**VERSUS**

**ANSAL API**

**... RESPONDENT**

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**RESPONDENT**

**THROUGH**

*Mukti Om*  
**MUKTI OM CHAUDHRY**  
**COUNSEL FOR THE RESPONDENT**  
**D-770/1990**  
**D-23, PANCHSHEEL ENCLAVE**  
**NEW DELHI – 110 017**  
**EMAIL: OFFICEMUTICHAUDHRY@GMAIL.COM**  
**MOB. NO. 9818201714**

**DATED:** 15/1/24  
**PLACE:** NEW DELHI

**BEFORE THE HON'BE CHAIRPERSON AND PUSINE  
MEMBERS, NATIONAL GREEN TRIBUNAL,  
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**Next date of hearing: 01.02.2024**

**ADDITIONAL REPLY ON BEHALF OF RESPONDENT  
TO THE COMPLANT DATED NIL MADE BY THE  
APPLICANT PUJA KUMAR**

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**MOST RESPECTFULLY SHOWETH:**

That the present Additional Reply is being filed by Shri Fanishwar Nath Rai of the Respondent Company by virtue of authorization letter / resolution in his favour for and on behalf of the Respondent Company. He is fully competent, concerned and authorized official of the Respondent Company and is deriving his knowledge from the records of the Respondent Company maintained during its regular course of business. Copy of the said Board Resolution dated 03.11.2021 is annexed hereto as **Annexure-R-1**.

Ansai Properties & Infrastructure Ltd

*Fanishwar*

01/02/2024

**PRELIMINARY OBJECTIONS:**

1. That the complaint is not maintainable in its present form as the same as been filed with ulterior motives without disclosing any personal information of the Complainant as such, Complainant has no locus standi to file the complaint under reply. She is stranger to the Respondent.
2. The complaint otherwise is malicious in nature because there has not been any environmental rules and regulations violation on the part of the Respondent nor the Respondent has carried out any work without obtaining NOC's. Even otherwise the Complainant has not suffered any kind of problems, difficulty on account of the said project developed by Respondent neither the same has been alleged.
3. That it is further pertinent to mention here that the Respondent is a law-abiding entity. It takes due and proper care regarding compliance of applicable laws and especially environmental protection rules and regulations.
4. That the complaint of the Complainant is not maintainable because the Complainant appears to be a professional litigant. She is apparently involved in filing such false and frivolous complaints by way of abuse and misuse of process of law. Therefore, no indulgence may be given to such complaints having been filed without disclosing personal details or her locus standi to file such complaints.

5. That the complaint of the Complainant is not maintainable because the contents of the same are highly false, vague, baseless, without any material particulars and details etc. and is misuse and abuse of process of law. The contents and averments of the said complaint under reply are completely wrong and are denied.
6. That the complaint of the Complainant is not maintainable because the Complainant has failed to show any violation of any applicable laws, rules and regulations being committed by the Respondent in any manner whatsoever.
7. It is further submitted that as per the information available to the Respondent, the Complainant is also not buyer, occupier or in possession of any unit/flat in the said project. None of the inhabitants of the said project has ever made any complaint qua any alleged violation etc. Thus, the complaint under reply is not maintainable and is liable to be rejected outrightly.
8. That the complaint under reply is not maintainable because the Complainant has sought to initiate "fishing and roving" enquiry without any basis, details and material particulars and has been trying to mislead this Hon'ble Tribunal with malafide intentions. She has not placed on record any material, supporting documents etc. alongwith specific details to show any violation of any environmental laws by the Respondent.
9. That the complaint under reply is devoid of any material

particulars, merits and supporting evidence.

**PARAWISE REPLY:**

1. That the contents of unnumbered para of the complaint is wrong, false, frivolous, baseless, vague, bald, vexatious and afterthought. It is submitted that the complaint is vague, malicious, false, baseless, vexatious and filed with ulterior motives. The said complaint is motivated to extort money from the respondent. There is no violation of any kind qua the applicable environmental laws or any other law which may affect the safety and lives of the inhabitant therein and the other surrounding people. All the requisite permissions/sanctioned etc. have already been taken by the Respondent.
  
2. This hon'ble Tribunal vide Order dated 15.12.2023 directed Respondent / project proponent to file additional reply, mentioning in detail the status of land developed for residential/ commercial purposes and status of compliance with EC and consent conditions with special emphasis on the management of solid waste, treatment of sewage, extraction of ground water, maintenance of green belt and CSR activities, etc. In pursuance the said directions dated 15.12.2023, the Respondent is providing the details of information sought by this Hon'ble Tribunal which are dealt as stated hereunder:

for Ansal Properties & Infrastructure Ltd.

*Frank*

Authorised Signatory

A. Status of the Project

1. It is stated that the State of Uttar Pradesh vide Policy dated 22.11.2003 came up with a policy to promote development of Hi-Tech Townships with worldclass infrastructure, high quality of life and environmental stability. The Government Order dated 22.11.2003 was subsequently revised vide Government Order dated 01.07.2004 and the township was conceived on Lucknow-Sultanpur Road at the outskirts of Lucknow, which is now known as Sushant Golf City. Thereafter, the proposal was submitted by Respondent to develop Township and the Hi-Power Committee on 21.05.2005 accorded its approval for development of Hi-Tech Township to Respondent.
2. Initially, Respondent had proposed to develop 1765 acres of land for the Hi-Tech Township (Phase-I).
3. The Respondentsubmitted the Detailed Project Report (“DPR”) to Lucknow Development Authority on 27.04.2006 which was approved by theHi-Power Committee on 21.02.2007. A **detailed project report** is a very extensive and elaborative outline of a project, which includes essential information such as the resources and tasks to be carried out in order to make the project turn into a success. It can also be said that it is the final blueprint of a project after which the implementation and operational process can occur. The conceptual layout was also approved with DPR for Phase-I, i.e. for area of 1765 acres.

For Ansal Properties & Infrastructure Co.  
*Franke*  
Authorised Signator.

4. The DPR is pre-requisite to apply for EC, which was applied after the approval of DPR on 21.02.2007 and was obtained on 06.06.2007. The Development Agreements dated 18.11.2006, 10.05.2007 and 27.11.2009 were entered between Respondent and Lucknow Development Authority for the following areas:
  - i) DA1 for 639.55 acres approved on 18.11.2006.
  - ii) DA2 for 407.95 acres approved on 10.05.2007.
  - iii) DA3 for 717.5 acres approved on 27.11.2008.
  
5. It is pertinent to mention that the requisite land where the Township was to be developed was to be acquired by Respondent by purchasing from farmers/ owners. The Gram Sabha land was to be acquired by LDA and thereafter the same was to be handed over/ transferred to Respondent for development. Thus, Respondent before the development of the Township was required to accomplish the task of acquiring the land which was earlier solely done by the Government itself.
  
6. It is stated that pursuant to Government Order dated 17.09.2007, the extension of Township was permitted hence Respondent proposed the extension of Township for further 1765 acres. Thus, the proposed area of Township became 3530 acres with extension. Thereafter, a second DPR was presented by the Respondent for extended area only on 09.02.2010 which was approved on 18.05.2010 and thereafter, subsequent Development Agreement's for extended period was executed on 20.08.2010 and

For Ansal Properties & Infrastructure Ltd  
  
Authorised Signatory

26.04.2010 (DA4 and DA5). After the approval of DPR for the extension of the Hi-Tech Township, the Respondent again applied for EC which was obtained on 09.06.2011.

7. The parent Hi tech township admeasuring 1765 acres with further extension of 1765 acres (i.e. 3350 acres) was further stood extended by 2935 acres to cover up a vast area of 6465 acres in 2015. This significant surge in area of township necessitated a comprehensive DPR and eventually acquisition of the said land as a consequence thereto. Thus, in September 2015, layout for DA No. 1 to 5 were revised making potential alterations to Township structure and development plans.
8. In a High Power Committee (“HPC”) meeting held on 13.08.2019, it was decided to advise the developers of Hi-Tech Township to reduce and contain their development area so as to complete the ongoing township projects at the earliest. It is stated that the Respondent faced land availability issues, project approval delays, encroachment by Landowners, introduction of Ring Road, issues with Awas Vikas regarding Barauna Land and other unavoidable circumstances. The Respondent thereafter proposed to reduce the area of Hi-Tech Township to approximately 4655.18 acres in line with Government Order dated 07.04.2021. Although the developer proposed to develop 6465 acres but was developing only 3530 acres. The balance 2953 acres area added to the township was to be developed under the last and final phase. The Respondent thus, because of the problems faced by the

Respondent at the ground level proposed for reduction of area from pre-approved area of 6465 acres 4655.18 acres.

9. The Respondent thus filed a revised DPR on 18.06.2021 before Lucknow Development Authority for 4655.18 acres. It is submitted that the said revised DPR was approved on 20.10.2022 and was communicated to the Respondent vide Covering Letter dated 06.04.2023. Thus, the project growth has gone through turbulences and fluctuations as stated hereinabove, altering of boundaries of old and revised DPR's, approved and revised layout of township. The Covering Letter dated 06.04.2023 to the Respondent is annexed hereto as **Annexure R-2**.

10. In the above-mentioned background the Respondent states that the Respondent has completed the Phase-I of the project comprising of 80% of 1765 acres. It is stated that the remaining balance 20% could not be achieved because of the difficulties faced by the Respondent in procuring and securing land from the Villagers or through Gram Sabha through the Authority. The Phase-II comprising of first extension of 1765 acres of land, the Respondent has been able to achieve approximately 10-15% of the same. The said township has huge shopping mall, hospitals, clinics, medical centre, banquet halls, ample parking space, gated community with proper fencing, boundary walls, security guards, many big schools, hotels, adequate plantation, trees, sewer lines, jogging track, golf course, big playground in every sector.

For Ansal Properties & Infrastructure Ltd  
  
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11. It is pertinent to mention that the Respondent's layout expired in March 2017 and thereafter, after 2017, no construction was carried out by the Respondent at the Township.

12. The status of the project as on date is as under:-

#### Progress of works in DA 1-4 and DA 5

Description	DA 1-4			DA-5		
	Planned	Achieved	% Achieved	Planned	Achieved	% Achieved
<b>Roads</b>	139.42 KM	126.43 KM	90.68%	61.35 KM	8.46 KM	13.79%
<b>Sewerage</b>	140.94 KM	122.88 KM	87.19%	70.043 KM	11.45 KM	16.35%
<b>Drainage</b>	141.03 KM	110.55 KM	78.39%	85.31 KM	9.55 KM	11.19%
<b>Water Supply</b>	240.99 KM	209.57 KM	87.09%	52.36 KM	6.05 KM	11.55%
<b>Electrification</b>	240.00 KM	237.12 KM	98.90%	108.65 KM	4.25 KM	3.91%
<b>STP</b>	25.00 MLD	5.00 MLD	Already Functional. Additionally Modular STP of 120 KLD & 150 KLD. STP already installed separately in Medanta Hospital of 800 KLD and Lulu Mall of 1 MLD.	2.00 KLD	0.00 KLD	0
<b>Water Tanks</b>	06	06	100%	4.0	0	0
<b>Green / Open Space I</b>	146 Nos.	83.00 Nos.	56.85%	66 Nos.	0.00 Nos.	0
<b>Fire Station</b>	01	01	100%	01	01	100%
<b>EWS / LIG</b>	6683 Nos.	3380 Nos.	50.58%. No. of Units as per Revised Layout submitted in LDA.	2038 Nos.	0 Nos.	No. of Units as per Revised Layout submitted in LDA.

**Table – 1.1 showing Progress of DA 1-4 and DA 5****STATUS OF PLOTS AND GROUP HOUSING (DA1 – DA5)**

S.No.	Type of Property	No. of Units Booked DA-1 to 5	Offered for Possession	%
1	Plotted	9396	4086	43.49%
2	Group Housing*	3886	951	24.47%
3	EWS/LIG	4230	1564	36.97%

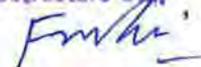
**Table – 1.2 Status of Plots and Group Housing DA1-DA5**

\*Units allotted by Ansal API only

**B. Environmental Clearance**

1. It is stated that after the First DPR was approved on 21.02.2007 for 1765 acres (being the Net Area), which is one of the pre-requisites to apply for Environmental Clearance, Respondent applied for Environmental Clearance for gross area of 1967.55 acres and the same was granted on 06.06.2007. It is stated that after the approval of the Second DPR for first extension on 18.05.2010, for the extended area of Township admeasuring 1765 acres of land, the Respondent again applied for Environmental Clearance which was obtained on 09.06.2011. It is stated that the said Environmental Clearance dated 09.06.2011 for Phase-II expired in the year 2018 and the validity of the layout also expired in March 2017. It is stated that after the expiry of Environmental Clearance and Layout in 2017, the Respondent did not carry out any construction at the sites after March 2017 as otherwise also, the Respondent was facing problems relating to procuring land from the Villagers and Gram Sabha through LDA and other force majeure like conditions.

For Ansal Properties &amp; Infrastructure Ltd.



Authorized Signatory

2. In a HPC meeting held on 13.08.2019, it was decided as under to advise the developers of Hi-Tech Township to reduce and contain their development area so as to complete the ongoing township projects at the earliest. Although the Respondent proposed to develop 6465 acres but was developing only 3530 acres (Phase I and Phase II). The balance 2953 acres area added to the township was to be developed under the last and final phase.
3. On account of land availability issues, project approval delays, encroachments by landowners, introduction of Ring Road, issues with Awas Vikas regarding Barauna land and other unavoidable circumstances, the Respondent proposed to reduce the area of Hi-Tech Township to approximately 4655.18 acres in line with the GO dated 07.04.2021 as already stated hereinabove.
4. As a consequence of reduction of area, the Respondent once again applied for revised DPR afresh for reduced area of 4655.18 acres which was applied on 18.06.2021. The revised DPR was approved on 20.10.2022 and was conveyed to the Respondent vide Covering Letter dated 06.04.2023. It is stated that after approval of the revised DPR, the Respondent applied again for Environmental Clearance on 25.10.2023. It is pertinent to mention that the second meeting of SEAC was held on 09.11.2023 where the Respondent has been called upon to submit information which is under process on behalf of Respondent. It is pertinent to mention here that Respondent

is undertaking to develop the road network, sewages system, drainage system, water supply system etc. for the entire project as per the approved DPR dated 20.10.2022 received on 06.04.2023. In individual project such as group housing / commercial / amenities etc., a separate Environmental Clearance and CTE (Consent to establish) from the concerned departments. The Respondent hereby confirms that Respondent is not carrying out any development activities at the project site till the time the fresh Environmental Clearance is issued in favour of Respondent. The Environmental Clearances dated 06.06.2007 and 09.06.2011 and Application dated 25.10.2023 with annexures are submitted by Respondent is annexed hereto as **ANNEXURE R-3, R-4 and R-5** respectively.

5. The Respondent, thus, states that there is no alleged violation of Environmental Clearance as no construction activity is being carried out by the Respondent.

**C. Ground Water Withdrawal**

The Respondent vehemently challenge the veracity of Complaint/ OA filed by the Petitioner falsely alleging that no NOC has been obtained from the authorities. To the contrary, Respondent states that the Respondent applied in 2010 for obtaining NOC from Central Ground Water Authority, Ministry of Water Resources, the same was granted in favour of Respondent on 12.08.2011 wherein the Respondent was allowed to abstract 18,879 meter cube per day (not exceeding 67,07,785 meter cube)/year) of

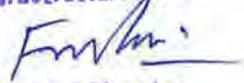
ground water through proposed 10 tubewells. The Respondent was further directed to ensure recycling and reuse of wastewater after adequate treatment. The Respondent further vide its Letter dated 29.02.2012 moved an Application to the Central Ground Water Authority for constructing more number of tubewells for withdrawing the same quantity of water which was allowed vide Letter dated 12.08.2011 i.e. 18,879 meter cube per day for the reason that discharge of 10 number of tubewells in the project area was not capable of drawing said amount of water per day to cater to the need of their project which was quite widespread. The Central Ground Water Authority had further issued a Letter dated 23.05.2012 to submit Well Completion Report of Tubewell alongwith Geo Physical Log to consider their demand. The Respondent thereafter provided vide Letter dated 30.06.2013 details of one T/W drilled down to the depth of 270 meter with discharge of 800 EMP. The Respondent thereafter satisfied the Central Ground Water Authority which at the relevant time also inspected and analyzed the concerned site and thereafter, the Central Ground Water Authority on 21.02.2014 allowed the Respondent approval of additional 8 number of tubewells drilled down to 350 meter tapping for withdrawing the said quantity of Ground Water which was already approved vide NOC dated 12.08.2011. The NOC dated 12.08.2011 and the Letter of enhancement of the number of tubewells for Ground Water Withdrawal by Respondent dated 21.02.2014 are annexed hereto as **ANNEXURE R-6** and **R-7**. The Respondent has been getting the lab analysis report of the said Ground Water

from time to time. The test analysis report of water is annexed hereto as **ANNEXURE R-8**.

**D. REGARDING SEWAGE TREATMENT PLANT**

1. The Respondent states that Respondent have been granted permission to install 23 MLD capacity STP in the area developed / to be developed has the combined capacity for the entire area admeasuring 3530 acre. As of now, the Respondent have installed 5 MLD STP presently which is working in approximately half of its capacity. The said STP also has the provision to increase the capacity limit which the Respondent can undertake as and when the requirement increases. The Respondent have 2 Modular STPs of 150 KLD and 120 KLD in spare which are utilized as per the requirement. The Respondent states that 5MLD STP is maintained by an independent contractor. The current Annual Maintenance Contract dated 05.05.2023 for maintenance of the said STP entered with Contractor is annexed hereto as **ANNEXURER-9**. The Respondent states that the installed capacity is working efficiently and adequately to requirement at hand. It is further stated that from time to time, Respondentis getting the lab analysis of the STP inlet and outlet water through testing laboratory. The latest Test Report dated 14.10.2023 to 23.10.2023 is annexed hereto as **ANNEXURE R-10**. The photographs of STP installed are also annexed hereto as **ANNEXURE R-11**.
2. Besides this, another STP of 800 KLD has already been installed separately in Medanta Hospital and further STP of

Per Ansal Properties & Infrastructure Ltd.

  
Authorised Signatory

1 MLD has been installed at Lulu Mall located in Phase-1.

3. Thus, no environmental hazard is being caused due to raw sewage. The Respondent states that the Complainant / OA thus appears to be ulterior motivated.

**E. REGARDING GREENBELT**

1. The Respondent states that under the DPR there is a provision for 15% area to be maintained as Greenbelt.
2. The Greenbelt has been maintained by the Respondent in the periphery of the developed portions of the Township. The open spaces inside the plotted area have been suitably landscaped and covered with vegetation. The Respondent has planted 32,638 trees between the years 2007 to 2019 and 20,970 shrubs from 2007 to 2019. It is stated that the landscape green areas are being maintained by the Respondent by entering into Annual Maintenance Contract with the nurseries. The portion maintained by the said Horticulture M/s Lucknow Nursery is being engaged to carry out maintenance of horticulture work at parks, linear parks, road greens, lawns, shrubs, ground cover, trees, plotted plants with regular hoeing pruning, watering, lawn moving, manuring, pest disease control along with the fertilizer treatment through herbal means, to plant seasonal flower beds. The current Annual Maintenance Contract dated 01.07.2023 is annexed hereto as **ANNEXURE R-12** and the payment made by Respondent to the Lucknow Nursery is also annexed hereto as **ANNEXURE R-13**. The photographs from the developed site showing

For Ansal Properties & Infrastructure Ltd  
*Franz*  
Authorized Signatory

establishment of the required Greenbelt with tree plantation and landscape of plotted area are being annexed hereto as **ANNEXURE R-14**. The Respondent thus establishes the maintenance of Greenbelt at the project site contrary to the contents of alleged malicious OA.

**F. REGARDING SOLID WASTE MANAGEMENT**

The Respondent states that the area has been earmarked for construction of the Solid Waste Dump Yard at Sector C-8 in Phase I. However, presently the Respondent has entered into an Agreement with an Agency of Lucknow Nagar Nigamnamely M/s Eco Green Energy Lucknow Pvt. Ltd. for solid waste/ garbage collection, transportation and scientifically disposal of waste collected from the residential sectors, hi-rise apartments and FSI at Sushant Golf City, Ansal API Lucknow which is being done by the said Agency of Lucknow Nagar Nigam by collecting door to door garbage on everyday basis. The said Agency is being paid by the Respondent collectively for carrying out the said collection from door to door depending on the present occupancy of flats. The latest Agreement dated 01.04.2023 entered with M/s Eco Green Energy Lucknow Pvt. Ltd. an Agency of Lucknow Nagar Nigam is annexed hereto as **ANNEXURE R-15**. The summary of garbage collection report dated 01.04.2023 is also annexed hereto showing the number of houses from where the garbage is being collected and the payment which is being made to the said Agency. The receipt of payment made to M/s Eco Green Energy Lucknow Pvt. Ltd., an Agency of Lucknow Nagar Nigam for collection of solid waste is also annexed

For Ansal Properties & Infrastructure Ltd

  
Authorised Signatory

hereto as **ANNEXURE R-16**. The summary of Garbage collection Report showing the number of houses from where the garbage is collected by the agency is annexed as **Annexure R-17**. The photographs showing the solid waste garbage collection from door to door is also annexed hereto as **ANNEXURE R-18**. It is thus stated that there is no violation of environmental norm on this account as falsely alleged.

**G. REGARDING CORPORATE SOCIAL RESPONSIBILITY**

The Respondent states that the Respondent have constructed 10% of the total houses / plots (of the Township developed so far) for the economically weaker sections and additional 10% houses / plots for Lower Income Group (LIG) families. The norms and the cost sealing of the said houses is decided and prescribed by Lucknow Development Authority. The allotment of these houses is also ensured by the Committee constituted by the Housing & Urban Planning Department, Government of U.P. under the Chairmanship of the Vice Chairman of Lucknow Development Authority. The Lucknow Development Authority is only authorized to sell the houses / plots to the person who are selected by lottery system. The photographs of EWS / LIG constructed by the Respondent is annexed hereto as **ANNEXURE R-19**. It is further stated that in addition thereto, the Respondent has allotted a land free of cost to fire station. The possession of the said land has also been handed over to the Head Office of Fire Station, Lucknow. The proof of the same is

for Ansal Properties & Infrastructure Ltd.

*F. Anshu*  
Authorised Signatory

annexed hereto as ANNEXURE R-20. It is further stated that the Respondent has also handed over free of cost, possession of land for establishing Police Station at the site. The proof of possession handed over to the Police Station and the Sale Deed executed by the Respondent is annexed hereto as ANNEXURE R-21. It is further stated that the Respondent has also handed over / donated a plot free of cost for setting up an ISKCON Temple which is already established. The proof of the same is also annexed hereto as ANNEXURE R-22.

### PRAYER

In view of the above, it is prayed in the interest of justice that the present complaint is malicious, motivated and devoid of any merits and may kindly be dismissed with heavy cost on the Applicant.

for Ansal Properties & Infrastructure Ltd.

*Franh*  
Authorised Signatory  
**RESPONDENT**

THROUGH

*Mukti*

**MUKTI OM CHAUDHRY  
COUNSEL FOR THE RESPONDENT**

**D-770/1990**

**D-23, PANCHSHEEL ENCLAVE**

**NEW DELHI - 110 017**

**EMAIL: OFFICEMUTICHAUDHRY@GMAIL.COM**

**MOB. NO. 9818201714**

**DATED:** 15.1.24

**PLACE: NEW DELHI**

**BEFORE THE HON'BE CHAIRPERSON AND PUSINE  
MEMBERS, NATIONAL GREEN TRIBUNAL,  
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**... RESPONDENT**

**AFFIDAVIT**

I, Fanishwar Nath Rai, aged about 68 years, Son of Late Mr. J.D. Rai, the Authorized Signatory of the Respondent Company having their Registered Office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi – 110 001, do hereby solemnly state and affirm as under:-

1. That I am the Authorized Signatory of the Respondent Company vide Board Resolution dated 03.11.2021 in the above captioned matter. I am well aware of the facts of the present case and therefore I am competent to depose the present Affidavit.



That the accompanying Additional Reply has been drafted under my instructions and the contents thereof, except the legal averments contained therein are true and correct to the best of my knowledge and belief.

Ansal Properties & Infrastructure Ltd

*Fanishwar Nath Rai*  
Authorized Signator

3. That no part of this Affidavit is false and no material facts have been concealed therefrom.

for Ansal Properties & Infrastructure Ltd.

*Fanhu*  
DEPONENT  
Authorised Signatory

**VERIFICATION**

**15 JAN 2024**

Verified at New Delhi on this \_\_\_\_ day of January 2024 that the contents of the above Affidavit are true and correct to my knowledge and nothing material has been concealed therein.

for Ansal Properties & Infrastructure Ltd.

*Fanhu*  
DEPONENT  
Authorised Signatory



**ATTESTED**  
DEBAJYOTI BEHURIA  
NOTARY  
GOVT. OF INDIA  
CENTRAL DELHI  
Regn. No 19716

**15 JAN 2024**



**CERTIFIED TRUE COPY OF RESOLUTION PASSED BY BOARD THE DIRECTORS OF ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED, AT THEIR MEETING HELD ON WEDNESDAY, THE 03<sup>RD</sup> NOVEMBER, 2021.**

**Authorization to various officers / executives for doing the needful in relation to various legal matters of the Company. {Modification of resolution passed on 30<sup>th</sup> January, 2021}**

**"RESOLVED THAT** in modification of Resolution passed by the Directors at their meeting held on the 30th January, 2021, approval of the Directors be and are hereby accorded to authorize and empower, severally, the following authorised signatory of the Company, to do or cause to be done all such acts, deeds and things as may be necessary for dealing with legal matters in respect of the various Projects of the Company, on its behalf, in the manner mentioned hereunder:-

- |                              |   |
|------------------------------|---|
| 1. Shri Prashant Kumar       | - Vice President (Finance & Accounts) & CFO |
| 2. Shri Vishnu Prasad Sharma | - Authorised Signatory                      |
| 3. Shri Rakesh Malik         | - Authorised Signatory                      |
| 4. Shri F.N Rai              | - Authorised Signatory                      |
| 5. Shri Rajiv Bhatia         | - Authorised Signatory                      |
| 6. Shri Amit Kumar Shukla    | - Authorised Signatory                      |
| 7. Shri Manoj Vijayan        | - Authorised Signatory                      |

a. to take all legal actions and/or steps, including incidental and consequential steps, for lodging, instituting, conducting, defending, conciliating, mediating, cases of the nature of civil, criminal and/or otherwise, and, in this regard, sign, verify, file and submit suits, pleadings, plaints, applications, complaints, affidavits, petitions, written statements, appeals, vakalatnamas, to admit, take back, deny any document(s) in any court of law/authorities and/or appoint and withdraw attorney/advocates/ legal experts, for and on behalf of the Company, as may be required, in connection with or in relation to the various Projects of the Company.

b. to appear and represent the Company, before any Court/authorities, personally, or through advocate/counsel/ pleader/ attorney, and also to accept notices, compromise, refer to arbitration any dispute(s) and make statement/s for and on behalf of the Company in any such proceedings in connection with or in relation to the said Projects.

c. to sign and execute relevant form/s as may be required/ applicable under various laws/ statutes.

d. to do or cause to be done all such acts, deeds, and things and take all such steps as may be necessary, which are required or incidental, ancillary or consequential to the exercise of the above authorities and powers.

**RESOLVED FURTHER THAT** all acts, things or deeds, done or caused to be done, by aforesaid authorized persons for the above matters, before conferring



**RESOLVED FURTHER THAT** all acts, things or deeds, done or caused to be done, by aforesaid authorized persons for the above matters, before conferring this authorization, be and are hereby ratified and confirmed, as being done or caused to be done for and on behalf of the Company.

**RESOLVED FURTHER THAT** all such acts, deeds, matters and things, done or to be done by aforesaid authorized persons in connection with and to safeguard the interest of the Company, shall be binding on the Company and deemed to have been done by the Company itself.

**RESOLVED FURTHER THAT** above authorization in favour of aforesaid authorized persons shall remain in force till the date they remain in the employment of the Company or such authorization gets revoked by the Company or any other resolution is passed by the Directors, modifying and/or revoking this authorization, whichever is earlier.

**RESOLVED FURTHER THAT** a certified true copy of this Resolution be forwarded wherever required under the signatures of any Director or Company Secretary of the Company."

-----  
**Certified to be correct**  
 for **Ansal Properties & Infrastructure Limited**

Kashat



**Abdul Sami**  
**General Manager (Corporate Affairs) &**  
**Company Secretary**  
**FCS-7135**



10-12-2021

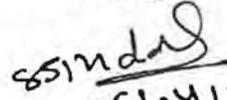
## लखनऊ विकास प्राधिकरण, लखनऊ।

<p>प्रेषक, अधिशायी अभियन्ता, (हा0 / इंटी0 सेल) लखनऊ विकास प्राधिकरण, गोमती नगर, लखनऊ। संख्या: 3432 / EE / HTIG / 2023 दिनांक: 06/1/2023</p>	<p>सेवा में, मेसर्स अंसल प्रापर्टीज एण्ड इन्फ्रा0 लि0 द्वितीय तल, शॉपिंग स्क्वायर-2, सेक्टर-डी, सुशान्त गोल्फ सिटी, सुल्तानपुर रोड़, लखनऊ-226030</p>
<p>विषय:- उ0प्र0 शासन की हाईटेक टाउनशिप नीति के अधीन चयनित विकासकर्ता मेसर्स अंसल प्रापर्टीज एण्ड इन्फ्रा0 लि0 द्वारा प्रस्तुत डी0पी0आर0 के निर्गत के सम्बन्ध में।</p>	

महोदय,

कृपया उपरोक्त विषयक प्राधिकरण बोर्ड की 173वीं बैठक दिनांक 09.05.2022 की मद संख्या-12 एवं 175वीं बोर्ड बैठक दिनांक 27.09.2022 के मद संख्या-2 के विषय संख्या-12 पर प्रदत्त अनुमोदन एवं उपाध्यक्ष महोदय की स्वीकृति दिनांक 20.10.2022 के अनुपालन में डी0पी0आर0 पत्र के साथ संलग्न कर प्रेषित है। हाईटेक टाउनशिप नीति के अनुसार प्रश्नगत डी0पी0आर0 से विक्रय एवं विकास के अधिकार प्राप्त नहीं होंगे।

संलग्नक: उपरोक्तानुसार।

भवदीय,  
  
06/04/23  
अधिशायी अभियन्ता,  
(हा0 / इंटी0 सेल)

## ANNEXURE - R-3

BY SPEED POST

No. 21- 549/2006-IA.III  
Government of India  
Ministry of Environment & Forests  
(IA Division)

Paryavaran Bhawan  
CGO Complex, Lodi Road  
New Delhi-110 003  
Dated: June 6, 2007

To

Shri Vinod Tiku, President (Projects)  
M/s. Ansal Properties & Infrastructure Ltd.  
115, Ansal Bhawan,  
16, Kasturba Gandhi Marg,  
New Delhi-110001.

\*\*\*

Subject: Environmental clearance for proposed High Tech City near Lucknow City, U.P.

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 1994. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz., the Questionnaire, EIA, EMP and the additional clarifications furnished in response to the observations of the Additional Expert Appraisal Committee (EAC) constituted by the competent authority in its twelfth meetings held on March 12-13, 2007.

2. It is interalia, noted that M/s. Ansal Properties & Infrastructure Ltd. is proposing to construct a High Tech City near Lucknow City in Uttar Pradesh. The proposal is for plotted development of the High Tech City in a total plot area of 1967.755 Acres (78,71,020 sq.m). The residential area will be planned in 908,268 acre (36,33,072 sq.m). The commercial area will be planned in 140.168 acre (5,60,672 sq.m). The proposed high tech city will accommodate 1,55,000 people. The high tech city will provide educational facilities from nursery school to College. In addition, the township will also provide health facilities, parks, playgrounds, convenient shopping centers, bank, post office and other facilities. The project proponent will provide internal roads, water supply pipe lines, sewer lines and electricity lines etc. The built up area of the High Tech City will be limited to maximum permitted by local development authority for plotted development. Total water requirement is 62,325 m<sup>3</sup>/d and sewage generation is about 48,250 m<sup>3</sup>/d. The sewage generated from the high tech city will be treated in a sewage treatment plant located near Gajaria drain flowing along south east periphery of the project area. Approximately 43.68 t/day solid waste will be generated by the high tech city. The inert and

dumpsites for such material must be secured so that they should not leach into the ground water.

- X. Under the provisions of Environment (Protection) Act 1986, legal action shall be initiated against the project proponent if it was found that construction of the project had started without obtaining environmental clearance.

## II. Operation Phase

- i. A sewage treatment plant of adequate capacity shall be installed. It should be certified by experts for adequacy and efficiency. A detailed report from independent expert shall be sent to the Ministry before commissioning the plant.
- ii. The solid waste generated should be properly collected & segregated for composting and before disposal to the City Municipal Facility.
- iii. Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Uttar Pradesh Pollution Control Board.
- iv. Diesel generator sets if proposed, as back up power for common area illumination should be of enclosed type and conform to E(P)A Rules prescribed for air and noise emission standards as per CPCB guidelines. Exhausts should be discharged by stack raised to 4 meters above the rooftop.
- v. The green belt design along the periphery of the township shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential area land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
- vi. Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
- vii. Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating.
- viii. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be prevented. Parking should be fully internalized and no public space should be utilized.
- ix. 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 & technology, R & U Factors etc and submit to the Ministry in three months time.

## PART – B: GENERAL CONDITIONS

- i) The environmental safeguards contained in the EMP report should be implemented in letter and spirit.
- ii) Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.
- iii) All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits.

non biodegradable waste will be transported to designated land fill site whereas biocomposting of biodegradable waste will be carried out.

3. The EIA report submitted along with the application predict that there will be negligible impact on air quality during construction phase. However, during operation phase no major impact has been predicted. There will be minor negative impact on water quality of the receiving water body during construction as well as operation phase. There will be positive impact on land use pattern due to landscaping and greenbelt development. Plantation of trees and development of recreational area, surrounding area will have positive impact on overall land use.

4. The Expert Committee after due considerations of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have recommended environmental clearance to the project. Accordingly, the Ministry hereby accords necessary environmental clearance for the project as per the provisions of Environmental Impact Assessment Notification 2006 and general conditions mentioned below:

#### PART A- SPECIFIC CONDITIONS

##### I. Construction Phase

- I. Necessary approval of the State Forests Department shall be obtained before commencing construction of the project. Reserve forest, if any, shall not be utilized for the development of high tech city.
- II. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase
- III. A First Aid Room will be provided in the project both during construction and operation of the project.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- VI. Disposal of Muck, including excavated material during construction phase should not create any adverse effects on neighboring communities and should be disposed off necessary precautions for general safety and health aspects.
- VII. The diesel generator sets to be used during construction phase should be enclosed type and should conform to E(P)A Rules prescribed for air and noise emission standards.
- VIII. Ambient noise levels should conform to residential area standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- IX. Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses and the

iv) Six monthly monitoring reports should be submitted to the Ministry and its Regional Office at Lucknow.

5. Officials from the Regional Office of MOEF, Lucknow who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Lucknow.

6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980, Wildlife Act 1972 etc. shall be obtained, as applicable by project proponents from the competent authorities.

9. A copy of the environmental clearance letter would be marked to the local NGO(s), if any, for their information.

10. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Uttar Pradesh Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.envfor.nic.in>. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Lucknow.

11. 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 and the Public Liability (Insurance) Act, 1991.

12. The project authority will enter in to MOU with all buyers of the property, flats/shops etc. to ensure operation and maintenance of the common assets handed over to the society formed by the residents/owners of the buildings located in the high tech city.

→  
IN.  
MEHTA

53  
16/07

(K.C.Rathore)

Additional Director (IA)

Tele: 2436 0789

[rathore27@yahoo.com](mailto:rathore27@yahoo.com)

Copy to: -

1. The Secretary, Department of Environment, Government of Uttar Pradesh, Lucknow, U.P.
2. The Member Secretary, U.P. Pollution Control Board, Pickup Bhawan, Lucknow.
3. The CCF, Regional Office, Ministry of Environment & Forests, Lucknow.
4. IA - Division, MOEF, New Delhi - 110001.
5. Guard file.

(K.C.Rathore)  
Additional Director (IA)

# State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Dr. Bhim Rao Ambedkar Paryavaran Parisar

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

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

E-mail : up.seiaa@yahoo.com

Date.....09/16 May, 2011

Ref.No. 1323/Parya/SEAC/621/2011/TA(J)

✓ To,

Mr. Vinod Tiku,  
C.O.O- Project,  
M/S Ansal Properties & Infrastructure Ltd.,  
306] 3<sup>rd</sup> Floor, Naurang House,  
K.G. Marg, New Delhi - 110001

Sub: Environmental Clearance for Sushant Golf City, Hitech Township and its extension in Village-Barauna, Madarmau, Nizampur, Majhigawan, Hasnpur, Sanai Kanhara and Pohar Nagar Tikaria, Lucknow. M/s Ansal Properties & Infrastructure Ltd.

Dear Sir,

Please refer to your letter dated 7/12/2010 addressed to The Director and Secretary, SEAC, U.P., Directorate of Environment- Govt. of U.P. Dr. Bhimrao Ambedkar Paryavaran Parisar, Vineet Khand-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: The Committee was given to understand that :

1. Environmental Clearance is sought for Township Project of Sushant Golf City, Hitech Township and its extension in Village-Barauna, Madarmau, Nizampur, Majhigawan, Hasnpur, Sanai Kanhara and Pohar Nagar Tikaria, Lucknow. M/s Ansal Properties & Infrastructure Ltd.
2. The existing plot area of the project is 1976.77 Acres and dwelling units are 13680.
3. Environmental Clearance is sought only for the proposed expansion area of 1765.0 Acres or (714.295Ha) and built up area 70,33,797.52 sq.mt.
4. The proposal is covered under category 8b of the EIA notification dated 14/9/2006 and the amendments thereof.
5. The proposed project having residential, commercial, industrial, educational and hospital facilities.
6. The project consist 29469 nos. of dwelling unit, and estimated population 293016 nos.
7. Green area proposed in 2373825.91 sq.mt. and exclusive green cover is 1079676.11 sq.mt (266.68 acres)
8. Plantation of trees on both sides of all roads is required for noise attenuation.
9. The total water requirement for the project is 28.15 MLD and the fresh water requirement 22.975 MLD will be met from ground water (20-tube wells).
10. 18.40 MLD waste water is expected to be generated and it will be treated in STP of 18.5 MLD capacity out of which 14.80 MLD treated water will be reused in flushing /cooling/ irrigation.
11. Roads will be constructed into three level hierarchy i.e. Category I-Arterial Roads (Having 45m and 30m right of way), Category II- Sub Arterial Roads (Having road network at the periphery of the township with right of way of 24m ), Category III-Local Distributor Roads (Having 18m,12m and 9m right of way),
12. Total power requirement is 440MW. The backup power supply for essential services through 6 nos of DG sets (4nos. x150 KVA, 1nosx100 KVA & 1nosx 700KVA) are proposed.
13. For RWH 30nos. of pits are proposed for 10249.23 m<sup>3</sup> /hr run-off.
14. Approx 219.76 MT/day of solid waste will be generated during operation phase. It will be collected and segregated into biodegradable, recyclable and others fractions and disposed off as per MSW Rules, 2000 .
15. The total proposed parking for the project is 38618ECS for commercial and residential purposes.

Based on the recommendations of the State Level Expert Appraisal Committee (64<sup>th</sup> Meeting held on dated 21/04/2011) on the above said project. The State Level Environment Impact Assessment Authority (35<sup>th</sup> meeting held on 05/05/2011) has decided to grant the Environmental Clearance to the project 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 regards.
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 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. 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 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 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-Godrej GBC, shall be studied and followed as far as possible.

F.C. for the Sushant Golf City, Hitech Township and its ext. in Vill.-Barauna, Madarman, Nizampur, Maithgawan, Hasnpur, Sanai Kanhara and Pohar Nagar Tikaria, Lucknow

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, recycled 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 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. It shall be ensured to prepare and present disaster management plan.
34. A report on the energy conservation measures confirming to energy conservation norms finalized by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors 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 lies within 100 km of Thermal Power Station).
36. 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.
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 of
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.

E.C. for the Sushant Golf City, Hitech Township and its ext. in Vill.-Barauna, Madar Mau, Nizampur, Majhizawan, Hasnpur, Sanal Kanhara and Pohar Nagar Tikeria, Lucknow

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.

Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.

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.

Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.

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.

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.

Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.

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.

Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.

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.

E-Waste Management should be done as per MoEF guidelines.

Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.

The use of suitably processed plastic waste in the construction of roads should be considered.

Displaced persons shall be suitably rehabilitated as per prescribed norms.

Dispensary for first aid shall be provided.

Health impacts, Socio-economic impacts, soil degradation factors and biodiversity indices should also be included in E.I.A. reports.

Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.

Diesel generating set stacks should be monitored for CO and HC.

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.

The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.

A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.

An energy audit should be annually carried out during the operational phase and submitted to the authority.

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.

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) In addition to 18% green cover as proposed, a 10 Mt. wide green belt shall be provided within the boundary of the township consisting of indigenous trees of diverse varieties as per CPCB guidelines.

E.C. for the lushant Golf City, Hitech Township and Its ext. in Vill.-Barauna, Madarnau, Nizampur, Malligawan, Hasnour, Sanai Kanliara and Pohar Nagar Tikaria, Lucknow

- 2) Inhabitants of villages included in the project site will not be displaced but the infrastructure facilities to be endorsed to them.
- 3) No internal roads should be less than 09 Mt. wide.
- 4) All the ponds covered in the project area shall be adopted by the project proponents, and suitably rejuvenated. Wherever a particular area is marked as a pond in the revenue records. It should be suitably recorded into a pond. A list of water bodies within the project boundaries along with khasra khatunni shall be provided in 3 month.
- 5) No buildings accept those required for infrastructure shall be constructed. Individual projects such as group housing construction project, hospital etc. will have to separately apply environmental clearance as per rules.
- 6) Stack height provision should be revised based on combined D.G sets capacity(1100 KVA) as per CPCB guidelines.
- 7) Rain water harvesting facilities will have to be provided by project proponents for general areas for non residential roof top harvesting, the individual developers shall obtain clearance. RWH provision be made on maximum rain fall intensity (40 mm.) and adequate no. of pits be provided.
- 8) Captive Solid Waste Management facilities shall be developed to the waste generated out of the township including bio-medical, municipal solid and e wastes.
- 9) A compliance report to the earlier environmental clearance issued to the project proponents shall be submitted within one month.
- 10) No ground water shall be abstracted without proper permission of competent Authority.
- 11) 2% of total profit incurred by the project proponents from this project should be utilized for Social, Corporate and Environmental responsibility and report should be submitted.

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. 0. 1533(E) dated 14.9.2006 and send regular compliance reports to the authority as prescribed in the aforesaid notification.

(Dr. C.S. Bhatt)

Member Secretary, SEIAA

Copy for necessary action to:

1. The Principal Secretary, Environment, U.P. Govt., Lucknow.
2. Dr. Nalini Bhatt, Advisor, Ministry of Environment & Forests, Govt. of India, Paryavaran Bhavan, 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.

(Dr. Yashpal Singh)

Secretary, SEAC &

Director, Environment Directorate, Govt. of U.P

11/6/23, 11:03 AM

Welcome to Environment



# PARIVESH परिवेश

State Environment Impact Assessment  
Authority  
Uttar Pradesh

Pro Active and Responsive facilitation by Interactive, Virtuous and Environmental

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1	<b>Proposal No</b> : SIA/UP/INFRA2/449008/2023 <b>File No</b> : 8384 <b>Proposal Name</b> : Environment Clearance of Hi-tech township, Sushant Golf City, Sultanpur Road, Lucknow, Uttar Pradesh by Ansal Properties & Infrastructure Limited.	<b>State</b> : UTTAR PRADESH <b>District</b> : -1 <b>Tehsil</b> : -1	<b>Date of Submission</b> : Oct 25 2023	INFRA-2	BINAY TIWARI	Under examination of SEAC	
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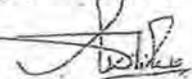
For any Technical support, Please Contact: EPCOIC, NIC, New Delhi, monitoring-forest@nic.in

to

(132)

ND HTTM: MK SA (ENBDD) 11/11/07

For information of ED [0] Lckn

  
 8/6/7
BY SPEED POST

No. 21-549/2006-IA.III  
 Government of India  
 Ministry of Environment & Forests  
 (IA Division)

Paryavaran Bhawan  
 CGO Complex, Lodi Road  
 New Delhi-110 003  
 Dated: June 6, 2007

To ..

✓ Shri Vinod Tiku, President (Projects)  
 M/s. Ansal Properties & Infrastructure Ltd.  
 115, Ansal Bhawan,  
 16, Kasturba Gandhi Marg,  
 New Delhi-110001.

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Subject: Environmental clearance for proposed High Tech City near Lucknow City, U.P.

Sir,  
 I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 1994. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz., the Questionnaire, EIA, EMP and the additional clarifications furnished in response to the observations of the Additional Expert Appraisal Committee (EAC) constituted by the competent authority in its twelfth meetings held on March 12-13, 2007.

2. It is interalia, noted that M/s. Ansal Properties & Infrastructure Ltd. is proposing to construct a High Tech City near Lucknow City in Uttar Pradesh. The proposal is for plotted development of the High Tech City in a total plot area of 1967.755 Acres (78,71,020 sq.m). The residential area will be planned in 908.268 acre (36,33,072 sq.m); The commercial area will be planned in 140.168 acre (5,60,672 sq.m); The proposed high tech city will accommodate 1,55,000 people. The high tech city will provide educational facilities from nursery school to College. In addition, the township will also provide health facilities, parks, playgrounds, convenient shopping centers, bank, post office and other facilities. The project proponent will provide internal roads, water supply pipe lines, sewer lines and electricity lines etc. The built up area of the High Tech City will be limited to maximum permitted by local development authority for plotted development. Total water requirement is 62,325 m3/d and sewage generation is about 48,250 m3/d. The sewage generated from the high tech city will be treated in a sewage treatment plant located near Gajaria drain flowing along south east periphery of the project area. Approximately 43.68 t/day solid waste will be generated by the high tech city. The inert and

dumpsites for such material must be secured so that they should not leach into the ground water.

- X. Under the provisions of Environment (Protection) Act 1986, legal action shall be initiated against the project proponent if it was found that construction of the project had started without obtaining environmental clearance.

## II. Operation Phase

- i. A sewage treatment plant of adequate capacity shall be installed. It should be certified by experts for adequacy and efficiency. A detailed report from independent expert shall be sent to the Ministry before commissioning the plant.
- ii. The solid waste generated should be properly collected & segregated for composting and before disposal to the City Municipal Facility.
- iii. Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Uttar Pradesh Pollution Control Board.
- iv. Diesel generator sets if proposed, as back up power for common area illumination should be of enclosed type and conform to E(P)A Rules prescribed for air and noise emission standards as per CPCB guidelines. Exhausts should be discharged by stack raised to 4 meters above the rooftop.
- v. The green belt design along the periphery of the township shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential area land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
- vi. Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
- vii. Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating.
- viii. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be prevented. Parking should be fully internalized and no public space should be utilized.
- ix. 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 & technology, R & U Factors etc and submit to the Ministry in three months time.

## PART - B: GENERAL CONDITIONS

- i) The environmental safeguards contained in the EMP report should be implemented in letter and spirit.
- ii) Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.
- iii) All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits.

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non biodegradable waste will be transported to designated land fill site whereas biocomposting of biodegradable waste will be carried out.

3. The EIA report submitted along with the application predict that there will be negligible impact on air quality during construction phase. However, during operation phase no major impact has been predicted. There will be minor negative impact on water quality of the receiving water body during construction as well as operation phase. There will be positive impact on land use pattern due to landscaping and greenbelt development. Plantation of trees and development of recreational area, surrounding area will have positive impact on overall land use.

4. The Expert Committee after due considerations of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have recommended environmental clearance to the project. Accordingly, the Ministry hereby accords necessary environmental clearance for the project as per the provisions of Environmental Impact Assessment Notification 2006 and general conditions mentioned below:

#### PART A: SPECIFIC CONDITIONS

##### I. Construction Phase

- I. Necessary approval of the State Forests Department shall be obtained before commencing construction of the project. Reserve forest, if any, shall not be utilized for the development of high tech city.
- II. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- III. A First Aid Room will be provided in the project both during construction and operation of the project.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- VI. Disposal of Muck, including excavated material during construction phase should not create any adverse effects on neighboring communities and should be disposed off necessary precautions for general safety and health aspects.
- VII. The diesel generator sets to be used during construction phase should be enclosed type and should conform to E(P)A Rules prescribed for air and noise emission standards.
- VIII. Ambient noise levels should conform to residential area standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- IX. Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses and the

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iv) Six monthly monitoring reports should be submitted to the Ministry and its Regional Office at Lucknow.

5. Officials from the Regional Office of MOEF, Lucknow who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Lucknow.

6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980, Wildlife Act 1972 etc. shall be obtained, as applicable by project proponents from the competent authorities.

9. A copy of the environmental clearance letter would be marked to the local NGO(s), if any, for their information.

10. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Uttar Pradesh Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.envfor.nic.in>. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Lucknow.

11. 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 and the Public Liability (Insurance) Act, 1991.

12. The project authority will enter in to MOU with all buyers of the property, flats/shops etc. to ensure operation and maintenance of the common assets handed over to the society formed by the residents/owners of the buildings located in the high tech city.

*K.C. Rathore*

(K.C. Rathore)

Additional Director (IA)

Tele: 2436 0789

[rathore27@yahoo.com](mailto:rathore27@yahoo.com)

IN.  
ASHTA

16/10/07

Copy to: -

1. The Secretary, Department of Environment, Government of Uttar Pradesh, Lucknow, U.P.
2. The Member Secretary, U.P. Pollution Control Board, Pickup Bhawan, Lucknow.
3. The CCF, Regional Office, Ministry of Environment & Forests, Lucknow.
4. IA - Division, MOEF, New Delhi - 110001.
5. Guard file.

(K.C.Rathore)  
Additional Director (IA)

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## State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Dr. Bhanu Rao Ambedkar Paryavaran Parikar

Vineet Khand-1, Gomti Nagar, Lucknow-226010

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

E-mail : up.seiaa@yahoo.com

Date: 09/05/2011

Ref. No. 1322 / Paryv/SEAC/621/2011/TA(I)

To,

Mr. Vinod Tikku,  
C.O.O. Project,  
M/S Ansal Properties & Infrastructure Ltd.,  
30th Floor, Nairang House,  
KGS Marg, New Delhi-110002

Sub: Environmental Clearance for Sushant Golf City, Hitech Township and its extension in Village Barauna, Madarnau, Nizampur, Majhiawan, Hasnpur, Sanai Kanhara and Pohar Nagar Tikaria, Lucknow. M/s Ansal Properties & Infrastructure Ltd.

Dear Sir,

Please refer to your letter dated 7/12/2010 addressed to The Director and Secretary, SEAC, U.P. Directorate of Environment, Govt of U.P. Dr. Bhanu Rao Ambedkar Paryavaran Parikar, Vineet Khand-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: The Committee was given to understand that:

1. Environmental Clearance is sought for Township Project of Sushant Golf City, Hitech Township and its extension in Village Barauna, Madarnau, Nizampur, Majhiawan, Hasnpur, Sanai Kanhara and Pohar Nagar Tikaria, Lucknow. M/s Ansal Properties & Infrastructure Ltd.
2. The existing plot area of the project is 1976.77 Acres and dwelling units are 13680.
3. Environmental Clearance is sought only for the proposed expansion area of 1755.0 Acres or (714.295Ha) and built up area 70,33,797.52 sq.mt.
4. The proposal is covered under category 8b of the EIA notification dated 14/9/2006 and the amendments thereof.
5. The proposed project having residential, commercial, industrial, educational and hospital facilities.
6. The project consist 29469 nos. of dwelling unit, and estimated population 293016 nos.
7. Green area proposed is 2373825.91 sq.mt. and exclusive green cover is 1079676.11 sq.mt (266.68 acres)
8. Plantation of trees on both sides of all roads is required for noise attenuation.
9. The total water requirement for the project is 28.15 MLD and the flush water requirement 22.975 MLD will be met from ground water (20 tube wells).
10. 18.40 MLD waste water is expected to be generated and it will be treated in STP of 18.5 MLD capacity, out of which 14.80 MLD treated water will be reused in flushing/cooling/irrigation.
11. Roads will be constructed into three level hierarchy i.e. Category I- Arterial Roads (Having 15m and 30m right of way), Category II- Sub-Arterial Roads (Having road network at the periphery of the township with right of way of 24m), Category III- Local Distributor Roads (Having 18m, 12m and 9m right of way).
12. Total power requirement is 440MW. The backup power supply for essential services through 6 nos of DG sets (4nos. x150 KVA, 1nosx100 KVA & 1nosx 700KVA) are proposed.
13. For RWH 30nos. of pits are proposed for 10249.23 m<sup>3</sup>/hr run-off.
14. Approx 219.76 MT/day of solid waste will be generated during operation phase. It will be collected and segregated into biodegradable, recyclable and others fractions and disposed off as per MSW Rules, 2000.
15. The total proposed parking for the project is 38619 ECS for commercial and residential purposes.

Based on the recommendations of the State Level Expert Appraisal Committee (64<sup>th</sup> Meeting held on dated 21/04/2011) on the above said project. The State Level Environment Impact Assessment Authority (35<sup>th</sup> meeting held on 05/05/2011) has decided to grant the Environmental Clearance to the project subject to the effective implementation of the following conditions:

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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 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. 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 rainwater 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 GI-Guide/IGBC, shall be studied and followed as far as possible.

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E.C. for the Suburb Goll City, Jilchit Township and its exit to Vill. Baruna, Madamulla, Nandur, Mahitawan, Dasapur, Saral, Kanbara and Potal, etc. to area, etc.

25. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code, 2016 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, recycled 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 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. 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 & T factors 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 lies within 100 km of Thermal Power Station).
36. 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.
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 of
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 non (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.

E.C. for the Sustain Golf City, Bhubaneswar Township and its area in VIL, Bhubaneswar, Odisha in Mallikarjun, Hiranpur, Simal Kanhari and Pahal Nagar, District, Cuttack

48. 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.
  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 during 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.
- b. Specific Conditions:**
- 1) In addition to 18% green cover as proposed, a 10 Mt. wide green belt shall be provided within the boundary of the township consisting of indigenous trees of diverse varieties as per CPCB guidelines.

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E.C. for the Kushnari Golf City, Hitech Township and its extent in Vill. Barains, Masbarain, Nizampur, Mallinagar, Hasnagar, Sahni Kumbhari and Pabar Haveli, Lucknow

- 2) Inhabitants of villages included in the project site will not be displaced but the infrastructure facilities to be endorsed to them.
- 3) No internal roads should be less than 09 Mt. wide.
- 4) All the ponds covered in the project area shall be adopted by the project proponents and suitably rejuvenated. Wherever a particular area is marked as a pond in the revenue records. It should be suitably recorded into a pond. A list of water bodies within the project boundaries along with khasra khatunnai shall be provided in 3 month.
- 5) No buildings except those required for infrastructure shall be constructed. Individual projects such as growth housing construction project, hospital etc. will have to separately apply environmental clearance as per rules.
- 6) Stack height provision should be revised based on combined D.G sets capacity (1100 KYA) as per CPCB guidelines.
- 7) Rain water harvesting facilities will have to be provided by project proponents for general areas. For non residential roof top harvesting, the individual developers shall obtain clearance. RWD provision be made on maximum rain fall intensity (40 mm.) and adequate no. of pits be provided.
- 8) Captive Solid Waste Management facilities shall be developed to the waste generated out of the township including bio-medical, municipal solid and e wastes.
- 9) A compliance report to the earlier environmental clearance issued to the project proponents shall be submitted within one month.
- 10) No ground water shall be abstracted without proper permission of competent Authority.
- 11) 2% of total profit incurred by the project proponents from this project should be utilized for Social, Corporate and Environmental responsibility and report should be submitted.

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. Bhatt)

Member Secretary, SEAC

Copy for necessary action to:

1. The Principal Secretary, Environment, U.P. Govt., Lucknow.
2. Dr. Nalin Bhatt, Advisor, Ministry of Environment & Forests, Govt. of India, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
3. Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-II, Aligarh, Lucknow.
4. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.

(Dr. Yashpal Singh)

Secretary, SEAC

Director, Environment Directorate, Govt. of U.P.

## लखनऊ विकास प्राधिकरण, लखनऊ।

<p>प्रेषक, अधिसासी अभियन्ता, (हा०/इंटी० सेल) लखनऊ विकास प्राधिकरण, गोमती नगर, लखनऊ। संख्या: 3439/EE/HTIG/2023 दिनांक: 06/11/2023</p>	<p>सेवा में, मेसर्स अंसल प्रापर्टीज एण्ड इन्फ्रा० लि० द्वितीय तल, शॉपिंग स्क्वायर-2, सेक्टर-डी, सुशान्त गोलफ सिटी, सुल्तानपुर रोड, लखनऊ-226030</p>
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**विषय:-** उ०प्र० शासन की हाईटेक टाउनशिप नीति के अधीन चयनित विकासकर्ता मेसर्स अंसल प्रापर्टीज एण्ड इन्फ्रा० लि० द्वारा प्रस्तुत डी०पी०आर० के निर्गत के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक प्राधिकरण बोर्ड की 173वीं बैठक दिनांक 09.05.2022 की मद संख्या-12 एवं 175वीं बोर्ड बैठक दिनांक 27.09.2022 के मद संख्या-2 के विषय संख्या-12 पर प्रदत्त अनुमोदन एवं उपाध्यक्ष महोदय की स्वीकृति दिनांक 20.10.2022 के अनुपालन में डी०पी०आर० पत्र के साथ संलग्न कर प्रेषित है। हाईटेक टाउनशिप नीति के अनुसार प्रश्नगत डी०पी०आर० से विक्रय एवं विकास के अधिकार प्राप्त नहीं होंगे।

संलग्नक: उपरोक्तानुसार।

भवदीय,

  
 06.10.23  
 अधिसासी अभियन्ता,  
 (हा०/इंटी० सेल)

Welcome to chairman and members  
**STATE EXPERT APPRAISAL  
COMMITTEE - 02, UP  
(SEAC -2)**

**Presentation for grant of  
TERMS OF REFERENCE**

For

Proposed Hi-tech township.

At

Sushant Golf City, Sultanpur Road,  
Lucknow, Uttar Pradesh

Category – B , Activity- 8(b)

**Environment Consultant**



**Servicing Environment & Development**  
Lucknow-226024, UP  
Certificate No. NABET/EIA/2124/RA 0224  
Valid up to May 01, 2024

**File No : 8384**

**S. No. 02**

**808<sup>th</sup> SEAC-2 Meeting Date : 09-11-2023**

**Project proponent**

**M/s Ansal Properties &  
Infrastructure Limited**

Registered Office: 115, Ansal Bhawan, 16,  
Kasturba Gandhi Marg, New Delhi – 110001

First Environment Clearance was issued to M/s Ansal Properties & Infrastructure Limited from MoEF&CC vide no. 21-549/2006-IA.III dated 06-06-2007

Total Plot Area: 1967.755 Acres

In continuation Environment Clearance was issued to M/s Ansal Properties & Infrastructure Limited from SEIAA, UP vide ref no. 1323/Parya/SEAC/621/2011/TA(J) dated 09-06-2011

Existing Plot Area: 1967.755 Acre  
Expansion Plot Area: 1765.0 Acres  
Total Area: 3732.755 Acres

Environment Clearance was expired in year 2018

Layout was also expired in year March 2017

Now, new DPR duly approved by the State Govt under the Hi-tech Township Policy of Uttar Pradesh Govt vide letter no 3432/EE/HTIG/2023 dated 06-04-2023

Now, ToR application has been submitted on 25-10-2023 under Cat B, item 8(b)

Total Plot Area: 4655.18 Acres

## Background of M/s Ansal properties and Infrastructure Limited – Promoters of the company

3

- ❑ Hi-tech city near Lucknow city UP was proposed by M/s Ansal properties and Infrastructure Limited near Lucknow city on 4655.18 acres. The developed land area is 4655.18 acres and Net planning area for development 4237.86 acre.
- ❑ The land use of the proposed project is for Hi-tech Township as per the Master Plan 2031 of Lucknow Development Authority. Hence, no permanent or temporary change in land use is envisaged.

### Chronology for TOR Application

S. No.	Particulars	Date
1.	Application submitted for grant of TOR	25-10-2023 Proposal Number: SIA/UP/IND1/449008/2023
2.	Accepted By SEIAA vide File No.	8384
3.	Consideration in Agenda	Agenda for 808th SEAC-2 Meeting, Dated: 09-11-2023

IND HTTN: MK SA (ENVD) ...

For information of ED [2] Lucknow  
BY SPEED POST  
8/6/7

No. 21-549/2006-IA.III  
Government of India  
Ministry of Environment & Forests  
(IA Division)

Paryavaran Bhawan  
CGO Complex, Lodhi Road  
New Delhi-110 003  
Dated: June 6, 2007

To

Shri Vinod Tiku, President (Projects)  
M/s. Ansal Properties & Infrastructure Ltd.  
115, Ansal Bhawan,  
16, Kasturba Gandhi Marg,  
New Delhi-110001.

\*\*\*

Subject: Environmental clearance for proposed High Tech City near Lucknow City, U.P.

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 1994. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz., the Questionnaire, EIA, EMP and the additional clarifications furnished in response to the observations of the Additional Expert Appraisal Committee (EAC) constituted by the competent authority in its twelfth meetings held on March 12-13, 2007.

2. It is interalia, noted that M/s. Ansal Properties & Infrastructure Ltd. is proposing to construct a High Tech City near Lucknow City in Uttar Pradesh. This proposal is for plotted development of the High Tech City in a total plot area of 1967.755 Acres (78,71,020 sq.m). The residential area will be planned in 908.268 acre (36,33,072 sq.m). The commercial area will be planned in 140.166 acre (560,672 sq.m). The proposed development will accommodate 1,55,000 people. The high tech city will provide educational facilities from nursery school to College. In addition, the township will also provide health facilities, parks, playgrounds, convenient shopping centers, bank, post office and other facilities. The project proponent will provide internal roads, water supply pipe lines, sewer lines and electricity lines etc. The built up area of the High Tech City will be limited to maximum permitted by local development authority for plotted development. Total water requirement is 62,325 m3/d and sewage generation is about 48,250 m3/d. The sewage generated from the high tech city will be treated in a sewage treatment plant located near Gajaria drain flowing along south east periphery of the project area. Approximately 43.68 t/day solid waste will be generated by the high tech city. The inert and

iv) Six monthly monitoring reports should be submitted to the Ministry and its Regional Office at Lucknow.

5. Officials from the Regional Office of MOEF, Lucknow who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Lucknow.

6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest (Conservation) Act, 1980, Wildlife Act 1972 etc. shall be obtained, as applicable by project proponents from the competent authorities.

9. A copy of the environmental clearance letter would be marked to the local NGO(s), if any, for their information.

IN  
MEHTA  
8/6/7

10. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Uttar Pradesh Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.envfor.nic.in>. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Lucknow.

11. 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 and the Public Liability (Insurance) Act, 1991.

12. The project authority will enter in to MOU with all buyers of the property, flats/shops etc. to ensure operation and maintenance of the common assets handed over to the society formed by the residents/owners of the buildings located in the high tech city.

(K.C.Rathore)  
Additional Director (IA)  
Tele: 2436 0789  
rathore27@yahoo.com

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Ministry of Environment, Govt. of U.P., Dr. B.R. Ambedkar Park, Sector-1, Gomti Nagar, Lucknow-226010

Ref. No. 1323/Env/SEAC/61/2011/IAI

Date: 09/05/2011

To,

Mr. Vinod Tiku, C.O.O. Project, M/S Ansal Properties & Infrastructure Ltd., 801-802 Floor, Noida House, 60-61, Market, Noida-201301

Sub: Environmental Clearance for Subant city, Hitech Township and its extension in Village Barabna, Madhinau, Niramau, Mahrawan, Hunnab, Sarai Kankara and Pahar Nagar Tikaria, Lucknow. M/S Ansal Properties & Infrastructure Ltd.

Dear Sir,

Please refer to your letter dated 7/13/2010 submitted to the Director and Secretary, SEAC, U.P. Directorate of Environment, Govt. of U.P. Dr. B.R. Ambedkar Park, Sector-1, Vinod Khand-3, Gomti Nagar, Lucknow on the subject above. The State Level Expert Appraisal Committee has considered the case and has been given its understanding that the Committee was given to understand that:

1. Environmental Clearance is sought for Township Project of Subant city, Hitech Township and its extension in Village Barabna, Madhinau, Niramau, Mahrawan, Hunnab, Sarai Kankara and Pahar Nagar Tikaria, Lucknow. M/S Ansal Properties & Infrastructure Ltd.
2. The existing clearance of the project is 197672 Acres and dwelling units are 19800.
3. Environmental Clearance is sought only for the proposed expansion area of 1765.0 Acres or (714.295Ha) and built-up area 70,33,797.53 sq.mt.
4. The proposal is covered under category Bb of the EIA Notification dated 27/9/2006 and the amendments thereof.
5. The proposed project having residential, commercial, industrial, educational and hospital facilities.
6. The project consist 29469 nos. of dwelling unit and estimated population 106798016 nos.
7. Green area proposed is 2373825.92 sq.mt. and exclusive rain cover is 107997641 sq.mt (286.68 acres)
8. Plantation of trees on both sides of all roads is required for noise attenuation.
9. The total water requirement for the project is 2.11 MLD and the total water requirement 22.975 MLD will be met from ground water (20 tube wells).
10. 18.40 MLD waste water is expected to be generated and it will be treated in a STP of 18.5 MLD capacity out of which 14.84 MLD treated water will be reused in building cooling/irrigation.
11. Roads will be constructed into three level hierarchy of extra city, Regional and having 45m and 30m right of way, Category II-Sub Arterial Roads (having road network at the periphery of the township with right of way 0-24m), Category III-Local Distributor Roads (having 18m, 12m and 9m right of way).
12. Total power requirement is 440MW. The backup power supply for essential services through 5 nos of DG sets (4 nos. x150 KVA, 1 nos x100 KVA & 1 nos x 700KVA) are proposed.
13. For RWH 30 nos. of pits are proposed for 10249.23 m3/hr run-off.
14. Approx 219.78 Mt/day of solid waste will be generated during operation phase. It will be collected and segregated into biodegradable, recyclable and others fractions and disposed off as per MSW Rules, 2000.
15. The total proposed parking for the project is 288186 for commercial and residential purposes.

Based on the recommendations of the State Level Expert Appraisal Committee (84th meeting held on dates 21/04/2011) on the above said project. The State Level Environment Impact Assessment Authority (35th meeting held on 05/05/2011) has decided to grant the Environmental Clearance to the project subject to the effective implementation of the following conditions:

As per the report and the EIA report submitted by the project proponent, the following conditions shall be observed during the construction and operation phase of the project.

- 2) Inhabitants of villages included in the project site will not be displaced but the infrastructure facilities to be endorsed to them.
- 3) No internal roads should be less than 09 Mt. wide.
- 4) All the ponds covered in the project area shall be adopted by the project proponents, and suitably rejuvenated. Wherever a particular area is marked as a pond in the revenue records, it should be suitably recorded into a pond. A list of water bodies within the project boundaries along with khasra khatunnal shall be provided in 3 month.
- 5) All the roads proposed for infrastructure shall be constructed. Individual project unit, apartment housing, construction, project hospital etc. shall have to separately apply environmental clearance as per the conditions specified in the Environmental Clearance.
- 6) Stack height provided should be revised based on combined D.G. yield capacity (1100 KVA) as per CPCB guidelines.
- 7) Rain water harvesting facilities will have to be provided by project proponents for general areas for non residential plot. In the residential plot, the maximum rain water harvesting AWH provision be made on maximum rate (at least 100 mm) and adequate no. of pits be provided.
- 8) Captive Solid Waste Management facilities shall be developed to the waste generated out of the township including bio-medical, municipal solid and e-wastes.
- 9) A compliance report to the earlier environmental clearance issued to the project proponents shall be submitted within one month.
- 10) No ground water shall be abstracted without proper permission of competent Authority.
- 11) 2% of total profit incurred by the project proponents from this project should be utilized for Social, Corporate and Environmental responsibility and report should be submitted.

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 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. Bhatt) Member Secretary, SEAC

Copy for necessary action to:

1. The Principal Secretary, Environment, U.P. Govt., Lucknow
2. Dr. Nalini Bhatt, Advisor, Ministry of Environment & Forests, Govt. of India, Pariyaran Bhavan, C.O. Complex, Lodhi Road, New Delhi.
3. Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-11 Aliganj, Lucknow.
4. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.

(Dr. Yashpal Singh) Secretary, SEAC

Director, Environment Directorate, Govt. of U.P.

S. No	Particulars	Detail
1	Name of project	Environment Clearance of Hi-tech township, Sushant Golf City, Sultanpur Road, Lucknow, Uttar Pradesh by Ansal Properties & Infrastructure Limited
2	Existing Capacity/Area	New Project, EC was granted to the project on 09-06-2011 for area 1765.0 acre which was expired
3	Item No. as per schedule to EIA Notification, 2006	8(b) Townships/ Area Development Projects
4	Name of the pp	Ansal Properties & Infrastructure Limited through his authorized representative Mr. Binay Tiwari
5	Cost of the Project	4504.87 Crore
6	Total Township Area	4655.18 acres
7	DPR Approval	This is a Hi-tech Township duly approved by the State Govt under the Hi-tech Township Policy of Uttar Pradesh Govt approved vide letter no 3432/EE/HTIG/2023 dated 06-04-2023
8	Facility to be develop	The project proponent will develop the road network, Sewerages system, Drainage System, Water Supply System etc. for the entire project as per the approved DPR
		Individual project such as group housing/commercial/amenities etc will take a separate EC and CTE from the concern departments.
9	Water Requirement	80.0 MLD
10	Solid Waste Generation	183.50 MT/day

S. No	Particulars	Detail
1	Water Requirement	80.0 MLD
2	Fresh Water demand	42.50 MLD
3	Source of Water Supply	Ground Water and treated water from STP
4	Waste Water	47.50 MLD
5	Treatment Plan of Waste water	Sewage Treatment Plant at different location and different capacity
6	Rainwater recharge/Harvesting	76.5 Acres area for pond development
7	Power Demand	586 MVA
	Source of Power supply	UPPCL
8	Solid Waste Generation	183.50 MT/day
9	Organic Waste and Inorganic waste	91.5 MT/day each
10	Green Area and plantation	644.67 acres that is 16% of total development. Local and native species shall be planted.

## लखनऊ विकास प्राधिकरण, लखनऊ।

प्रेषक,	सेवा में
अधिसासी अभियन्ता, (हा10/इटी0 सेल) लखनऊ विकास प्राधिकरण, प्रभाती नगर, लखनऊ। संख्या 23/EE/HTIG/2023 दिनांक 06/11/2023	मेसर्स असल प्रापटीज एण्ड इन्फा0 लि0 द्वितीय तल, शांतिग स्थावर-2 सेक्टर-डी, सुशान्त गोकुल सिटी, सुल्तानपुर रोड, लखनऊ-226030
विषय:- उ0प0 शासन की हाईटेक टाउनशिप नीति के अधीन चयनित विकासकर्ता मेसर्स असल प्रापटीज एण्ड इन्फा0 लि0 द्वारा प्रस्तुत डी0पी0आर0 के निर्गत के सम्बन्ध में। महोदय,	

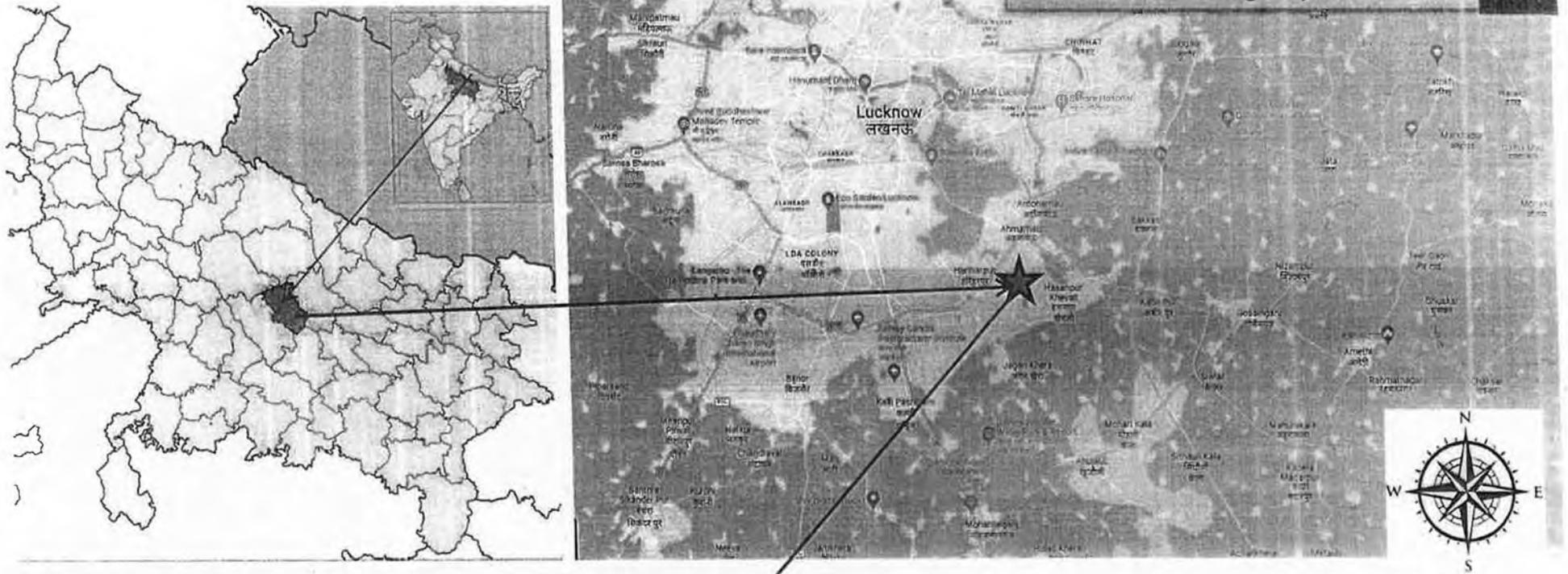
कृपया उपरोक्त विषयक प्राधिकरण बोर्ड की 173वीं बैठक दिनांक 09.05.2022 की मद संख्या-12 एवं 175वीं बोर्ड बैठक दिनांक 27.09.2022 के मद संख्या-2 के विषय संख्या-12 पर प्रदत्त अनुमोदन एवं उपाय्यक महोदय की स्वीकृति दिनांक 20.10.2022 के अनुपालन में डी0पी0आर0 पत्र के साथ संलग्न कर प्रेषित है। हाईटेक टाउनशिप नीति के अनुसार प्रस्तावित डी0पी0आर0 से विषय एवं विकास के अधिकार प्राप्त नहीं होंगे।  
संलग्नक: उपरोक्तानुसार।

भवदीय

*Kamdar*  
06/11/23  
अधिसासी अभियन्ता,  
(हा10/इटी0 सेल)

## Location of project site

9



Hi-tech township, Sushant Golf City,  
Sultanpur Road, Lucknow, Uttar  
Pradesh

by

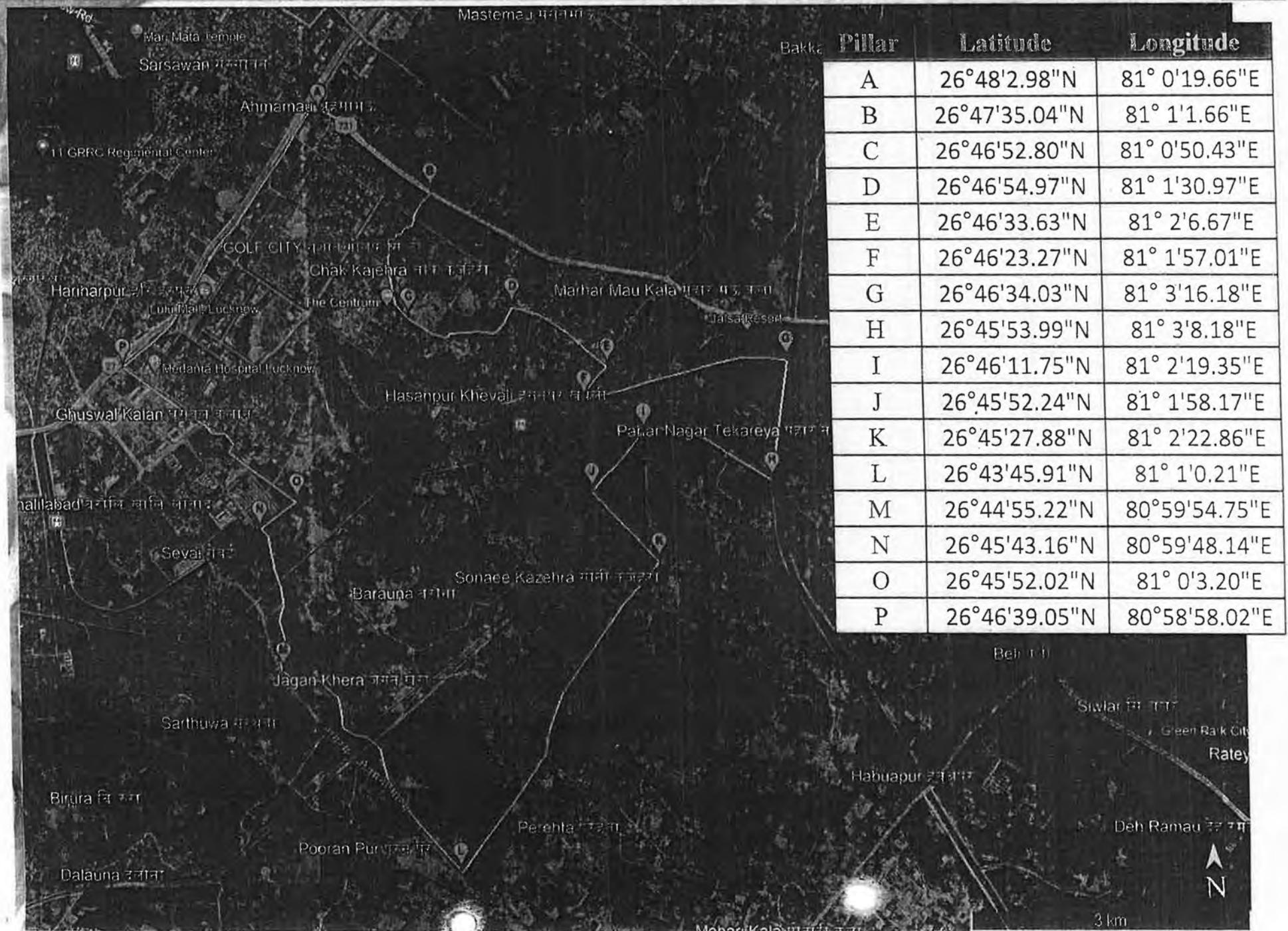
M/s Ansal Properties &  
Infrastructure Limited

$26^{\circ}45'38.70''N$   $81^{\circ}1'12.63''E$



## Project boundary Geo-coordinates

11

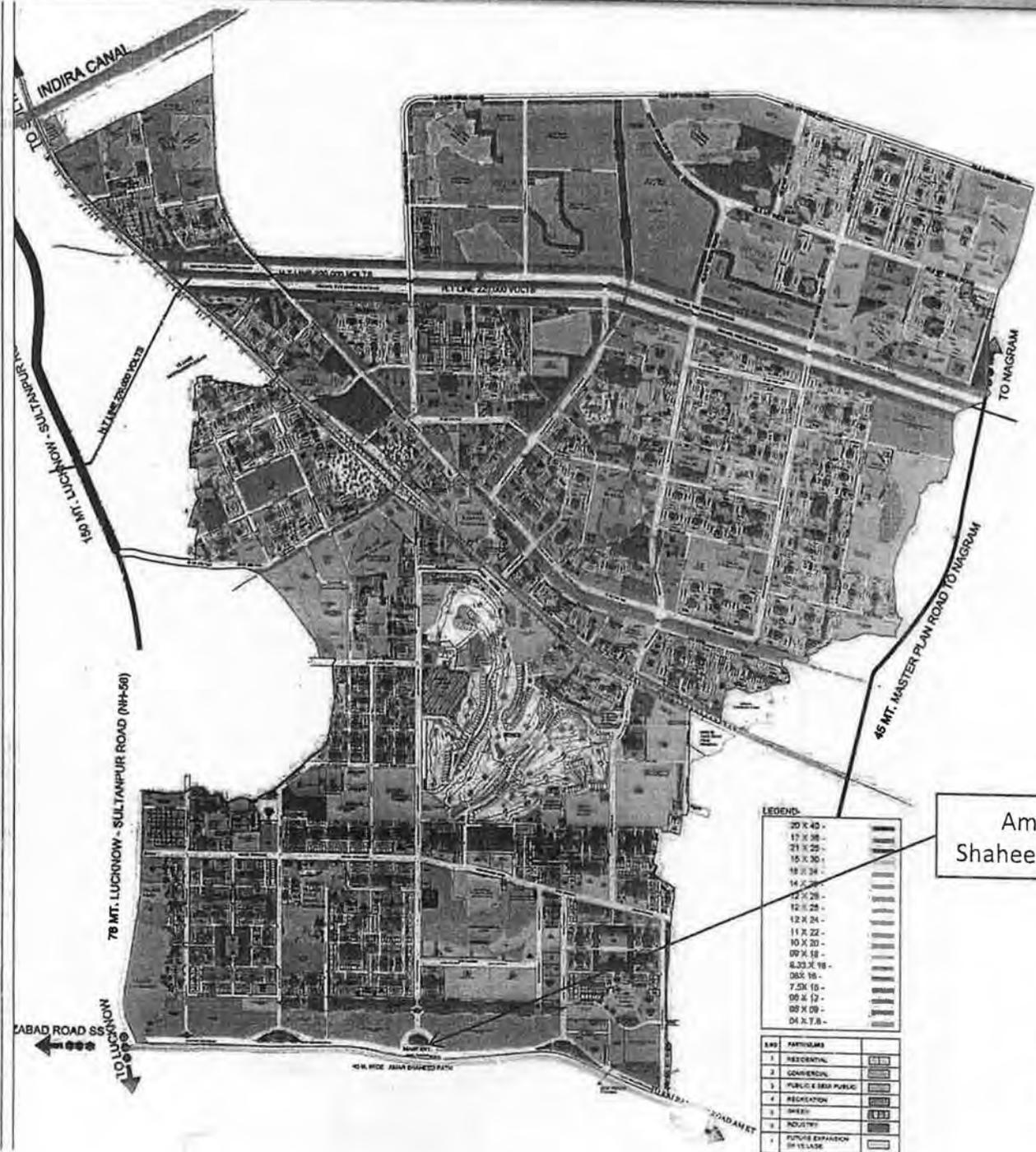




## Environmental Sensitivity of Proposed Project

13

Particulars	Details
Lat. and Long.	26°45'38.70"N 81° 1'12.63"E
Elevation	140-145 AMSL
Nearest Village Habitation	Kabirpur – 1.40 Km (E), Baliyakheda – 4.50 Km (E), Sarthua – 1.0 Km (SW)
Nearest Town & City	Lucknow
Nearest NH/SH	NH27: Adjacent to site (N), NH731: Adjacent to site (NE)
Nearest Railway station	Bakkas Railway station – In Project premises, Utraitia Junction – 1.76 Km (SW), Charbagh Railway – 8.30 Km (NW)
Nearest Airport	Chaudhary Charan Singh International Airport -International airport – 7.30 Km (W)
National Parks, Reserved Forests (RF)/ Protected Forests (PF), Wildlife Sanctuaries, Biosphere Reserves, Tiger/ Elephant Reserves, Wildlife Corridors etc. within 10 km radius	None in 10 Km radius
River / Water Body (within 10 km radius)	Indra Canal - Adjacent to site (E) Gomti River – 1.60 Km (N)
School/Place of Worship	ISKCON Temple, Sri Sri Radha Raman Bihari Ji Mandir, Lucknow – In Ansal premises
Seismic Zone	Zone-III of MM scale
Toposheet No	



All Internal Road  
24 Meter,  
45 Meter,

S.NO	PARTICULARS	
1	RESIDENTIAL	[Pattern]
2	COMMERCIAL	[Pattern]
3	PUBLIC & SEMI PUBLIC	[Pattern]
4	RECREATION	[Pattern]
5	GREEN	[Pattern]
6	INDUSTRY	[Pattern]
7	FUTURE EXPANSION OF VILLAGE	[Pattern]

LEGEND

20 X 40 -
17 X 38 -
21 X 25 -
15 X 30 -
18 X 24 -
14 X 24 -
12 X 28 -
12 X 25 -
12 X 24 -
11 X 22 -
10 X 20 -
09 X 18 -
8.33 X 18 -
08 X 18 -
7.5 X 15 -
08 X 12 -
08 X 09 -
04 X T.B -

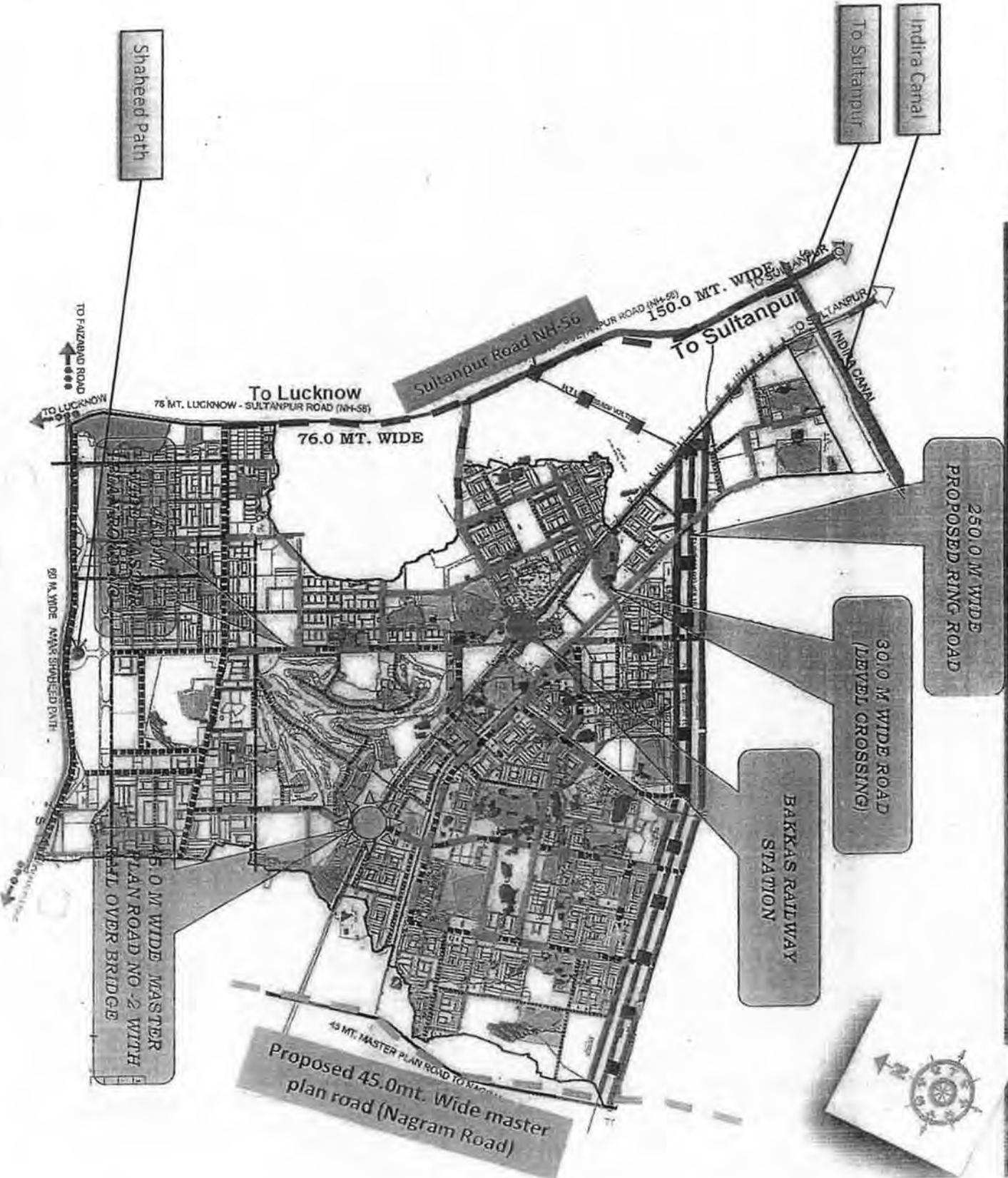
Amar  
Shaheed Path



S.NO	PARTICULARS	
1	RESIDENTIAL	[Pattern]
2	COMMERCIAL	[Pattern]
3	PUBLIC & SEMI PUBLIC	[Pattern]
4	RECREATION	[Pattern]
5	GREEN	[Pattern]
6	INDUSTRY	[Pattern]
7	FUTURE EXPANSION OF VILLAGE	[Pattern]

हार्डटेक टाउनशिप "सुशान्त गोलक सिटी" के अन्तर्गत  
प्रोजेक्ट सीमा में निहित गाँव

क्र.सं.	ग्राम का नाम
1	निजामपुर मझिगंवा
2	बरौना
3	दाऊदनगर
4	सोनई कंजेहरा
5	परेहटा
6	पहाड़नगर टिकरिया
7	सिकन्दरपुर अमोलिया
8	अहमामऊ
9	देवामऊ
10	हरिहरपुर
11	मुजफ्फरनगर घुसवल
12	घुसुफनगर उर्फ बगियामऊ
13	हसनपुर खेवली
14	माढरमऊ कर्ली



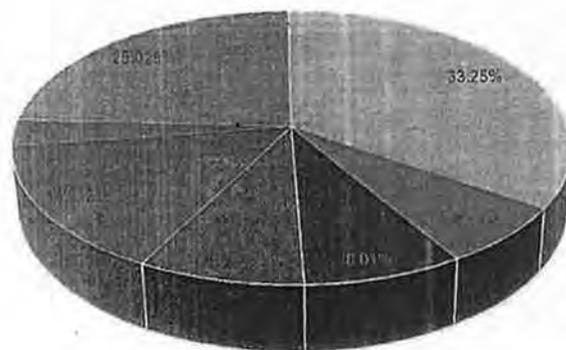
## Land Details and Land Use Distribution of Hi-Tech Township

17

LAND DETAILS	
DESCRIPTION	TOTAL
	AREA IN ACRE
PROJECT BOUNDARY AREA OF TOWNSHIP	5625.035
DEDUCTIONS	
ABADI AREA, POND AREA, CREMATION LAND, GOVT. LAND, ORCHARDS, SCHOOL, PANCHAYAT BHAWAN, DEVSTHAN, HOLIKA, CANAL/NALA ETC.	969.855
<b>SUB TOTAL [ A ]</b>	<b>969.855</b>
PROJECT AREA OF TOWNSHIP	4655.18
AREA OF MASTER PLAN ROADS	353.950
MASTER PLAN COMMERCIAL	63.370
PROJECT AREA AVAILABLE FOR DEVELOPMENT	3921.86

REVISED LAND USE DISTRIBUTION Hi -Tech Township LUCKNOW					
S.NO	Particulars	% DISTRIBUTION AS PER HI-TECH POLICY	LAND USE		% age
			in Sq-Mt	In Acre	
1	PLOTTED		3964073.90	979.27	23.110
	GROUP HOUSING		1537634.31	379.85	8.960
	EWS/LIG		202106.11	49.93	1.180
	RESIDENTIAL	33 TO 38	5703814.32	1409.05	33.250
2	COMMERCIAL	6 TO 8	1243594.44	307.21	7.250
3	INDUSTRIAL	8 TO 10	1374539.47	339.56	8.010
4	PUBLIC SEMI PUBLIC	8 TO 10	1415422.75	349.56	8.250
5	GREEN		1521200.00	375.00	15.212
6	RECREATIONAL	3 TO 6	450000.00	112.10	3.000
7	ROADS	18 TO 20	4293337.09	1060.61	25.028
8	<i>Table</i> Total	100.00	17154837.04	4237.86	100.000

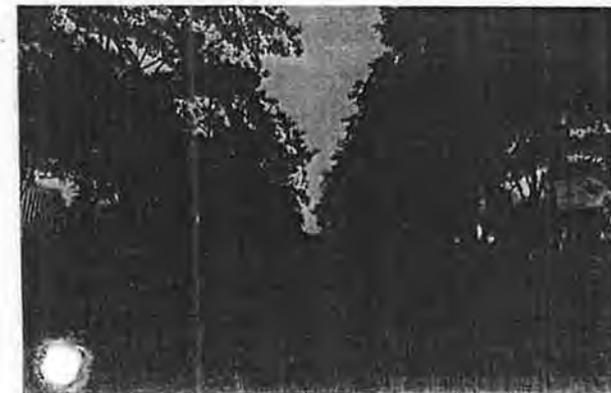
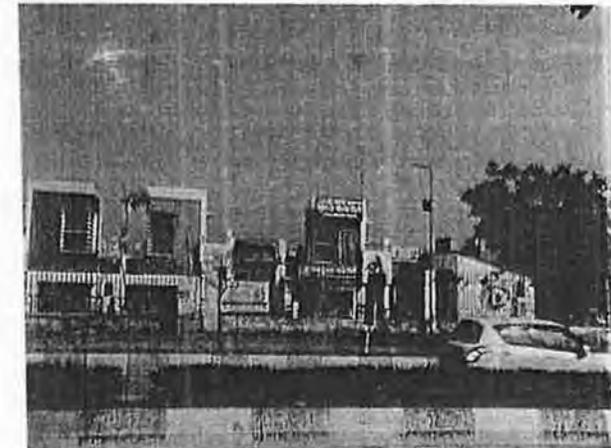
Land Use Distribution



- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC SEMI PUBLIC
- GREEN
- RECREATIONAL
- ROADS

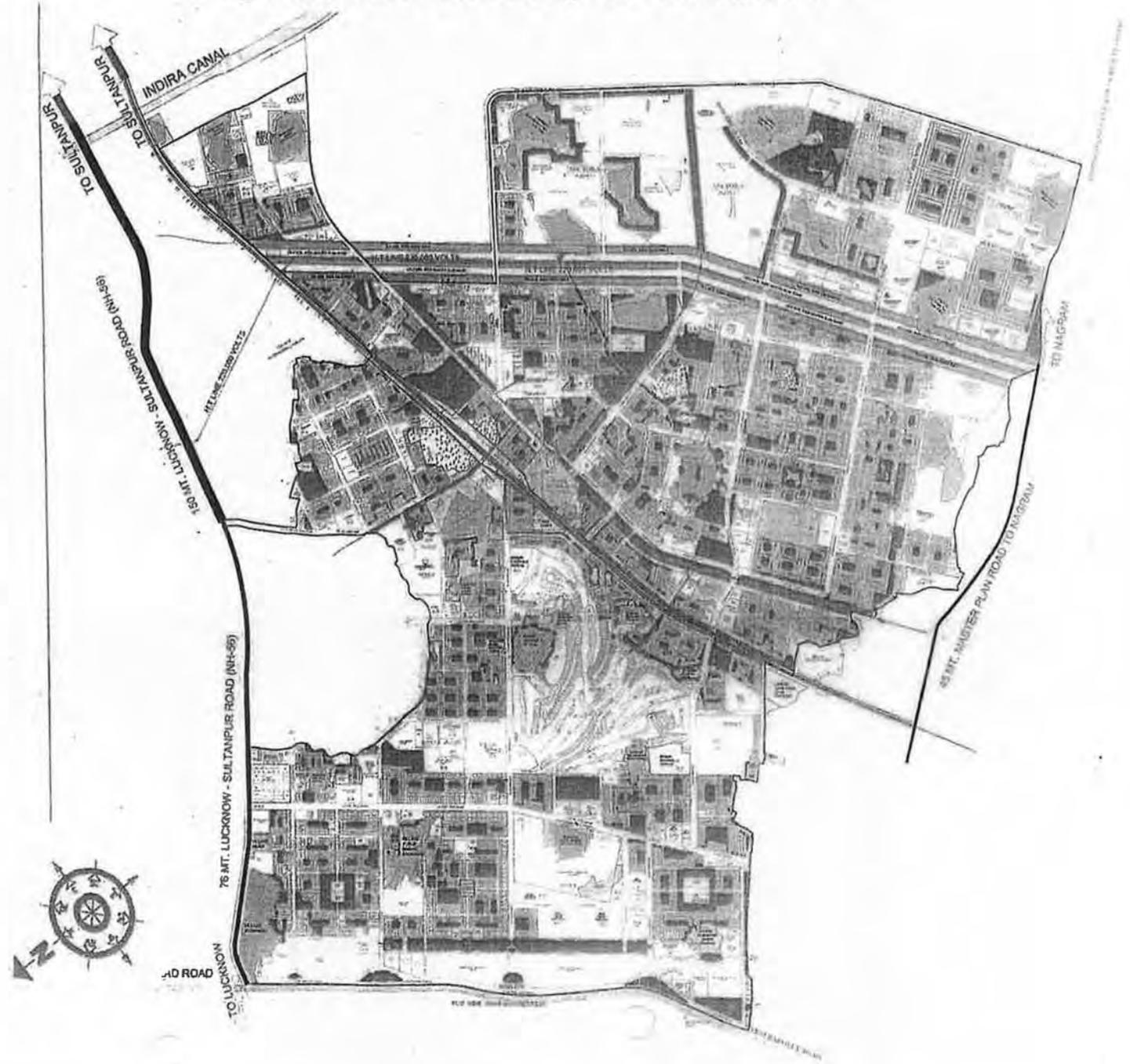
S. No.	Type of Land	Percentage
1	Residential	33.250
2	Commercial	7.250
3	Industrial (Non- Polluting)	8.010
4	Public and Semi Public	8.250
5	Green	15.212
6	Recreational	3.0
7	Road	25.028
	<b>Total</b>	<b>100</b>

Public / Semi-Public Facilities					
Sl. No.	Social Facilities	Threshold Population	Min. Area required per Unit	Required No.	Required Area in Sqm.
1	<b>Educational</b>				
	Anganwadi	5,000	250	84	21,000
	Nursery School	2,500	500	168	84,000
	Primary School	5,000	1,000	84	84,000
	Jr. High School/ High School	7,500	2,000	56	1,12,000
	Inter College	10,000	4,000	42	1,68,000
	Degree College/ PG College	1,00,000	5,000	4	20,000
2	<b>Medical Facility</b>				
	Health Center	15,000	800	28	22,400
	Child & Maternity Hospital	45,000	2,000	9	18,000
	100 Bedded Hospital	1,00,000	20,000	4	80,000
3	<b>Communication Facility</b>				
	Sub Post Office	10,000	100	42	4,200
	Telephone Exchange	1,00,000	4,000	4	16,000
	Police Station with residential facility	50,000	4,000	8	32,000
	Police Chowki with residential facility	15,000	1,500	28	42,000
	Fire Station	4,00,000	12,400	1	12,400
	Computerised Railway Reservation Counter	5,000	50	84	4,200
4	<b>Electric Substations</b>				
	11 KVA	15,000	500	28	14,000
	36 KVA	50,000	6,071	8	48,584
	220 KVA	500000	40,470	1	40,470
5	<b>Community Facilities</b>				
	Marriage Hall/ Community Center	25,000	1,500	17	25,500
	LPG/ Gas Godowns	50,000	1,000	8	8,000
6	<b>Other Facilities</b>				
	Garbage Collection Center	500	15	840	12,600
	Booth/ Kiosks (Informal)	500	7.5	840	6,300
	ATM cum Extension Counter	15,000	75	28	2,100
	<b>Total Area of PSP required</b>				<b>8,77,734</b>
	<b>Total Area of PSP provided</b>				<b>1415422.759</b>
7	<b>Sports Facilities</b>				
	Zonal Sports Center	1,00,000	80,000	4	3,20,000
	Neighbourhood Sports Center	15,000	15,000.0	28	4,20,000
	Residential Sports Center	5,000	5,000	84	4,20,000
8	<b>Recharging Ponds</b>				
	Recharging Ponds	@ 5% of 1529.93=	50 Acres		76.50 Acres



### Spatial Distribution Of Green Landuse

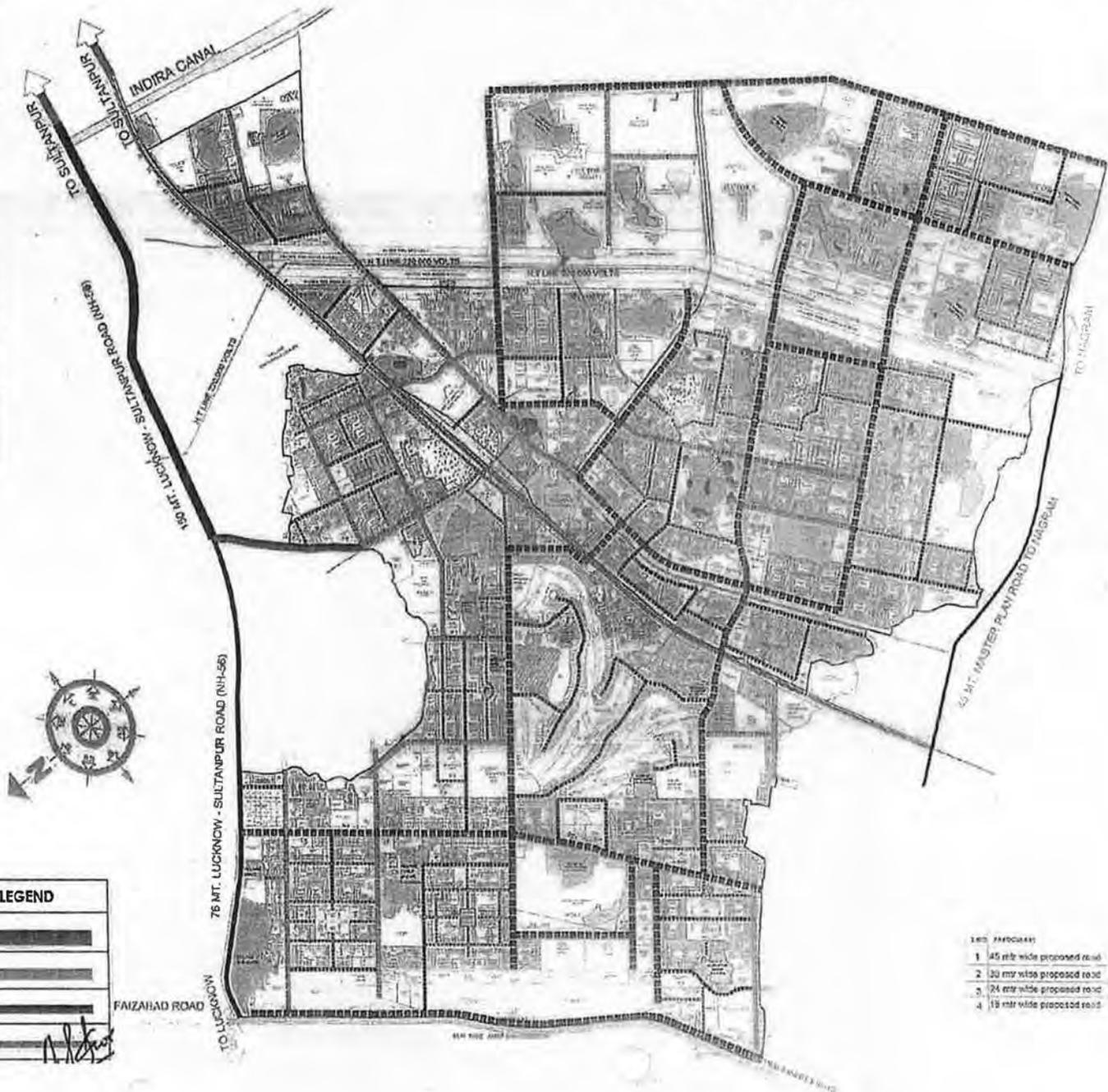
Total area which is earmarked for Green is 644.67 acres that is 16% of total development



Road Hierarchy

S. No	Group	Width (m)
A	Ring Roads	250
	Main Roads	45
	Arterial Roads	30
B	Principal	24
	Local Traffic Roads	18
C	Residential	12
	Residential (Park Facing)	9

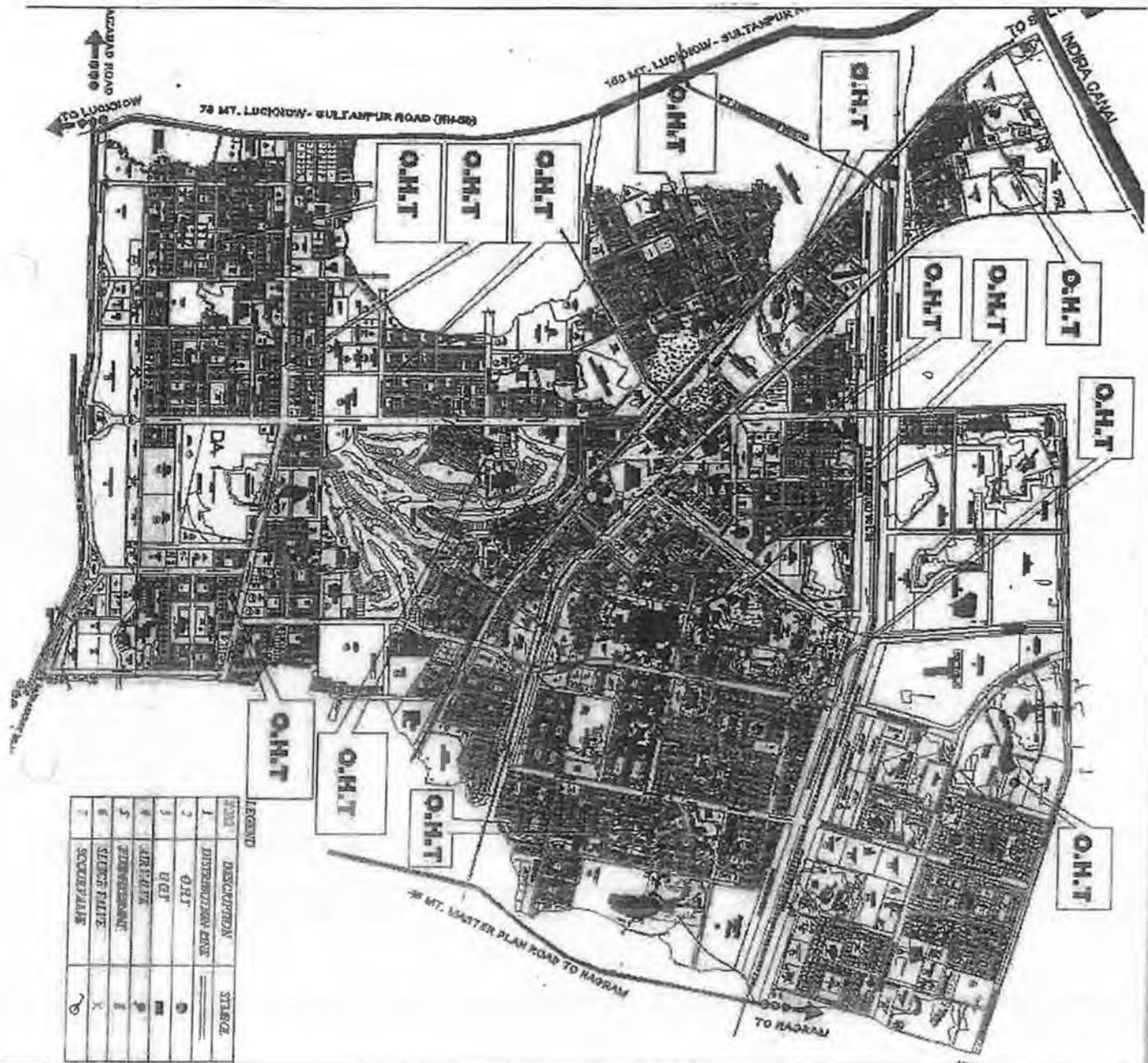
Total area which is earmarked for Road is 1061.61 acres that is 25.028% of total development



S.NO	PARTICULARS	LEGEND
1	45 mtr wide proposed road	
2	30 mtr wide proposed road	
3	24 mtr wide proposed road	
4	18 mtr wide proposed road	

LEGEND

1	45 mtr wide proposed road	
2	30 mtr wide proposed road	
3	24 mtr wide proposed road	
4	18 mtr wide proposed road	



Location of OHT

Demand Estimate of fresh water consumption in different land uses						
S. NO	Land Use	Area (In sq. mt.)// DUs	Measure/ Unit	Population	Water consumption per Unit (LPCD)	TOTAL Water Requirement (KLD)
1	Residential					
a	Group Housing	31336	5 person per DU	156680	135	21152
b	EWS/UG	9765	5 person per DU	50745	135	6850.58
c	Plotted	17486	5 person per DU	214165	135	28912.28
2	Commercial	1243594.44	10 TO 25 Sqm/ Person	82906	45	3730.78
3	High school, Primary school and inter college etc	592120.12	8 TO 16 Sqm/ Person	74015	45	3330.68
4	Health centre, Super speciality hospital, Blood Bank etc	213399.2	Approx.	3000	340	1020
5	Other facilities (ESS, Police station, Post Office, Community Centre, Recreational, STP etc.	615256.68	Approx.	500	45	22.5
6	Total Population			582011		85019
7	Floating Population	(10% of total Population)		58201	45	2619.05
8	Total Population (adopted only for Infrastructural Facilities)			640212		67638
9	15% unaccounted for water (UFW)					10145.65
10	Fire fighting demand [ 100(p)0.5] P-Population in Thousand					2530.24
11	Total water Demand In KLD					80313.55
	Say (MLD)					80.31

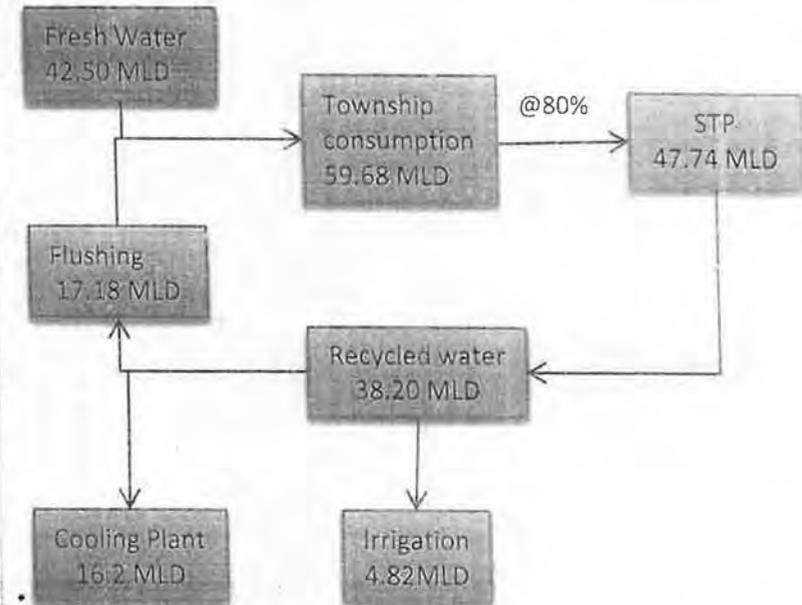
## Projected Tube wells and Pumping Plants

No. OF TUBE WELLS

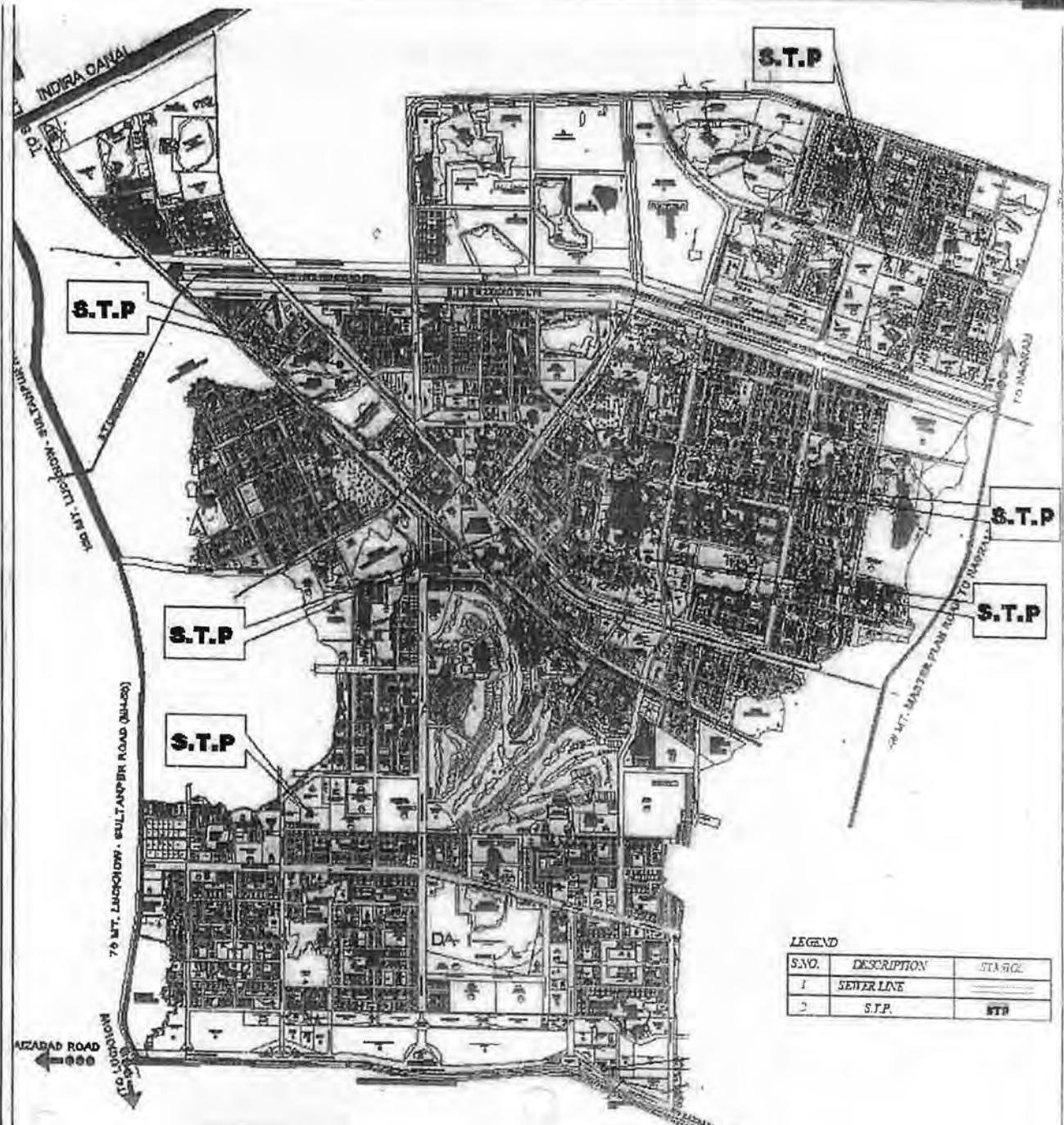
PUMPING PLANTS

Tube Wells

53



Provision of STP in individual group housing complexes, commercial, club, hospitals etc. shall be ensured and the stakeholder/FSI buyers shall provide the same.



LEGEND

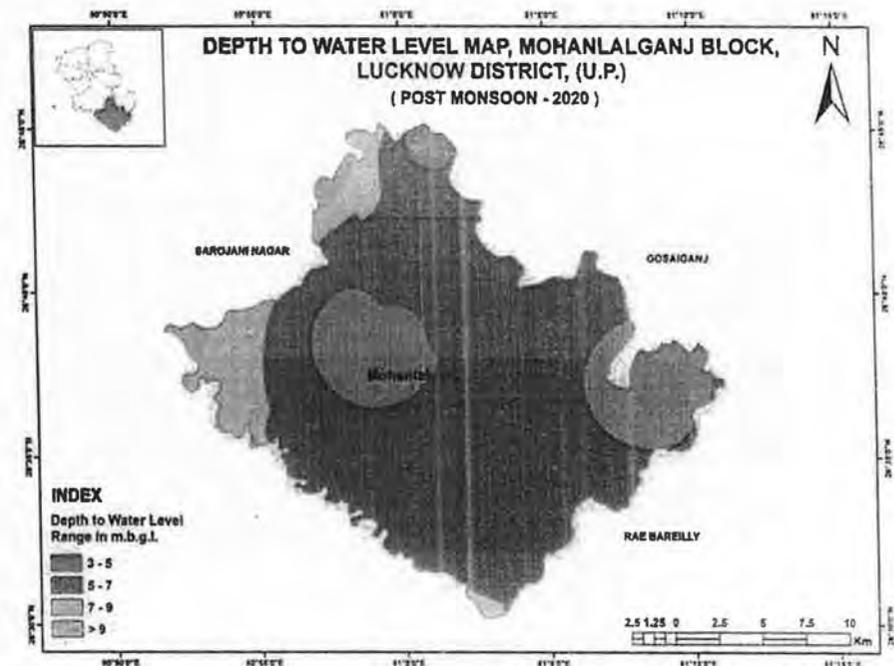
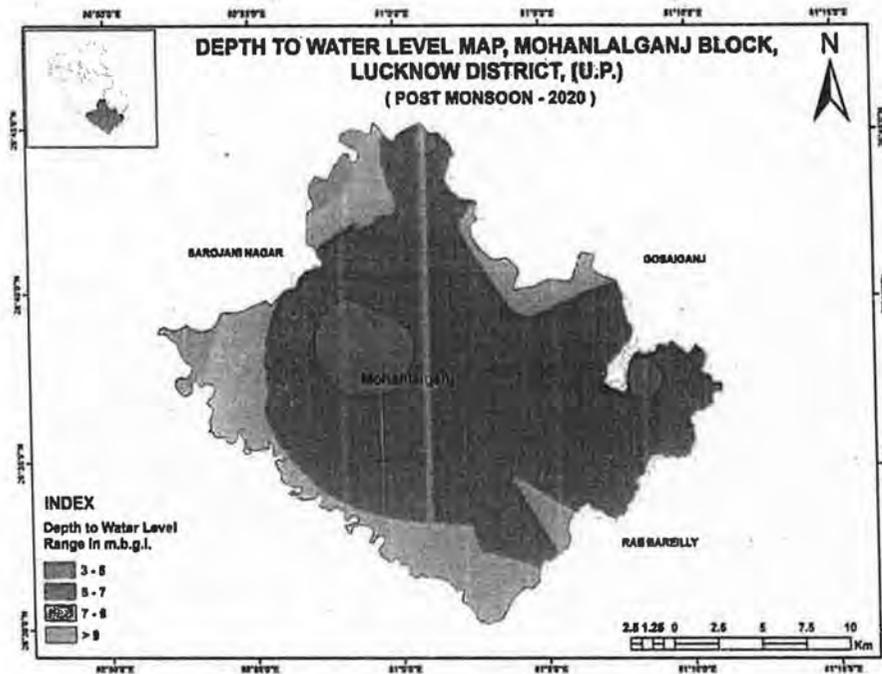
S.NO.	DESCRIPTION	SYMBOL
1	SEWER LINE	====
2	S.T.P.	STP

LEGEND

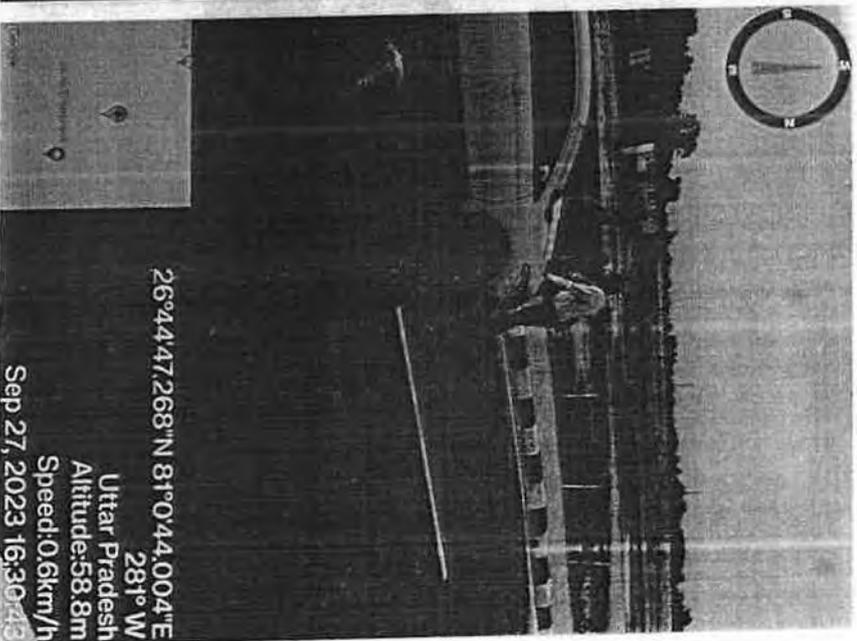
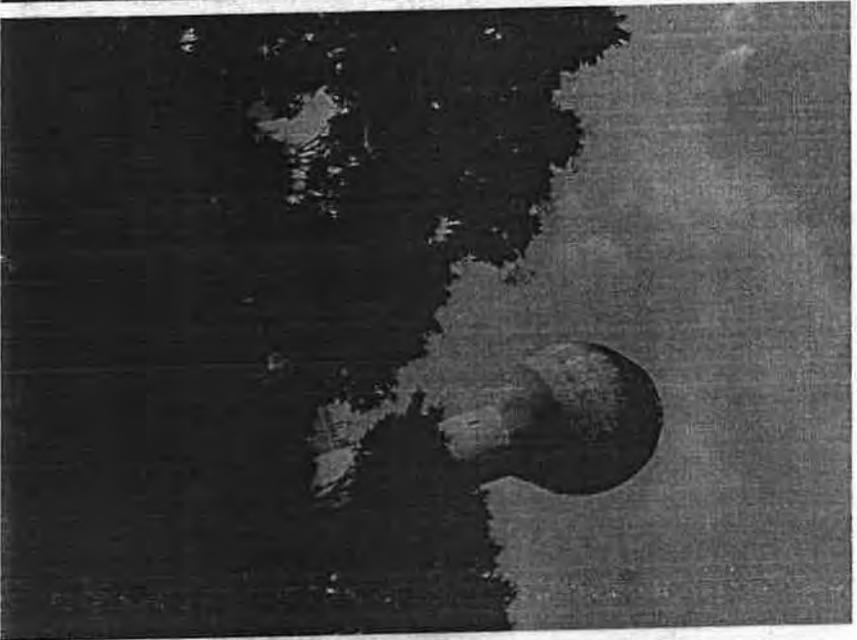
S.NO.	DESCRIPTION	SYMBOL
1	SEWER LINE	====
2	S.T.P.	STP

DENSITY CALCULATION OF SUSHANT GOLF CITY, LUCKNOW					
Group Housing					
Area of Group Housing		1537634.31	Sq.Mt.		
		153.76	Hac.		
Permissible Ground Coverage		35%			
Permissible F.A.R.		2.5			
Permissible Density maximum		@ 330 unit/hac. Or @1650 Persons/Hac.			
Permissible Units		50741			
Achieved Units		31336			
Achieved Population @ 5 Persons / Unit		156680			
Group Housing (EWS/LIG)					
Area of Group Housing		202106.11	Sq.Mt.		
		20.21	Hac.		
Permissible Ground Coverage		50%			
Permissible F.A.R.		2.5			
Achieved Units EWS/LIG		9848			
Achieved Population @ 5 Persons / Unit		49240			
Plotted					
Size	Area	No. of Plots	No. of units/Plot	Persons/unit	Population
Irregular plot	more than 1000 (Golf Plots)	41	5	5	1240
Irregular plot	up to 1000 (Golf Plots)	186	5	5	5580
Irregular plot	up to 500 (Golf Plots)	12	5	4	300
20x40	800	13	5	5	390
17x35	595	325	5	5	8125
15x30	450	580	4	5	11600
11x28	336	1040	4	5	20800
12x25	300	174	3	5	2610
12x24	288	726	3	5	10890
11x22	242	998	3	5	14970
10x20	200	520	2	5	6200
9x18	162	3743	2	5	37430
8x15	135	20	2	5	200
8.33x18	149.94	2155	2	5	21550
8.33x10	133.28	7	2	5	30
8x10	128	151	2	5	1510
7.5x13	112.5	193	2	5	1930
6x12	72	1225	2	5	12250
6x9	54	277	2	5	2770
4.5x7.5	40	292	1	5	1460
		17486			209945
EWS/LIG Plotted					
EWS	30	96	2	5	960
LIG	72	96	2	5	960
GRAND TOTAL		192			
Total Population					
Total Population	Pop.Of Group housing		Pop.Of EWS/LIG	Pop.Of Plotted	Total
	156680		(49240+1920)	209945	186895
			51160		238055

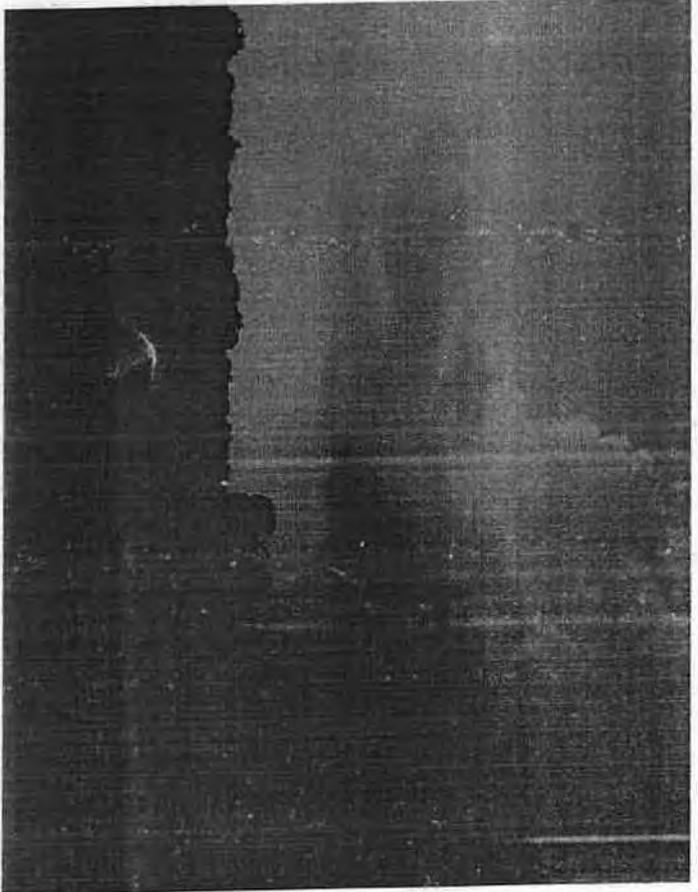
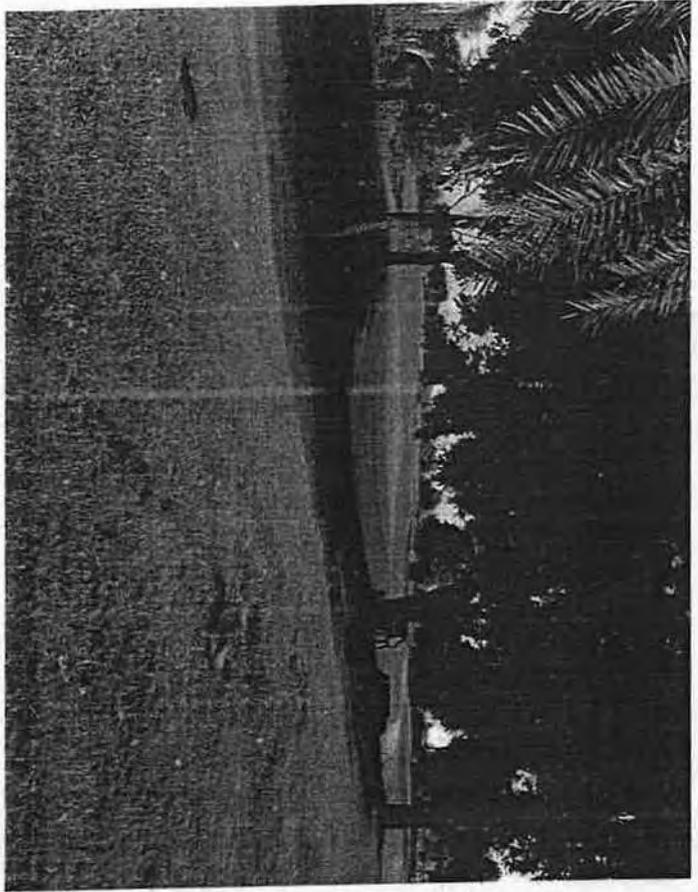
VIRESH KUMAR



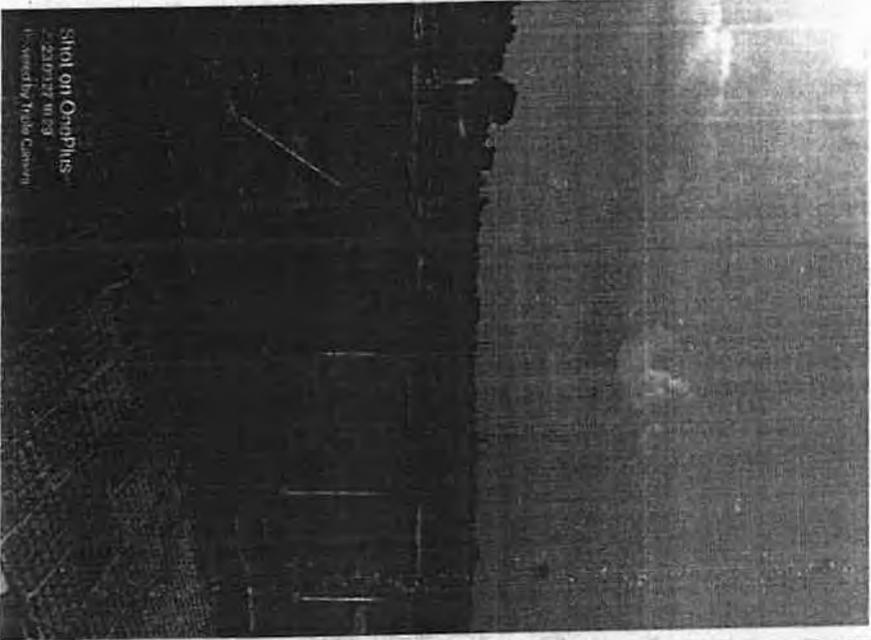
- 76.5 Acres are has been dedicated to the Rainwater recharge through pond.
- Rooftop rainwater harvesting has also been proposed in the buildings. Detail design shall be submitted with the EIA Report



Latest Photographs of Project Site



Shot on OnePlus  
Mikaili Niaz Ghani/Endless Dreamer 2023/09/27 16:42  
Processed by Triph Camera



## Proposed Baseline Monitoring Locations

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### Proposed Study Period: Post- Monsoon Season

Ambient Air Monitoring stations			
Location Code	Location Name	Distance (Km)	Latitude Longitude
1	Hasanpur khevli- Village	Site Project	26 46 26.19 N 81 01 19.98 E
2	Pahar Nagar Kheria – Village	2.5 km	26 46 06.59 N 81 02 55.91 E
3	Ansal Project	0.8 km	26 46 18.22 N 81 01 53.34 E
4	Medanata Medicity (NWW)	3.4 km	26 46 41.26 N 80 59 16.35 E
5	Barauna Village (S)	2.07 km	26 45 21.23 N 81 00 50.53 E
6	Beli Village (SE)	5 km	26 44 54.63 N 81 04 31.48 E
7	Mastemau (N)	3.5 km	26 48 14.74 N 81 01 38.67 E
8	Marhar Mau kala (NE)	2.4 km	26 46 55.21 N 81 02 27.28 E

Surface Water Quality sampling locations			
Location Code	Location Name	Distance (Km) & Direction	Geo-Coordinates
SW-01	Gomti River	1.63 Km (N)	26°49'0.15"N 81° 0'47.63"E
SW-02	Indra Canal	East Boundary of Ansal Township	26°45'49.43"N 81° 3'10.51"E

# Proposed Baseline Monitoring Locations

Proposed Baseline Monitoring Location within 10 Km radius of project site



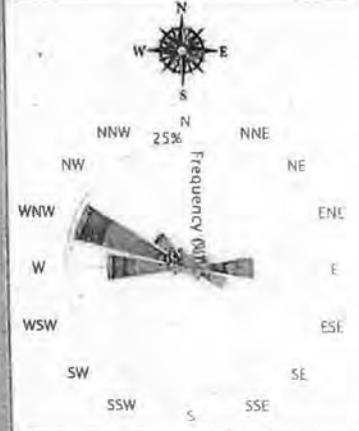
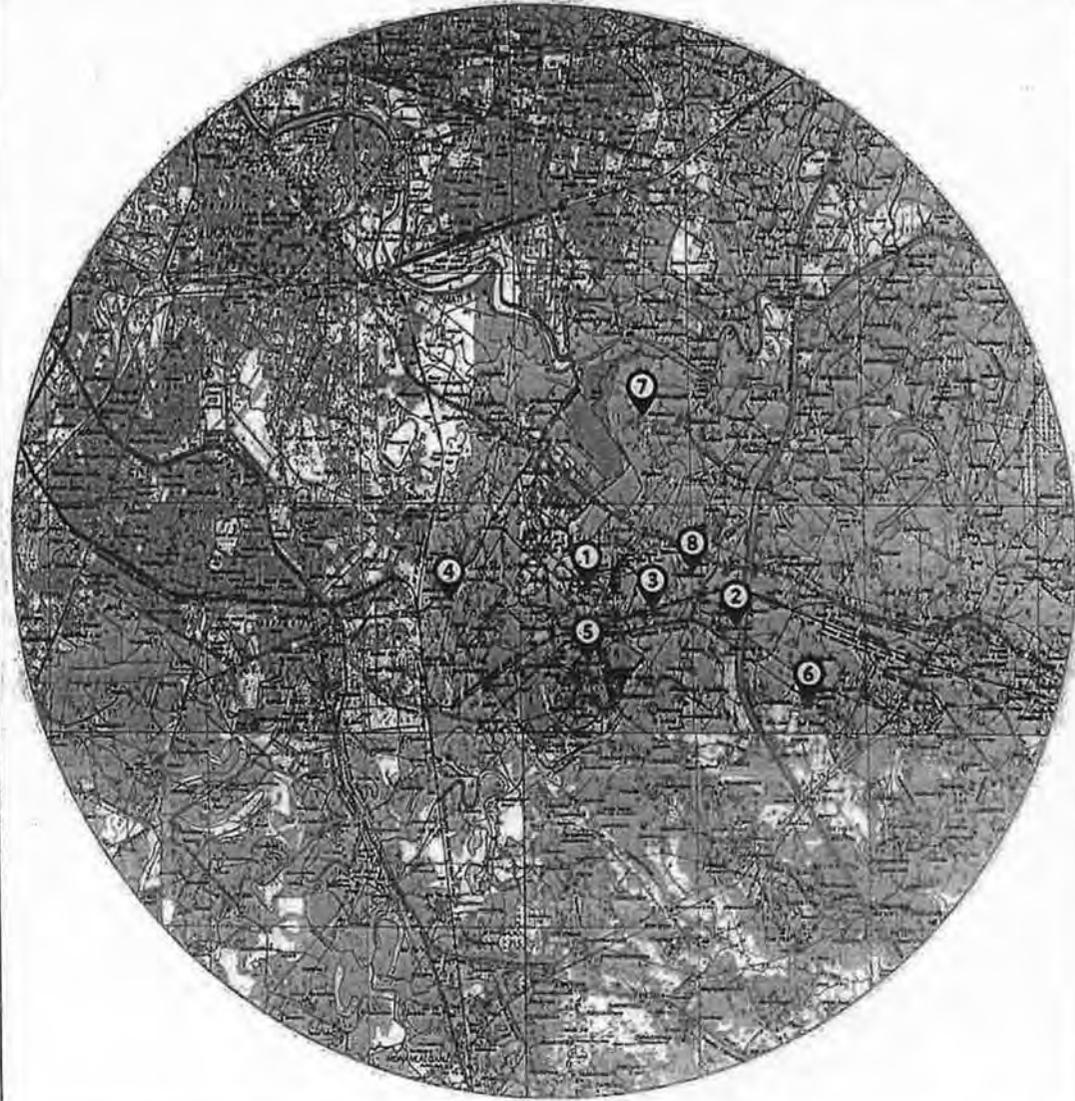
**Legend**

- Project Site
- Study Area

**Project Proponent:**  
M/s Ansal Properties and Infrastructure Limited

**Project Location:**  
Sushant Golf City, Sultanpur Road,  
Lucknow, Uttar Pradesh

**Source:** Survey of India Toposheet  
**Toposheet Number:** 63F/1



**Legend**

Major National Highways with bridges with alternate lanes	.....
State Highways with bridges	.....
Other roads	.....
Canals	.....
Water bodies	.....
Contours	.....
Boundaries	.....

Prepared by:

**PARAMARSH**  
SERVICING ENVIRONMENT AND DEVELOPMENT

8(b): STANDARD TERMS OF REFERENCE FOR CONDUCTING ENVIRONMENT IMPACT ASSESSMENT STUDY FOR TOWNSHIP/ AREA DEVELOPMENT PROJECTS AND INFORMATION TO BE INCLUDED IN EIA/EMP REPORT

Outline of the EIA Report

CHAPTER 1: Introduction

CHAPTER 2 : Project Description

CHAPTER 3: Description of the Environment

CHAPTER 4: Anticipated Environmental Impacts & Mitigation Measures

CHAPTER 5: Analysis of Alternatives (Technology & Site)

CHAPTER 6: Environmental Monitoring Program

CHAPTER 7: Additional Studies

CHAPTER 8: Project Benefits

CHAPTER 9: Environmental Cost Benefit Analysis

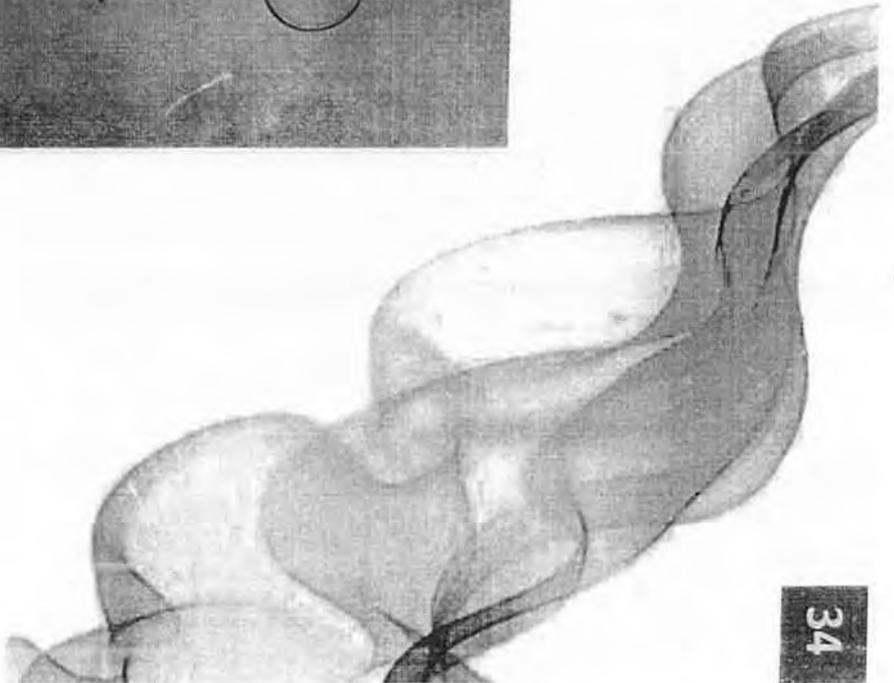
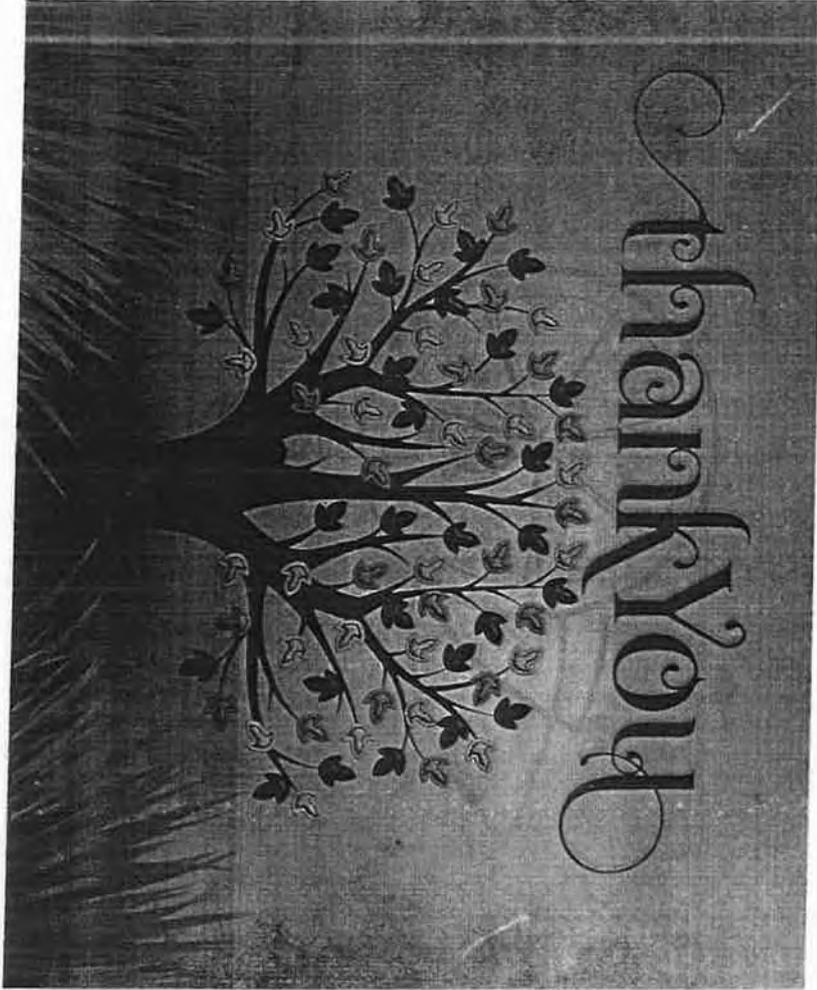
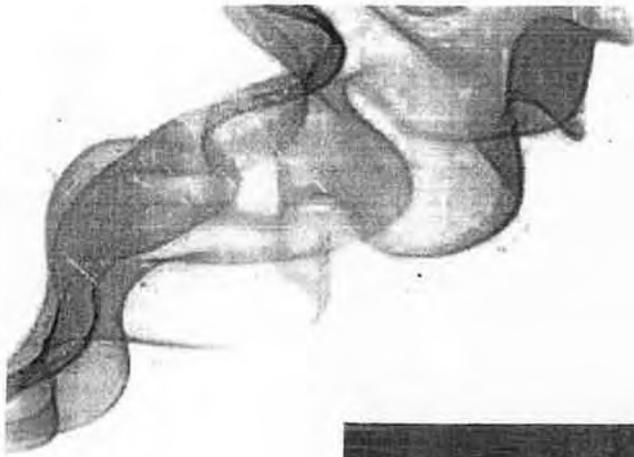
CHAPTER 10: Environment Management Plan

CHAPTER 11: Summary & Conclusion

CHAPTER 12: Disclosure of Consultants engaged

1. Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.
2. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.
3. Examine baseline environmental quality along with projected incremental load due to the project.
4. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
5. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project
6. Submit the details of the trees to be felled for the project.
7. Submit the present land use and permission required for any conversion such as forest, agriculture etc.
8. Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
9. Ground water classification as per the Central Ground Water Authority.
10. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
11. Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
12. Examine soil characteristics and depth of ground water table for rainwater harvesting.
13. Examine details of solid waste generation treatment and its disposal.
14. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.
15. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment. Examine and submit details.

16. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
17. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
18. Examine the details of transport of materials for construction which should include source and availability.
19. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
20. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
21. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
22. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
23. Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/Townships>".





भारत सरकार  
केन्द्रीय भूमि जल प्राधिकरण  
जल संसाधन मंत्रालय

Regional Director

Government of India  
Central Ground Water Authority  
Ministry of Water Resources

CGWA/IND/Proj/2011- 1082

No.21-4(258)/NR/CGWA/2010- 1067

Dated:-

12 AUG 2011

To

Sh Vinod Tiku- Executive Director-Projects  
Projects Department  
M/s Ansal Properties & Infrastructure Ltd.,  
306, Naurang House, 21 K. G. Marg  
New Delhi-110001

**Sub:- NOC for ground water withdrawal by M/s Ansal Properties & Infrastructure Ltd., in respect of their proposed residential township, "Hi Tech City, Lucknow" at village Ahmamau, Kamalpur, Hariharpur road, Bagiamau Muzaffarnagar, Block & Tehsil Gosaiganj, District Lucknow, Uttar Pradesh – reg.**

Sir,

Kindly refer to your letter No PRJ/LCK/10/071 dated 30.6.2010 on the above cited subject. Based on recommendations of Regional Director, Central Ground Water Board Northern Region, Lucknow, vide their office letter no. 10(1)/CGWA/NR/GWC/11-500 dated 25.4.2011 and further deliberations on the subject, the NOC of Central Ground Water Authority is hereby accorded to M/s Ansal Properties & Infrastructure Ltd. in respect of their proposed residential township, "Hi Tech City, Lucknow" at village Ahmamau, Kamalpur, Hariharpur road, Bagiamau Muzaffarnagar, Block & Tehsil Gosaiganj, District Lucknow, Uttar Pradesh. The NOC is, however subject to the following conditions:-

- 1 The firm may abstract 18,879 m<sup>3</sup>/day (not exceeding 67,07,785 m<sup>3</sup>/year) of ground water, through proposed ten (10) tubewells only. No additional ground water abstraction structures to be constructed for this purpose without prior approval of the CGWA.
- 2 The wells to be fitted with water meter by the firm at its own cost and monitoring of ground water abstraction to be undertaken accordingly on regular basis, at least once in a month. The ground water quality

West Block - 2, Wing - 3, Sector - 1, R.K. Puram, New Delhi - 110066  
Te! : 011-26175362, 26175373, 26175379 • Fax : 011-26175369  
Website : www.cgwb.gov.in, www.mowr.gov.in

रुक्म सुरक्षित जल - सुन्दर खुशहाल कल

CONSERVE WATER - SAVE LIFE

to be monitored twice in a year during pre monsoon and post monsoon periods.

3. M/s Ansal Properties & Infrastructure Ltd., shall, in consultation with the Regional Director, Central Ground Water Board, Northern Region, Lucknow implement ground water recharge measures if the depth to water level in case goes down beyond 6 meters below ground level, for augmenting the ground water resources of the area.
4. The photographs of the recharge structures after completion of the same are to be furnished immediately to the Regional Director, Central Ground Water Board, Northern Region, Lucknow for verification and under intimation to this office.
5. The firm at its own cost shall install piezometers at suitable locations and execute ground water regime monitoring programme in and around the project area on regular basis in consultation with the Central Ground Water Board, Northern Region, Lucknow.
6. The ground water monitoring data in respect of S. No. 2 & 5 to be submitted to Central Ground Water Board, Northern Region, Lucknow on regular basis at least once in a year.
7. The firm shall ensure proper recycling and reuse of waste water after adequate treatment.
8. Action taken report in respect of S. No. 1 to 7 may be submitted to CGWA within one year period.
9. The permission is liable to be cancelled in case of non-compliance of any of the conditions as mentioned in S. No. 1 to 8.

Yours faithfully

  
Regional Director

Copy for information to:

1. The Director, Ministry of Environment and Forests, (I.A. Division), Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi 110003. This has reference to your letter No. 21-549/2006-IA.III dated 6.6.2007.
2. The Regional Director, Central Ground Water Board, Northern Region, Bhujal Bhawan, Sector - B, Sitapur Road Yojans, Lucknow. This has reference to your letter no. 10(1)/CGWA/NR/GWC/11-500 dated 25.4.2011.
3. TS to Chairman, Central Ground Water Board, Bhujal Bhawan, Faridabad.

Regional Director

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10 (2)/NR/CGWA/GWC/2014 - 513  
 Govt. of India  
**Central Ground Water Board**  
 Northern Region,  
 Bhujal Bhawan, Sector - B  
 Sitapur Road Yojna  
 Lucknow

ANNEXURE 260

Date:

21 FEB 2014

To  
**The Member Secretary,**  
 Central Ground Water Authority  
 West Block B Wing - 3  
 Sector 1, R K Puram  
 New Delhi

Sub: Enhancement of number of tubewells for Ground Water Withdrawal by Ansal API in respect of their residential Township 'High Tech City' Lucknow at Ahmamau, Kamalpur, Hanharpur Road, Lucknow.

Ref: CHQ letter no 21-4 (258)/NR/CGWA/2010-1067 dated 12.8.2011, Ansal API letter no APIL/PRJ/LKW/13/161 dated 5<sup>th</sup> Dec 2013

Sir,

The M/s Ansal API was accorded NOC vide CHQ letter no. 21-4 (258)/NR/CGWA/2010-1067 dated 12.8.2011 for withdrawing 18879 m<sup>3</sup>/day of ground water by constructing 10 no. of tube well. The M/s Ansal API has requested again vide letter no APIL/PRJ/LKW/12/119 dated 29<sup>th</sup> Feb 2012 to consider to construct more no. of tube well for withdrawing same amount of water i.e. 18879 m<sup>3</sup>/day as discharge of 10 numbers of tube wells in the project area is not capable of withdrawing said amount of water per day to cater need of their project which is spread over an area of 7871020 Sq. m.

The M/s Ansal API was requested vide this office letter no. 10 (2)/NR/CGWA/GWC/09/1047 dated 23<sup>rd</sup> May 2012 to submit well completion report of T/W along with geophysical log to consider their demand. The M/s Ansal API provided vide their letter no APIL/PROJ/JDH/13/123 dated 30<sup>th</sup> June 2013 details of one T/W drilled down to depth of 135 m with discharge of 800 LPM. This office vide letter no 10 (2)/NR/CGWA/GWC/13/931 dated 10<sup>th</sup> May 2013 reiterate back to M/s Ansal API for constructing tube well down to depth of 250 m tapping maximum granular zone below 100 mbgl for optimizing the discharge to the tune of 1200 LPM. The M/s Ansal API vide their letter no APIL/PRJ/LKW/13/161 dated 5<sup>th</sup> Dec 2013 again submitted result of one T/W constructed down to 245.0 m and indicated that increasing depth of well do not have effect on discharge of wells. The M/s Ansal API is pressing hard for increasing total number of tube wells for withdrawing said quantity of water i.e. 18879 m<sup>3</sup>/day.

To consider demand of M/s Ansal API, the available subsurface information were visited & analyzed again. Additional 8 no. of tube wells may be constructed considering total open land area & safe spacing criteria for withdrawing said quantity of ground water.

In view of above, the firm M/s Ansal API may be accorded approval of additional 8 nos. of tube wells drilled down to 350 m tapping maximum granular zones below 100 mbgl for withdrawing said quantity of ground water which is already approved

This has approval of the Regional Director, CGWB restricting total quantity of ground water withdrawal upto tune of 18879 m<sup>3</sup>/day. This is for your kind necessary action please.

Yours faithfully

Encl: As above

(P K Singh)  
Scientist C

For Regional Director

Coy to:

1. Ts to Regional director Lucknow for information and record
2. M/S Ansal properties & Infrastructure llimited, Project Department, 306 Naurang House, 21-Kg Marg, New Delhi-110001

(P K Singh)  
Sc-C

For Regional director

*P K Singh*  
21/2/14



## ENVIRONMENTAL AND TECHNICAL RESEARCH CENTRE

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TC-5469

ETRC/PM14/TES-REP/FT/17

### TEST REPORT WATER ANALYSIS

Test Report Ref No.: ETRC/GW/3801/2023	Date of Report: 07/01/2023
Name /Address/Type of Industry	Ansal Property & Infrastructure Limited (Sushant Golf City, Hi Tech Township) Sultanpur Road District: Lucknow (U.P.)

#### SAMPLE DETAILS

1	Water/ Waste Water	Ground Water	5	Packing Condition	Sealed
2	Sample Description	Borewell (Sector G)	6	Sample Collected By	ETRC
3	Sample received date	02.01.2023	7	Analysis Start Date	02.01.2023
4	Sample Quantity	5.0 litre	8	Analysis End Date	07.01.2023

#### TEST RESULT

Sr. No	Test Parameter	Unit	Protocol/Test Method	Result	Range of testing /limit of detection	Indian Standard 10500: 2012	
						Desirable	Permissible
1	Colour	Hazen	IS: 3025 (Part-4): 1983 Reaffirmed: 2017	<5.0	5 - 30	5	15
2	Odour	-	IS: 3025 (Part-5): 1983 Reaffirmed: 2017	Agreeable	Qualitative	Agreeable	Agreeable
3	pH	-	APHA 23 <sup>rd</sup> Ed. 2017-4500 H <sup>+</sup>	7.8	1 - 14	6.5-8.5	No Relaxation
4	Turbidity	NTU	APHA 23 <sup>rd</sup> Ed. 2017-2130 B	BDL	2.0 - 40	1	5
5	Total Hardness as CaCO <sub>3</sub>	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-2340 C	236.0	5.0 - 800	200	600
6	Alkalinity as CaCO <sub>3</sub>	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-2320 B	396.0	2.0 - 1000	200	600
7	Calcium as Ca	mg/l	IS: 3025 (Part-40): 1991 Reaffirmed: 2019	43.28	2.0 - 600	75	200
8	Magnesium as Mg	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3500 Mg, B	31.10	0.1 - 200	30	100
9	Chloride as Cl	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-4500-Cl <sup>-</sup> B	12.01	2.0 - 2000	250	1000
10	Fluoride as F	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-4500 F <sup>-</sup> C	0.22	0.02 - 5.0	1.0	1.5
11	Total Dissolved Solids (TDS)	mg/l	IS: 3025 (Part-16): 1984 Reaffirmed: 2017	368.0	10 - 5000	500	2000
12	Sulphate as SO <sub>4</sub>	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-4500- SO <sub>4</sub> <sup>2-</sup>	4.62	1.0 - 500	200	400
13	Nitrate as NO <sub>3</sub>	mg/l	IS: 3025 (Part-34): 1986 Reaffirmed: 2019	BDL	1.0 - 70	45	No Relaxation
14	Total Chromium	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.03 - 5.0	0.05	No Relaxation
15	Zinc as Zn	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	0.06	0.05 - 15	5	15
16	Copper as Cu	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.03 - 10	0.05	1.5
17	Cadmium as Cd	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.05 - 2.0	0.003	No Relaxation



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TC-5469

Test Report Ref No.: ETRC/GW/3801/2023

18	Nickel as Ni	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.05 - 5.0	0.02	No Relaxation
19	Manganese as Mn	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	0.02	0.02 - 5.0	0.1	0.3
20	Iron as Fe	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	0.12	0.05 - 20	0.3	No Relaxation
21	Lead as Pb	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.01 - 10	0.01	No Relaxation
22	Arsenic as As	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.02 - 2.0	0.01	0.05
23	Mercury as Hg	µg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.5 - 1000	1.0	No Relaxation

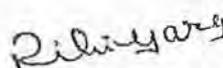
DL-Below Detection Limit

..... END OF REPORT.....

- ETRC warrants that all analytical work is conducted professionally in accordance with all applicable standard laboratory practices and that this data reflects our best attempt to generate accurate results for the sample, mentioned in the report as above.
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- All disputes subject to Lucknow jurisdiction.
- This report is not to be reproduced wholly or in part and cannot be used as evidence in the court of law and should not be used in any advertising media without our special permission in writing.
- Complaint register is available in our laboratory.

  
Authorized Signatory  
(Sandeep Kr Verma)  
Lab-Incharge



  
Authorized Signatory  
(Ritu Garg)  
QM



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ETRC/PM14/TES-REP/FT/17

### TEST REPORT WATER ANALYSIS

<b>Test Report Ref No.:</b> ETRC/GW/3802/2023	<b>Date of Report:</b> 07/01/2023
<b>Name /Address/Type of Industry</b>	<b>Ansal Property &amp; Infrastructure Limited (Suhant Golf City, Hi Tech Township) Sultanpur Road District: Lucknow (U.P.)</b>

#### SAMPLE DETAILS

1	Water/ Waste Water	Ground Water	5	Packing Condition	Sealed
2	Sample Description	<b>Borewell (Sector C)</b>	6	Sample Collected By	ETRC
3	Sample received date	02.01.2023	7	Analysis Start Date	02.01.2023
4	Sample Quantity	5.0 litre	8	Analysis End Date	07.01.2023

#### TEST RESULT

Sr. No	Test Parameter	Unit	Protocol/Test Method	Result	Range of testing /limit of detection	Indian Standard 10500: 2012	
						Desirable	Permissible
1	Colour	Hazen	IS: 3025 (Part-4): 1983 Reaffirmed: 2017	<5.0	5 - 30	5	15
2	Odour	-	IS: 3025 (Part-5): 1983 Reaffirmed: 2017	Agreeable	Qualitative	Agreeable	Agreeable
3	pH	-	APHA 23 <sup>rd</sup> Ed. 2017-4500 H <sup>+</sup>	7.1	1 - 14	6.5-8.5	No Relaxation
4	Turbidity	NTU	APHA 23 <sup>rd</sup> Ed. 2017-2130 B	BDL	2.0 - 40	1	5
5	Total Hardness as CaCO <sub>3</sub>	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-2340 C	224.0	5.0 - 800	200	600
6	Alkalinity as CaCO <sub>3</sub>	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-2320 B	288.0	2.0 - 1000	200	600
7	Calcium as Ca	mg/l	IS: 3025 (Part-40): 1991 Reaffirmed: 2019	41.68	2.0 - 600	75	200
8	Magnesium as Mg	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3500 Mg, B	29.16	0.1 - 200	30	100
9	Chloride as Cl	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-4500-Cl <sup>-</sup> B	12.01	2.0 - 2000	250	1000
10	Fluoride as F	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-4500 F <sup>-</sup> C	0.28	0.02 - 5.0	1.0	1.5
11	Total Dissolved Solids (TDS)	mg/l	IS: 3025 (Part-16): 1984 Reaffirmed: 2017	314.0	10 - 5000	500	2000
12	Sulphate as SO <sub>4</sub>	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-4500- SO <sub>4</sub> <sup>2-</sup>	7.04	1.0 - 500	200	400
13	Nitrate as NO <sub>3</sub>	mg/l	IS: 3025 (Part-34): 1986 Reaffirmed: 2019	BDL	1.0 - 70	45	No Relaxation
14	Total Chromium	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.03 - 5.0	0.05	No Relaxation
15	Zinc as Zn	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	0.07	0.05 - 15	5	15
16	Copper as Cu	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.03 - 10	0.05	1.5
17	Cadmium as Cd	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.05 - 2.0	0.003	No Relaxation



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Test Report Ref No.: ETRC/GW/3802/2023

18	Nickel as Ni	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.05 - 5.0	0.02	No Relaxation
19	Manganese as Mn	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	0.06	0.02 - 5.0	0.1	0.3
20	Iron as Fe	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	0.33	0.05 - 20	0.3	No Relaxation
21	Lead as Pb	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.01 - 10	0.01	No Relaxation
22	Arsenic as As	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.02 - 2.0	0.01	0.05
23	Mercury as Hg	µg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.5 - 1000	1.0	No Relaxation

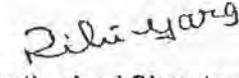
BDL=Below Detection Limit

..... END OF REPORT.....

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 Authorized Signatory  
 (Sandeep Kr Verma)  
 Lab-Incharge



  
 Authorized Signatory  
 (Ritu Garg)  
 QM



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TC-5469

ETRC/PM14/TE5-REP/FT/17

### TEST REPORT WATER ANALYSIS

Test Report Ref No.: ETRC/GW/3804/2023	Date of Report: 07/01/2023
Name /Address/Type of Industry	Ansar Property & Infrastructure Limited (Sushant Golf City, Hi Tech Township) Sultanpur Road District: Lucknow (U.P.)

#### SAMPLE DETAILS

1	Water/ Waste Water	Ground Water	5	Packing Condition	Sealed
2	Sample Description	Borewell (Sector A)	6	Sample Collected By	ETRC
3	Sample received date	02.01.2023	7	Analysis Start Date	02.01.2023
4	Sample Quantity	5.0 litre	8	Analysis End Date	07.01.2023

#### TEST RESULT

Sr. No	Test Parameter	Unit	Protocol/Test Method	Result	Range of testing /limit of detection	Indian Standard 10500: 2012	
						Desirable	Permissible
1	Colour	Hazen	IS: 3025 (Part-4): 1983 Reaffirmed: 2017	<5.0	5 - 30	5	15
2	Odour	-	IS: 3025 (Part-5): 1983 Reaffirmed: 2017	Agreeable	Qualitative	Agreeable	Agreeable
3	pH	-	APHA 23 <sup>rd</sup> Ed. 2017-4500 H <sup>+</sup>	7.2	1 - 14	6.5-8.5	No Relaxation
4	Turbidity	NTU	APHA 23 <sup>rd</sup> Ed. 2017-2130 B	BDL	2.0 - 40	1	5
5	Total Hardness as CaCO <sub>3</sub>	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-2340 C	216.0	5.0 - 800	200	600
6	Alkalinity as CaCO <sub>3</sub>	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-2320 B	304.0	2.0 - 1000	200	600
	Calcium as Ca	mg/l	IS: 3025 (Part-40): 1991 Reaffirmed: 2019	54.50	2.0 - 600	75	200
8	Magnesium as Mg	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3500 Mg, B	19.44	0.1 - 200	30	100
9	Chloride as Cl	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-4500-Cl <sup>-</sup> B	16.01	2.0 - 2000	250	1000
10	Fluoride as F	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-4500 F <sup>-</sup> C	0.20	0.02 - 5.0	1.0	1.5
11	Total Dissolved Solids (TDS)	mg/l	IS: 3025 (Part-16): 1984 Reaffirmed: 2017	324.0	10 - 5000	500	2000
12	Sulphate as SO <sub>4</sub>	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-4500- SO <sub>4</sub> <sup>2-</sup>	2.50	1.0 - 500	200	400
13	Nitrate as NO <sub>3</sub>	mg/l	IS: 3025 (Part-34): 1986 Reaffirmed: 2019	BDL	1.0 - 70	45	No Relaxation
14	Total Chromium	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.03 - 5.0	0.05	No Relaxation
15	Zinc as Zn	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	0.15	0.05 - 15	5	15
16	Copper as Cu	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.03 - 10	0.05	1.5
17	Cadmium as Cd	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.05 - 2.0	0.003	No Relaxation



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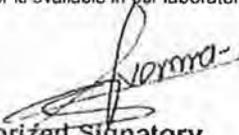
Test Report Ref No.: ETRC/GW/3804/2023

18	Nickel as Ni	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.05 - 5.0	0.02	No Relaxation
19	Manganese as Mn	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	0.02	0.02 - 5.0	0.1	0.3
20	Iron as Fe	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	0.26	0.05 - 20	0.3	No Relaxation
21	Lead as Pb	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.01 - 10	0.01	No Relaxation
22	Arsenic as As	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.02 - 2.0	0.01	0.05
23	Mercury as Hg	µg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.5 - 1000	1.0	No Relaxation

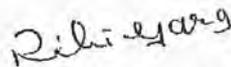
Below Detection Limit

..... END OF REPORT.....

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TC-5469

ETRC/PM14/TES-REP/FT/17

## TEST REPORT WATER ANALYSIS

Test Report Ref No.: ETRC/GW/3803/2023	Date of Report: 07/01/2023
Name /Address/Type of Industry	Ansal Property & Infrastructure Limited (Sushant Golf City, Hi Tech Township) Sultanpur Road District: Lucknow (U.P.)

### SAMPLE DETAILS

1	Water/ Waste Water	Ground Water	5	Packing Condition	Sealed
2	Sample Description	Borewell (Sector D)	6	Sample Collected By	ETRC
3	Sample received date	02.01.2023	7	Analysis Start Date	02.01.2023
4	Sample Quantity	5.0 litre	8	Analysis End Date	07.01.2023

### TEST RESULT

Sr. No	Test Parameter	Unit	Protocol/Test Method	Result	Range of testing /limit of detection	Indian Standard 10500: 2012	
						Desirable	Permissible
1	Colour	Hazen	IS: 3025 (Part-4): 1983 Reaffirmed: 2017	<5.0	5 - 30	5	15
2	Odour	-	IS: 3025 (Part-5): 1983 Reaffirmed: 2017	Agreeable	Qualitative	Agreeable	Agreeable
3	pH	-	APHA 23 <sup>rd</sup> Ed. 2017-4500 H <sup>+</sup>	7.5	1 - 14	6.5-8.5	No Relaxation
4	Turbidity	NTU	APHA 23 <sup>rd</sup> Ed. 2017-2130 B	BDL	2.0 - 40	1	5
5	Total Hardness as CaCO <sub>3</sub>	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-2340 C	248.0	5.0 - 800	200	600
6	Alkalinity as CaCO <sub>3</sub>	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-2320 B	316.0	2.0 - 1000	200	600
7	Calcium as Ca	mg/l	IS: 3025 (Part-40): 1991 Reaffirmed: 2019	27.25	2.0 - 600	75	200
8	Magnesium as Mg	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3500 Mg, B	43.74	0.1 - 200	30	100
9	Chloride as Cl	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-4500-Cl <sup>-</sup> B	26.02	2.0 - 2000	250	1000
10	Fluoride as F	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-4500 F <sup>-</sup> C	0.23	0.02 - 5.0	1.0	1.5
11	Total Dissolved Solids (TDS)	mg/l	IS: 3025 (Part-16): 1984 Reaffirmed: 2017	484.0	10 - 5000	500	2000
12	Sulphate as SO <sub>4</sub>	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-4500- SO <sub>4</sub> <sup>2-</sup>	6.13	1.0 - 500	200	400
13	Nitrate as NO <sub>3</sub>	mg/l	IS: 3025 (Part-34): 1986 Reaffirmed: 2019	BDL	1.0 - 70	45	No Relaxation
14	Total Chromium	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.03 - 5.0	0.05	No Relaxation
15	Zinc as Zn	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	0.15	0.05 - 15	5	15
16	Copper as Cu	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.03 - 10	0.05	1.5
17	Cadmium as Cd	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.05 - 2.0	0.003	No Relaxation



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 ISO 9001:2015, ISO 14001 : 2015, OHSAS 18001 : 2007 & NABL Accredited Laboratory



### Test Report Ref No.: ETRC/GW/3803/2023

18	Nickel as Ni	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.05 - 5.0	0.02	No Relaxation
19	Manganese as Mn	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	0.03	0.02 - 5.0	0.1	0.3
20	Iron as Fe	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	0.18	0.05 - 20	0.3	No Relaxation
21	Lead as Pb	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.01 - 10	0.01	No Relaxation
22	Arsenic as As	mg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.02 - 2.0	0.01	0.05
23	Mercury as Hg	µg/l	APHA 23 <sup>rd</sup> Ed. 2017-3120 B (ICP-OES)	BDL	0.5 - 1000	1.0	No Relaxation

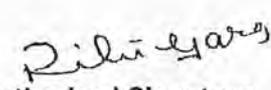
Below Detection Limit

..... END OF REPORT.....

- ETRC warrants that all analytical work is conducted professionally in accordance with all applicable standard laboratory practices and that this data reflects our best attempt to generate accurate results for the sample, mentioned in the report as above.
- The result relate only to the items tested.
- ETRC does not assume any liability for any claims or damages related to the quality of parameter analyzed in the results and/or the performance of the equipment constituting to the results.
- All disputes subject to Lucknow jurisdiction.
- This report is not to be reproduced wholly or in part and cannot be used as evidence in the court of law and should not be used in any advertising media without our special permission in writing.
- Complaint register is available in our laboratory.

  
 Authorized Signatory  
 (Sandeep Kr Verma)  
 Lab-Incharge



  
 Authorized Signatory  
 (Ritu Garg)  
 QM

**ANSAL API INFRASTRUCTURE LTD.**2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone: 0522-7127800

CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/O&amp;M/01/2022-23/001

Dated: 05<sup>th</sup> May 2023**AGREEMENT  
(Maintenance works)****Contractor: M/s M/s Akshita Enterprises****Contact Person: Mr. Anjani Kumar Sharma Contact Number: +91 9335192773****Email- akshitaenterprises@gmail.com****PAN: AABCL9753F****P.F. No. : UPLKO.0502140894 GST No.: 09AABCL9753F2Z7**

This Agreement is made on 05<sup>th</sup> May, 2023 to execute the comprehensive Annual Maintenance contract for Operation and Maintenance of 5 MLD SBR STP Plant at Sushant Golf City, Lucknow, U.P.

**Between**

**Ansal API Infrastructure Limited**(CIN: L45101DL1967PLC004759), a company registered under the companies Act, 1956 having its Registered office at 115, Ansal Bhawan, Kasturba Gandhi Marg, New Delhi- 110001 and having its branch /local office at 2<sup>nd</sup> Floor, shopping square, Sector-D, Sushant Golf City, Sultanpur Road, Lucknow-226030 through its authorized representative Project Head (Hereinafter, referred to as the **FIRST PARTY/APIL**), which expression shall unless repugnant to the context or meaning thereof be deemed to mean an include its successor-in-interest and permitted assigns) of the **ONE PART** .

**AND**

**M/s Akshita Enterprises**, a Company, having its Registered Office at 290-B, Barra -7, Kanpur, Uttar Pradesh having GST No. 09AAMFK8554D1ZZ and PF No.UPLKO1759551000 through its partner and authorized signatory **Mr. Anjani Kumar Sharma**,(hereinafter , referred to as the "**SECOND PARTY/ CONTRACTOR**" which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest and permitted assigns) of the **OTHER PART**.

First party and second party are hereinafter individually referred to as the "party" or as such and collectively referred to as the "parties"

**Now Therefore this Agreement witnesses as Under****1. SUPERCESSION OF EARLIER UNDERSTANDING ETC.**

As both the parties have decided to incorporate their understanding in the form of this agreement, this agreement shall now supersede all prior arrangement and understanding on this subject.

For Ansal API Infrastructure Ltd.

(Authorized Signatory)

Accepted By Contractor

(Contractor's Stamp &amp; Signature)

## ANSAL API INFRASTRUCTURE LTD.

2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone: 0522-7127800

CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/O&M/01/2022-23/001

Dated: 05<sup>th</sup> May 2023

M/s Akshita Enterprises shall carry out comprehensive Annual Maintenance contract for Operation and Maintenance of 5 MLD SBR STP Plant at Sushant Golf City, Lucknow, Uttar Pradesh. as mentioned in Work Order (Hereinafter referred as site) in terms clauses stipulated herein, Specifications, general conditions and BOQ attached in this agreement.

### 2. VALUE OF THE AGREEMENT

The approximate value of the agreement on item rates shall be **Rs. 16,68,935.00 (Rupees Sixteen Lakhs and Sixty Eight Thousand Nine Hundred Thirty Five Only.)** and GST shall be paid extra as applicable along with RA Bills. TDS as per rules and administration charges @ 0.5% of work done value shall be deducted from RA Bills.

### 3. COMPLETION PERIOD

The period of completion shall be Six months.

### 4. IMPORTANT ANNEXURES

M/s Akshita Enterprises shall carry out comprehensive Annual Maintenance contract for Operation and Maintenance of 5 MLD SBR STP Plant at Sushant Golf City, Lucknow, Uttar Pradesh. as mentioned in W.O in terms of the clauses stipulated in this agreement. The important documents of this agreement are as follows.

- a. ANNEXURE A - Scope of Work.
- b. ANNEXURE B - Terms and condition
- c. ANNEXURE C - Details of Consumables to be provided by Service Provider.
- d. ANNEXURE D - Parameters to be checked.
- e. ANNEXURE E - Bill of Quantity

### 5. WATER & ELECTRICITY: -

First party shall make their for-operation purpose.

### 6. OFFICE AND STORES: -

First party will have to provide its own office and store room strictly in consultation with "KK ENVIRONMENT SOLUTIONS" for which the space will be made available within the compound as per site conditions.

### 7. CLEANLINESS AT SITE, HEALTH SAFETY AND SECURITY: -

Second party will ensure that the site is kept clean at all times as indicated in the contract document. If at any time it is noticed that debris has been accumulated at site and after giving written instructions to clear the debris, it is still not cleared, then "First Party" reserves the right to clear the debris and debit by "First Party" the full cost of such expenses including the supervision costs.

Second party shall be responsible for safety of its men, equipment, material & environment. All safety rules and codes shall be the contractors and his/her workmen without exception.

For Ansal API Infrastructure Ltd.

(Authorized signatory)

*[Handwritten signature]*  
05/05/23

Page 2 of 13

Accepted By Contractor

(Contractor's Stamp & Signature)

*[Handwritten signature]*

## ANSAL API INFRASTRUCTURE LTD.

2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone: 0522-7127800

CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/O&M/01/2022-23/001

Dated: 05<sup>th</sup> May 2023

### 8. OPERATIONS & MAINTENANCE/AMC: -

Operation and Maintenance along with monitoring of parameters as per CPCB norms.

1. The operational staff deployed at the site will engage Two Technical Coordinators who will work on the roster basis on an alternate day or at 3+3 working days who will be available at location for 09:30 am to 5:30 pm only except Sunday and Gazetted holidays.
2. However operation schedule decided by us on requirement basis of smooth operation and it is scheduled on the basis of Day-to-day event like Weekly Service Day on which one or two member(s) from our Erection Team will be provided on site for weekly maintenance service which will be carry out oiling greasing hauling activities at site for smoothen the operation of plant. H&S Day on which one of the core Expert Member from our Health & Safety Team will visit on site and discuss operational safety rules, MSDS of chemical used at site etc. one day of the week will be plant performance Checkup Day on which random sampling from the plant will be carried out and analysis will be done to assure appropriate discharge standards of the plant. Once in every month the random samples will be send to NABL certified lab to 100% assurance of plant performance.
3. List of 6 operators will be provided to Ansal API out of which each operator will be available at site for 12 hours rooster of the operators will be made on weekly basis and the operator will be automatically punched in Ansal API. This will also help both the parties for time saving if in case any of the working operator got ill, job.shift, long leave etc. both parties had to carry out procedure of registration, punching and other enrollment activities.
4. The contractor shall issue identity card, uniform to its labour and will send the list of all labour engaged at the site along with their name father name and home addresses to the site in charge and the also to the local police verification. The contactor shall also get the ID car issued by AAPIL.
5. AAPIL reserves its rights to terminate this maintenance contract by serving one month notice without assigning an reason for which no claim whatsoever on this account will be entertained.

### 9. PAYMENTS:-

- a. Contractor shall not be paid mobilization advance for this work.
- b. Contractor will raise monthly RA bill for its payment based on the actual work done area in that particular month.
- c. All bills for the works done under this work order shall be paid on the basis of the jointly recorded measurements of the actually executed works as per the items of works. TDS shall be deducted as applicable and as per Govt. rules.
- d. The quantity given in the BOQ can vary either side to any extend for which no claim shall be entertained.

For Ansal API Infrastructure Ltd.

(Authorized signatory)

Accepted By Contractor

(Contractor's Stamp & Signature)

## ANSAL API INFRASTRUCTURE LTD.

2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone: 0522-7127800

CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/O&M/01/2022-23/001

Dated: 05<sup>th</sup> May 2023

### 10. LAWS:-

The CONTRACTOR shall bear full & final responsibility for himself and for his subcontractors for compliance of all statutory nature under this work order besides, obtaining any Licenses / permissions for the engagement & employment of all labour,

Payments of their wages / salaries etc. and their compliance and adherence by keeping all records thereof, as per all statutory obligation / regulation of the local / state / central government in force, but not limited to e.g. Factories act 1948, The contract labour (Regulation / Abolition) Act 1970, minimum wages Act 1948, payment of wages Act 1936, Industrial disputes Act 1947, Trade Union Act 1926, Workmen's compensation Act 1923, Employees state Insurance Act 1948, Motor & Transport workers Act, Apprentice Act 1961, Provident fund Act, etc.

The CONTRACTOR shall keep AAPIL indemnified against all fines, penalties, Losses or damages etc. arising out of his noncompliance. Any disputes / controversies in this respect will have to be met with by the contractor at his own cost. The Contractor shall show proof of his compliance to the AAPIL.

### 11. EMPLOYEE PROVIDENT FUND & EMPLOYEE STATE INSURANCE COMPLIANCE

The CONTRACTOR shall keep AAPIL indemnified against all fines, penalties, Losses or damages etc. arising out of his noncompliance. Any disputes / controversies in this respect will have to be met with by the contractor at his own cost. The Contractor shall show proof of his compliance to the AAPIL.

It is agreed and understood between the parties that "Contractor" shall comply with all statutory enactment / Legislation, and procure the necessary registration required under the statutory enactment/ legislation.

- a. Employee Provident Fund & Employee State Insurance Compliance.
- b. The vendor shall be liable to comply with the Employees' State Insurance Act 1948 ("ESI Act") and Employees' Provident Fund and Miscellaneous Act 1952 ("EPF Act"). The Vendor shall submit copies of registration/ proof of application for registration (in case not registered at the time of execution of this agreement) under EPF Act & ESI Act to the company. In case of non-applicability, the vendor shall mention the specific clause of the Act/ Notification/ Circular for the same to the satisfaction of HR & Administration Department.
- c. The Vendor shall prepare a list of workers (Location wise) on monthly basis in the format provided by company and shall get the signature of the project in charge. The vendor shall calculate the EPF/ ESI amount of the month exclusively for company based on the list of workers as mentioned above.
- d. The vendor shall open a separate bank account with Project in charge of the company as a joint signatory, and deposit both employer & employee contribution on a monthly basis in said bank account. Project in charge & the contractor shall sign the cheque jointly to discharge the statutory liability before due date.

For Ansal API Infrastructure Ltd.

(Authorized signatory)

Accepted By Contractor

(Contractor's Stamp & Signature)

(53)

**ANSAL API INFRASTRUCTURE LTD.**2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone: 0522-7127800

CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/O&amp;M/01/2022-23/001

Dated: 05<sup>th</sup> May 2023

- e. The contractor shall also comply with the provisions of the building and other Construction Workers (Regulation of Employment & Conditions of Service) Act, 1996 and the building and other Construction Workers Welfare Cess Act, 1996, including its amendments.  
Labour Cess as applicable (i.e. @ 1% on Value of Work Done plus Value of Free Issue Materials) shall be paid along with the RA/ Final Bills to Contractor. Contractor shall deposit the same in the respective department and proof of depositing the Labour Cess shall be submitted along with the subsequent RA Bill, failing which the payments of subsequent bills shall be kept on hold till the time the receipts are submitted
- f. The vendor shall be liable to deduct the employees' contribution of EPF and ESI and deposit the same along with his part of the contribution of EPF and ESI within the statutory period and shall provide the following details to the company:
- PF challan with TRR number
  - ECR file (Electronic challan cum return)
  - Challan acknowledgement slip
  - Remittance confirmation slip
  - Copies of monthly returns i.e., Form 5, 10 & 12 A (under EPF Act)
  - ESI challan
  - ESI online working
  - Labour Cess challan
- The above mentioned documents shall be provided under his signature to the company within one week of depositing the same to the respective authorities, but in any case not later than 30<sup>th</sup> of the succeeding month. The vendor will be paid for the services provided by it, only when it provides the abovementioned documents in the stipulated time.
- g. The company shall be indemnified by vendor for any action brought against it for a violation / non-compliance of the provisions of EPF Act, ESI Act & BOCW Act. Additionally, non-compliance or violation of any of these provisions of the above mentioned Acts would lead to the immediate termination of this agreement.

**12. DAMAGES**

Any breakages / damages to the existing works by the contractor in nearby vicinity of works shall be replaced / repaired by Contractor at his own cost and as per the existing specification and material without an extra cost to AAPIL.

**13. SAFETY**

Responsibilities of contractor in respect of safety of men, equipment, material & environment. All safety rules and codes shall be the contractors and his/her workmen without exception.

**14. DISPUTE REDRESSAL:**

For Ansal API Infrastructure Ltd.

(Authorized signatory)

Accepted By Contractor

(Contractor's Stamp &amp; Signature)

# ANSAL API INFRASTRUCTURE LTD.

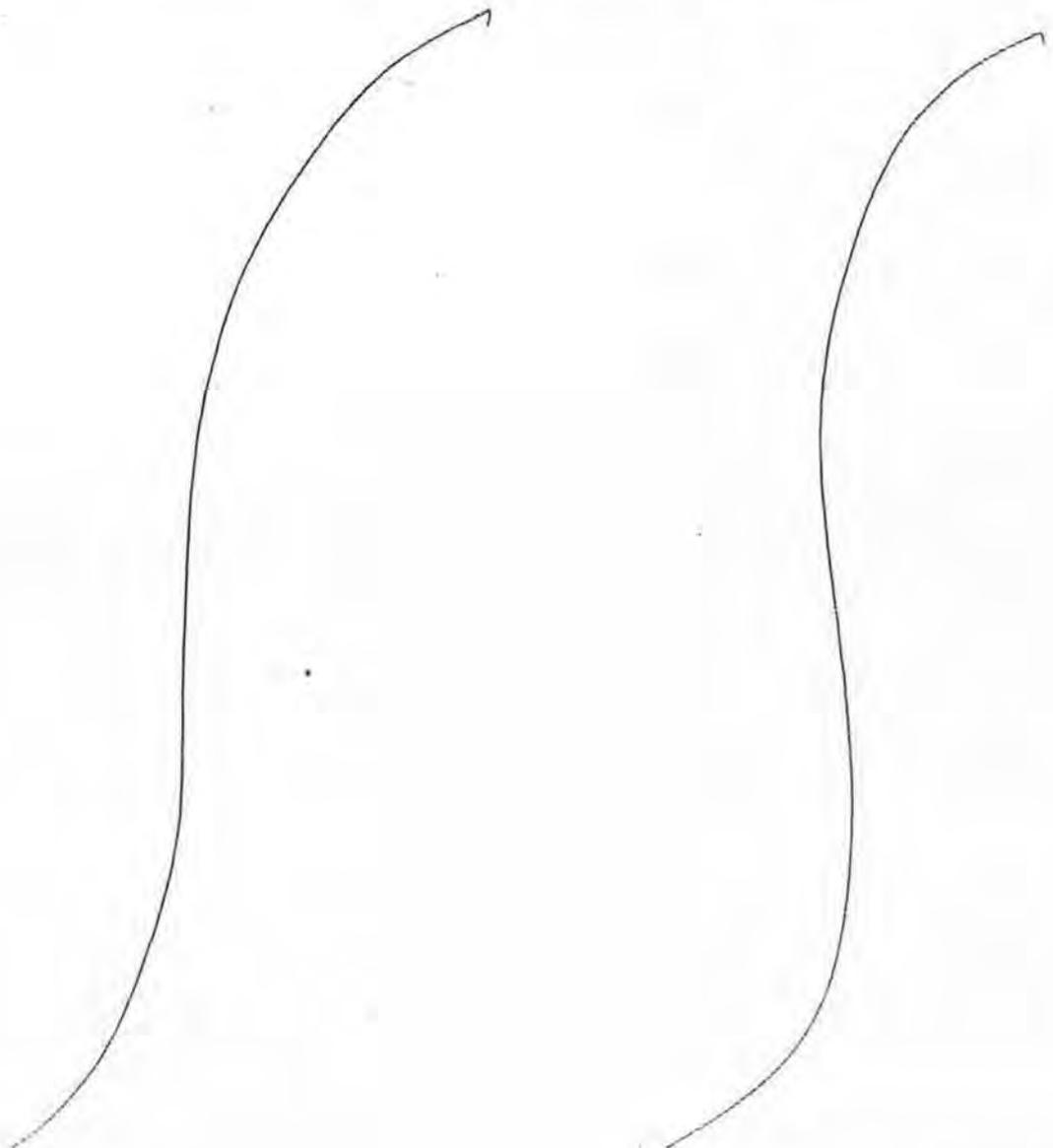
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Ref. No.: AAPIL/LKO/Agreement/O&M/01/2022-23/001

Dated: 05<sup>th</sup> May 2023

Any dispute arising out of this agreement shall be resolved amicably between the Engineer-in-charge and the contractor. If still any dispute remain unresolved it shall be referred to Sr. GM-Facility of Ansal API Infrastructure Ltd / Successor of Ansal APIIL for adjudication and the resolution passes thereby shall be final and binding on both parties.



For Ansal API Infrastructure Ltd.

(Authorized signatory)

*[Handwritten signature]*

### Annexure - A

Accepted By Contractor

(Contractor's Stamp & Signature)

*[Handwritten signature]*

(25)

## ANSAL API INFRASTRUCTURE LTD.

2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone: 0522-7127800

CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/O&M/01/2022-23/001

Dated: 05<sup>th</sup> May 2023

### SCOPE OF WORK

1. The Contractor will provide trained operators to operate and maintain the plant for full contract period (24x7x365) basis.
2. The Contractor will provide monthly summary reports as per "Annexure -D" to AAPIL's Engineer-in Charge, highlighting the performance, trends, identifying the problem areas and suggestions for improvements.
3. The Contractor will be responsible for the maintenance / repair job required to keep the plant at optimum productivity level. All the requisite spares and consumables item in our scope at your site as like ,Chlorine, Bio Culture, Gear Oil For Air Blower & Pump ,Grease ,V belt OF Air Blower only ,
4. The Contractor will be monitoring the various parameters as per "Annexure -B" through certified / recognized laboratory on monthly basis
5. All such monitoring shall be documented & made available as per "Annexure -D" for reference and further improvement. Report of STP treated water & raw water to be submitted along with each invoice.
6. Inlet & outlet water lab analysis is to be carried out by the contractor through recognized laboratory and the cost towards this will be borne by contractor.
7. The Contractor will be maintaining all necessary documents for records such as log sheet, lab test reports, daily / weekly / monthly performance reports & such reports shall be submitted on monthly basis to AAPIL's Engineer-in-Charge for their review as per "Annexure -D"
8. The Contractor will be periodically check equipment, lubrication requirements of this plant etc. to ensure proper performance of the STP plant as per Operation & Maintenance manual meant for desired output and the manual shall be treated as integral part of this agreement for operation and maintenance requirement of STP Plant. The manual can be inspected at our office during office hours on any working day for references.
9. The Contractor will be maintaining our own tools to carry out all maintenance jobs.
9. The Scope shall also cover cleaning of diffuser and filter media etc, whenever required Schedule of cleaning shall be prepared and submitted to AAPIL
10. Apart from operation & maintenance of STP, a proper housekeeping should be maintained by the contractor well within the area of STP at his own cost.
11. The preventive and routine maintenance shall be treated as integral part of this operation

For Ansal API Infrastructure Ltd.

(Authorized signatory)

Accepted By Contractor

(Contractor's Stamp & Signature)

# ANSAL API INFRASTRUCTURE LTD.

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CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/O&M/01/2022-23/001

Dated: 05<sup>th</sup> May 2023

& maintenance contract and same shall be carried out throughout the contract period for which AAPIL will not pay any extra charges.

12. Electricity at one point shall be provided free of cost by AAPIL. The electric consumption Charges for running of STP shall be borne by AAPIL

14. The Contractor ensure PPE (Personal protective equipment) for our operators and staff.

15. AAPIL is having full right for deduction of amount or holding the bill in case of any Noncompliance.

16. AAPIL is having full right for deduction of amount on absence of operator.

For Ansal API Infrastructure Ltd.  
(Authorized signatory)

Accepted By Contractor  
(Contractor's Stamp & Signature)

(27)

**ANSAL API INFRASTRUCTURE LTD.**2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone: 0522-7127800

CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/O&amp;M/01/2022-23/001

Dated: 05<sup>th</sup> May 2023Annexure - BTERMS & CONDITIONS

1. The amount of service charges shall be inclusive of all taxes of any nature whatsoever but would be exclusive of service tax, which are concurrently being levied under law. TDS, WCT will be deducted from the bill as per prevailing instruction / rules.
2. In case during the period of this contract there is any increase / revision in the minimum wages, employees share of PF, ESIC, other stator tax, duty or liability, in that event the we will be bound to pay salary to its staff at such revised rates and shall also adhere to such revision without any additional cost till the completion of the contract. .
3. That the contractor should be registered under the labour legislation & its other related authorities and should comply with other statutory requirement like PF & ESIC registration etc. and the documents evidencing such registration and compliances shall be furnished by the contractor to the AAPIL and shall be part of agreement. The AAPIL shall not have any concern whatsoever regarding the terms and conditions of service of the said personnel employed and provided by the contractor. In case of any liability takes place on account of any statutory violation or lapses or otherwise or any reason whatsoever attributable to the contractor in connection with the service provided by it, the same shall be exclusively borne by the contractor.
4. The contractor will be raising the monthly invoice of service charges under this agreement in the beginning of the next month but not later than 5th day of each English calendar month and the payment of the same will be made by the AAPIL within 30 days. It is made clear that all statutory liability such as ESI, PF, EPF of employees share etc, shall be borne and deposited exclusively by the Us
5. That the monthly payment of the bill / invoice shall be made by the AAPIL only when the contractor furnishes the documentary evidence to prove the statutory deposit like employers and employees share of PF, ESIC, etc, of the previous month of all the staff posted at the above said area of the AAPIL. The employers share will be reimbursed in full by the AAPIL in case any amount is found to be unpaid to the staff or statutory deposit has not been made by the contractor. AAPIL shall withhold a proportionate amount from the payment of monthly invoice which will be released only after the aforesaid statutory liabilities are discharged by the contractor.
6. The adequate supervision shall be provided by the contractor round the clock to ensure efficient performance of the services in accordance with the maintenance manual and the instruction issued from time to time by the AAPIL. Periodically meeting for efficient performance of this agreement shall be held between the parties.
7. The contractor will take proper and adequate care and precaution to operate and maintain the property and assets of the AAPIL from any loss, destruction, waste or misuses and

For Ansal API Infrastructure Ltd.

(Authorized signatory)



Accepted By Contractor

(Contractor's Stamp &amp; Signature)

# ANSAL API INFRASTRUCTURE LTD.

2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone: 0522-7127800  
CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/O&M/01/2022-23/001

Dated: 05<sup>th</sup> May 2023

further the we will not assign or part with the effects or assets of the AAPIL under its control, to any other person, company or third party.

- 8. The Contractor will be responsible for any loss / damage caused to the AAPIL or its client.
- 9. AAPIL will not be responsible for the safety, security or any accident for the contractor staff.
- 10. All spares replacements & consumables will be provide by us at your site include in our cost.
- 11. Consumables like reagents, Sodium hypo chloride, Bio culture chemicals, Gear oil for Air blower & Raw Sewage Pump, Glen Packing for Feed Pump.
- 12. Spare for STP plant supply by if any requirement at your site as Like- V belt for blower, Mechanical seal for all pump, for regular.
- 13. AAPIL Scope If any Motor, Pump, Panel, Decanter, is repair, damage or winding required service.
- 14. The contractor shall issue identity card, uniform to its labour and will send the list of all labour engaged, at the site along with their name father name and home addresses to the site in charge and the also to the local police verification. The contactor shall also get the ID car issued by AAPIL.
- 15. AAPIL reserves its rights to terminate this maintenance contract by serving one month notice without assigning an reason for which no claim whatsoever on this account will be entertained.

For Ansal API Infrastructure Ltd.  
(Authorized signatory)

Accepted By Contractor  
(Contractor's Stamp & Signature)

# ANSAL API INFRASTRUCTURE LTD.

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CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/O&M/01/2022-23/001

Dated: 05<sup>th</sup> May 2023

(59)

Annexure - C

## LIST OF MATERIAL TO BE ARRANGED FOR OPERATION OF STP

### CHEMICAL & OIL CONSUMPTION DETAILS

S. NO	CHEMICAL DESCRIPTION	PURPOSE OF USAGE	QTY/MONTH (MAX)
1	Micro Organisms	Microbial growth in Aeration tank	100 kg
2	Chlorine Powder	For Disinfection	100 kg
3	Oil for blower	Gear oil	3 ltr.
4	Oil for Raw sewage Pump	Gear oil	1 ltr.
5	Grease	Greasing	2000 gm
6	Poly Electrolyte for Centrifuge	Sludge dewatering System	5 kg

For Ansal API Infrastructure Ltd. 23  
 (Authorized signatory)

Accepted By Contractor  
 (Contractor's Stamp & Signature)

**ANSAL API INFRASTRUCTURE LTD.**2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone: 0522-7127800

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Dated: 05<sup>th</sup> May 2023

Annexure "D"

**PARAMETERS TO BE CHECKED ON MONTHLY BASIS****TO BE SUBMITTED ALONG WITH THE INVOICE**

S. NO	PARAMETER TESTED	UNIT	SPECIFICATIONS	RESULT
1	PH	-	6.5 to 8.5	6.5-8.5
2	Total Dissolved Solids	mg/lt	500.00	500.00
3	Total Suspended Solids	mg/lt	30.00	< 10
4	Dissolved Oxygen	mg/lt	-	
5	COD	mg/lt	250.00	< 50
6	BOD	mg/lt	30.00	< 30
7	Oil & Grease	mg/lt	10.00	5-10

For Ansal API Infrastructure Ltd.

(Authorized signatory)

Accepted By Contractor

(Contractor's Stamp &amp; Signature)

**ANSAL API INFRASTRUCTURE LTD.**2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone: 0522-7127800

CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/O&amp;M/01/2022-23/001

Dated: 05<sup>th</sup> May 2023

Annexure "E"

**ANNUAL MAINTENANCE CONTRACT FOR OPERATION AND MAINTENANCE  
05 MLD SBR STP PLANT AT SUSHANT GOLF CITY, LUCKNOW, UTTAR PRADESH**

DESCRIPTION	PERIOD	RATE	AMOUNT
Operation & Maintenance of STP including cost of manpower, maintenance of machine /equipment, all consumable item ,repair any motor, pump etc, monthly testing of raw water & treated water, housekeeping etc as per instruction of Engineer in charge and as per attached terms & conditions	15.03.2023 to 31.03.2024	1,33,000.00	16,68,935.00

**IMPORTANT:-**

- ✓ All the machinery provided by Ansal and only repair & Service is being carried by M/s Akshita Enterprises if any major replacement is to be made during maintenance period will be arranged/paid by Ansal API. (Means No DLP for the same in our scope)
- ✓ Successful plant operation for 30 days a month by M/s Akshita Enterprises officials. (Excluding Gazetted Holiday)
- ✓ Working 24 Hours
- ✓ Sampling & Reporting as mentioned above.
- ✓ Preparation of daily logbook.
- ✓ Maintenance of MLSS growth, chemical dosing & lab testing of water sample discharged by STP.
- ✓ Monthly visit by an expert to inspect performance & fitness of the STP & working of the technical appointed at site.
- ✓ Performance report with minutes of issues & their solutions & necessary action taken by M/s Akshita Enterprises.
- ✓ Information mail in every 15 days of working of plant.
- ✓ Discharge is in complete responsibility of M/s Akshita Enterprises.
- ✓ Visit by Technical Manager once in a month.

**BILLING TERMS & CONDITION: -**

- ✓ Bill raised on monthly basics.
- ✓ We will supply bill on last day of every month with attendance of the staff and test report.
- ✓ Client has to clear the bill within 30 days of supply of bill.
- ✓ Payment pendency for more than 45 days will stop our report delivery & sampling of discharge of STP.
- ✓ Payment pendency for more than 60 days will directly allow us to with withdraw our AMC.

**VALIDITY:-**

Agreement from the 15.03.2023 to 31.03.2024 with mutual consensus.

For Ansal API Infrastructure Ltd.

(Authorized signatory)

Accepted By Contractor

(Contractor's Stamp &amp; Signature)

**Ansal API Infrastructure Ltd.**

**ANSAPI** (63)  
**API**  
 Building lifestyles since 1967

Dated : 01/09/2023

M/S Akshita Enterprises  
 Regd, Office — 290-B Barra — 7.  
 Kanpur.

Mobile No, +91-9335192773

Mail: 1- akshitaenterprises@gmail.com

2- anjani.anengineers@gmail.com

PAN: - ABHFA4526F

GSTN: - O9ABHFA4526F1 ZK

WORK ORDER NO.: AAPIL/SGC/WO/2023-2024/STP/

Sub: 'Operation & Maintenance Contract of Sewerage Treatment Plant with tertiary treatment units having capacity of 150 KLD, located at sector-A, Sushant Golf City, Lucknow,

Kind attn. Mr. Anjani Kumar Sharma.

Please refer to our discussions regarding Operation & Maintenance Contract of the 150 K1.D STP located at sector A, Sushant Golf City, Lucknow. As per our discussion the AMC is being awarded under following terms and conditions.

Prices:-

The price for O & M Contract is fixed at Rs 432,000.00/- (Four lakhs Thirty Two thousand only) @ Rs 36,000 /- per Month, GST will be paid extra as per actual.

CONTRACT PERIOD

This Contract is effective from 01/09/2023 to 31/08/2024. After completion of this period AAPIL has reserve the right to renew / rescind or to award the Operation & maintenance Contract to any other Operation & Maintenance

Contractor or party.

SCOPE OF WORK

1. You will provide trained Operators to operate and maintain the plant for full contract period (24x7x365) basis.

**Ansal API Infrastructure Ltd.**  
 Beside Shopping Square, Sector - D  
 Sushant Golf City, Sultanpur Road, Lucknow - 226030  
 Mobile : 7668669999  
 E-mail : [customercare@ansalapiinfra.com](mailto:customercare@ansalapiinfra.com)  
 website : [www.ansalapiinfra.com](http://www.ansalapiinfra.com)  
 CIN : U45200DL2008PLC179003

*(Handwritten signatures)*

(64)

2. You will provide monthly summary reports as per "Annexure -B & C" to AAPIL's Engineer-in Charge, highlighting the performance, trends. Identifying the problem areas and suggestions for improvements.
- 3 You will be responsible for the maintenance job required to keep the plant at optimum productivity level, All the requisite consumable items will be under your scope,
- 4 You will monitor various parameters as per "Annexure -B" Enough certified / recognized laboratory on monthly basis.
- 5 All such monitoring will be documented & made available as per "Annexure -C" for reference and further improvement. Report of STP treated water & raw water to be submitted along with each invoice.
- 6 Inlet & outlet water lab analysis is to be carried out by you through recognized laboratory and the cost towards this will be borne by you.
- 7 You will maintain all necessary documents for records such as log sheet, lab test reports, daily / weekly monthly performance reports & such reports will be submitted on monthly basis to AAPIL's Engineer-in-Charge for their review as per "Annexure -C" .
- 8 You will periodically check equipment, lubrication requirements of the plant etc. to ensure proper performance of the STP as per Operation & Maintenance manual) meant for desired output and the manual will be treated as integral part of this agreement for operation and maintenance requirement of STP. You will provide a copy of the manual.
- 9 You will be maintaining your own tools to carry out all maintenance jobs.
- 10 Your scope of works will also cover cleaning of diffuser and filter media etc, whenever required. Schedule of cleaning will be prepared by you and to be submitted to AAPIL before commencement of cleaning activities.
- 11 Apart from operation & maintenance of STP. a proper housekeeping should be maintained by you well within the area of STP at your own cost, 12 The preventive and routine maintenance will be treated as integral part of this Operation & Maintenance contract and same will be carried out throughout the contract period for which AAPIL, will Not pay any extra charges.
- 13 You will ensure PPE (Personal protective equipment) for your operators and staff.
- 14 Supply of all consumables (as per Annex. A) will be under scope of your work.
- 15 Consumables like reagents, Sodium hypo chloride. Bio culture chemicals. Gear oil for Air blower & Raw sewage pump , Gland Packing for feed pump will be under scope of work.



16 You will provide spare of machineries like- V belt for blower, Mechanical seal for all pumps for regular- operation of the plant.

17 Your scope of work includes replacement of Sand media & Carbon media jf required in the system.

Payment for the same will be made extra against submission of (4X Invoice, IS Electricity at one point will be provided free of cost by AAPIL. The electric consumption charges for running of STP will be borne by AAPIL.

**Payment Terms: .**

1. Payment will be made on monthly basis after certification of your invoice by engineer in charge. You will raise the monthly invoice of service charges under this decrement in the beginning of the next month but not later than 5th day of each English calendar month and the payment of the same will be made by the AAPIL within 30 days,

2 The amount of service charges will be inclusive of all taxes of any nature whatsoever but would be

exclusive of Service Tax. TDS, WCT will be deducted from the bill as per prevailing rules.

3 That the monthly payment of the bill / invoice will be certified by AAPIL only when you will furnish the

documentary evidence to prove the statutory deposit like employers and employees share of PE, LSIC, etc. of the previous month of all the staff posted at the above said area of the AAPIL.

4 Labor cess as applicable on work done will be deposited directly by AAPIL to the respective department and the proof of payments made against this contract will be given to the contractor.

**Termination of Contract**

Upon your failure to carry on Operation & Maintenance work of STP with due diligence e.g, non-adhering with the Operation Manual requirements, Routine / Preventive Maintenance etc causing inefficiency working laziness in work or absenteeism in services to be provided as per scope of work, or if you commit a breach of any terms and conditions for the Agreement, "AAPIL" will be entitled to terminate the said Agreement by giving notice 15 days earlier to you. In the event of termination of the contract you will hand over the plant in 100% serviceable condition.

(66)

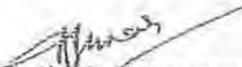
## Other Terms &amp; Conditions:

1. In case during the period of this contract there is any increase / revision in the MINIMUM wages, employees share of PF, ESIC, other Statutory tax, duty or liability, in that event that you will be bound to pay salary to your staff at such revised rates and will also adhere to such revision without demanding any additional cost till the completion of the contract.
2. The adequate supervision will be provided by you round the clock to ensure efficient performance of the services in accordance with the maintenance manual and the instruction issued from time to time, the AAPIL. Periodical meeting for efficient performance of this agreement will be held between the parties.
3. You will take proper and adequate care and precaution to Operate and maintain the property and assets of the AAPIL from any loss, destruction, waste or misuses, You will be responsible to any loss /damage caused to the AAPITIL or its client.
4. AAPIL will not be responsible for the safety, security or any accident for the contractors' Staff.
5. AAPIL is having full right for deduction of amount or holding the bill in case of any noncompliance.
6. AAPIL is having full right for deduction of amount on absence of operator.
7. That you as contractor should be registered under the labor legislation & its other related authorities and should comply with other statutory requirement like PE & ESIC registration etc. and the document evidences such as registration and compliances will be furnished by you to the AAPIL and will be part of agreement. AAPHL will not | have any concern whatsoever regarding the terms and conditions Of services of the Said personnel employed and provided by you as a contractor, In case of any liability y takes place on account of any Statutory violation or lapses or otherwise or any reason whatsoever attributable to the contractor in connection with the service provided by it. the same will be exclusively borne by you.

You are, therefore, requested to sign this agreement as a token of your acceptance,

Thanking you

For Ansal API infrastructure Ltd

  
Authorized Signatory

Accepted



For Akshita Enterprises  
(Anjani Kumar sharma)



**Akshita Enterprises**

290-B, Barra-7

Kanpur-208027

UTTAR PRADESH

CONT NO : 9335192773,7905824432

GSTN 09ABHFA4526F1ZK

Delivery challan

**14**

Dated

01-11-23

## Delivery Address

Ansal API Infrastructure Ltd

2nd floor, Shopping Square sec-  
D, Sushant Golf City Amar Shaheed Path  
Lucknow

S.No.	Description	Unit	QTY	Rate/Day	Amount
1	MICRO ORGANISMS	KG	100		
2	CHLORINE POWDER	KG	100		
3	OIL FOR BLOWER	LTR	3		
4	OIL FOR RAW SEWAGE PUMP	LTR	1		
5	GREASE	GRM	2000		
6	POLY ELECTROLYTE FOR CENTRIFUGE	KG	5		

Thank you for your business & we hope you have a great day!

**SUB TOTAL**

Authorised signatory


  
AKSHITA ENTERPRISES

(68)



# ITL LABS PVT. LTD.™

Govt. Approved Test House

B-283-284, Mangolpuri, Industrial Area, Phase-I, Delhi-110 083

Ph.:+91-11-44713445, 9810107619

E-mail : itllabs@gmail.com

## TEST REPORT

### TEST REPORT OF STP WATER

Authority : M/S ANSAL API INFRASTRUCTURE LTD.  
Sector-A, SUSHANT GOLF CITY, SAHEED PATH,  
150 KLD LUCKNOW

Report No. : C202310160123

Source of Sample : STP Inlet (After raw sewage pump)

Date of sample collection : 14.10.2023

Date of completion : 23.10.2023

Sample collected by : By Party

S.No.	PARAMETER	RESULTS	PROTOCOL
1	pH	8.72	IS : 3025 (P-11)
2	Conductivity, $\mu\text{s}/\text{cm}$	1792	IS : 3025 (P-14)
3	Chemical Oxygen Demand, mg/l	539	IS : 3025 (P-58)
4	Biochemical Oxygen Demand (3 days at 27°C), mg/l	176	IS : 3025 (P-44)
5	Oil & Grease, mg/l	10	IS : 3025 (P-39)
6	Total Suspended solids, mg/l	19	IS : 3025 (P-17)
7	Total Dissolved Solids, mg/l	1467	IS : 3025 (P-16)
8	Dissolved Oxygen, mg/l	0.4	IS : 3025 (P-38)
9	Total Volatile Solids, mg/l	348	IS : 3025 (P-18)
10	Ammonical Nitrogen (as $\text{NH}_3\text{-N}$ ), mg/l	31	IS : 3025 (P-34)
11	Total Phosphorus (as P), mg/l	25	IS : 3025 (P-31)
12	Potassium (as K), mg/l	36	IS : 3025 (P-45)
13	Fecal Coliform (FC) MON/100ml	1081	IS:1622-1981

\*\*End of Report\*\*

REMARKS: The no. of Parameters tested is 13 only. The test report is issued subject to the terms & conditions mentioned overleaf.



*Bansal*  
Authorized Signatory



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## TEST REPORT

### TEST REPORT OF STP WATER

Authority : M/S ANSAL API INFRASTRUCTURE LTD.  
Sector-A, SUSHANT GOLF CITY, SAHEED PATH,  
150 KLD LUCKNOW

Report No. : C202310160124

Source of Sample : STP Outlet (After ACF)

Date of sample collection : 14.10.2023

Date of completion : 23.10.2023

Sample collected by : By Party

S.No.	PARAMETER	RESULTS	Standard
1	pH	7.48	6.5-9.0
2	Conductivity, $\mu\text{s}/\text{cm}$	1127	Not Specified
3	Chemical Oxygen Demand , mg/l	39	Not Specified
4	Biochemical Oxygen Demand (3 days at 27°C),mg/l	16	20 max
5	Oil & Grease, mg/l	<1.0	Not Specified
6	Total Suspended solids, mg/l	26	50 max
7	Total Dissolved Solids, mg/l	835	Not Specified
8	Dissolved Oxygen, mg/l	1.3	Not Specified
9	Total Volatile Solids, mg/l	56	Not Specified
10	Ammonical Nitrogen (as $\text{NH}_3\text{-N}$ ),mg/l	1.5	Not Specified
11	Total Phosphorus (as P), mg/l	2.7	Not Specified
12	Potassium (as K), mg/l	2.9	Not Specified
13	Fecal Coliform (FC) MON/100ml	124	<1000

**\*\*End of Report\*\***

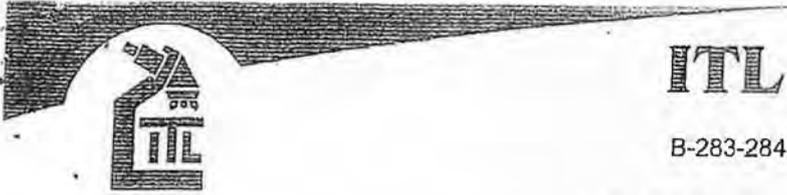
REMARKS: The no. of Parameters tested is 13 only. The test report is issued subject to the terms & conditions mentioned overleaf.



*Bandaru*

Authorized Signatory

(10)



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Ph.:+91-11-44713445, 9810107619

E-mail : itllabs@gmail.com

## TEST REPORT

### TEST REPORT OF STP WATER

Authority : M/S ANSAL API INFRASTRUCTURE LTD.  
C-7, SUSHANT GOLF CITY, SAHEED PATH,  
5 MLD LUCKNOW.

Report No. : **C202310160121**

Source of Sample : STP Inlet (After raw sewage pump)

Date of sample collection : 14.10.2023

Date of completion : 23.10.2023

Sample collected by : By Party

S.No.	PARAMETER	RESULTS	PROTOCOL
1	pH	8.6	IS : 3025 (P-11)
2	Conductivity, $\mu\text{s}/\text{cm}$	1361	IS : 3025 (P-14)
3	Chemical Oxygen Demand , mg/l	352	IS : 3025 (P-58)
4	Biochemical Oxygen Demand (3 days at 27°C),mg/l	143	IS : 3025 (P-44)
5	Oil & Grease, mg/l	16	IS : 3025 (P-39)
6	Total Suspended solids, mg/l	129	IS : 3025 (P-17)
7	Total Dissolved Solids, mg/l	1798	IS : 3025 (P-16)
8	Dissolved Oxygen, mg/l	0.4	IS : 3025 (P-38)
9	Total Volatile Solids, mg/l	457	IS : 3025 (P-18)
10	Ammonical Nitrogen (as $\text{NH}_3\text{-N}$ ),mg/l	13	IS : 3025 (P-34)
11	Total Phosphorus (as P), mg/l	14	IS : 3025 (P-31)
12	Potassium (as K), mg/l	25	IS : 3025 (P-45)
13	Fecal Coliform (FC) MON/100ml	1011	IS:1622-1981

\*\*End of Report\*\*

REMARKS: The no. of Parameters tested is 13 only. The test report is issued subject to the terms & conditions mentioned overleaf.



*Bandaru*

Authorized Signatory



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Ph.:+91-11-44713445, 9810107619

E-mail : itllabs@gmail.com

## TEST REPORT

### TEST REPORT OF STP WATER

Authority : M/S ANSAL API INFRASTRUCTURE LTD.  
C-7, SUSHANT GOLF CITY, SAHEED PATH,  
5 MLD LUCKNOW.

Report No. : C202310160122

Source of Sample : STP Outlet (After ACF)

Date of sample collection : 14.10.2023

Date of completion : 23.10.2023

Sample collected by : By Party

S.No.	PARAMETER	RESULTS	Standard
1	pH	7.26	6.5-9.0
2	Conductivity, $\mu\text{s/cm}$	1153	Not Specified
3	Chemical Oxygen Demand , mg/l	40	Not Specified
4	Biochemical Oxygen Demand (3 days at 27°C),mg/l	08	20 max
5	Oil & Grease, mg/l	<1.0	Not Specified
6	Total Suspended solids, mg/l	34.5	50 max
7	Total Dissolved Solids, mg/l	769	Not Specified
8	Dissolved Oxygen, mg/l	1.8	Not Specified
9	Total Volatile Solids, mg/l	33.6	Not Specified
10	Ammonical Nitrogen (as $\text{NH}_3\text{-N}$ ),mg/l	1.3	Not Specified
11	Total Phosphorus (as P), mg/l	7.4	Not Specified
12	Potassium (as K), mg/l	0.61	Not Specified
13	Fecal Colliform (FC) MON/100ml	112	<1000

**\*\*End of Report\*\***

REMARKS: The no. of Parameters tested is 13 only. The test report is issued subject to the terms & conditions mentioned overleaf.



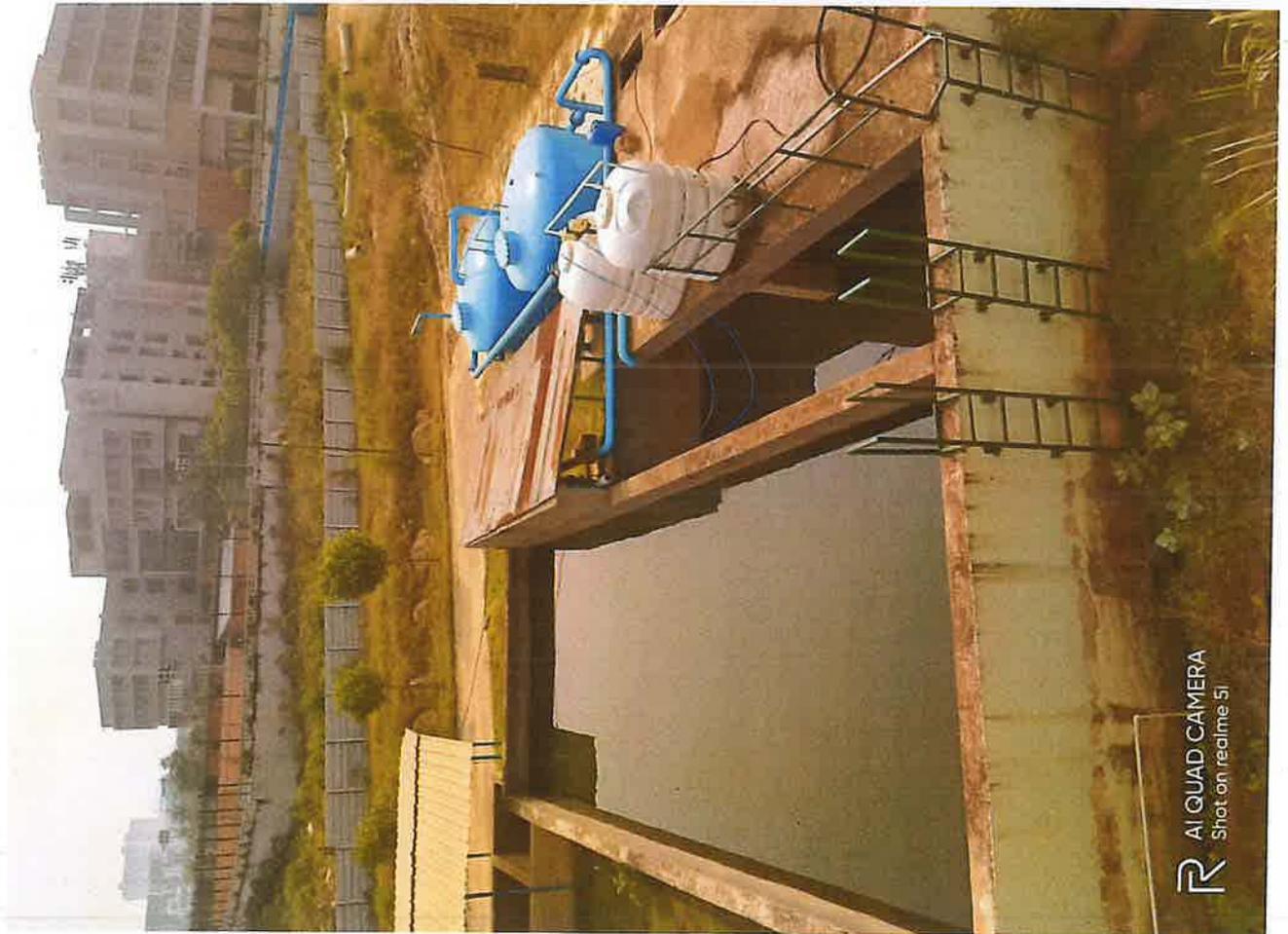
*Bandaru*

Authorized Signatory

# STP PHOTOGRAPH



# STP PHOTOGRAPH



Annexure no. 6

(76)

**ANSAL API INFRASTRUCTURE LTD.**2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone: 0522-7127800

CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/HORT/12/2023-24/005

Dated: 01.07.23

**AGREEMENT  
(Maintenance works)****Contractor: M/s Lucknow Nursery****Contact Person: Mr. Lal Pratap Chowdhary , Contact Number: +91 902885584****Website: [www.lucknownursery.com](http://www.lucknownursery.com) & E Mail – [info@lucknownursery.com](mailto:info@lucknownursery.com)****GST No.: 09AUUPC4007F1ZP**

This work order is made (Renewal) on 01.07 '2023 "Maintenance for Horticulture works of Parks and Green area along Road at Sushant Golf City, Lucknow.

**BETWEEN**

**ANSAL API INFRASTRUCTURE LTD.**, a limited company registered under the companies Act, 1996, having its office at 115 Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110001 and include its heirs, executors, administrators & assigns) of the one part, acting through its authorized representative Head Facilities / Successor of AAPIL hereinafter referred to as the "First Party"

**AND**

**M/s Lucknow Nursery**, a proprietorship company, having its registered office at 6/179, Vineet Khand, Gomti Nagar, Lucknow (Hereinafter to as "Contractor" which expression shall unless repugnant to the context, mean and include its heirs, executors, administrators & assigns) of the other part, acting through its authorized representative **Mr. Lal Pratap Chowdhary** hereinafter referred to as the "Second Party".

**WHEREAS**

AAPIL in its regular course of business of real estate development is desirous of getting the maintenance of horticulture works for Parks and Greens at Sushant Golf City, Lucknow, UP.

**AND**

**M/s Lucknow Nursery** its normal course of business of development and maintenance of Parks and Greens is desirous of maintenance of the above mentioned work and quoted rate for the same.

The above said two parties, "AAPIL" and **M/s Lucknow Nursery** have decided to incorporate their understanding in the form of this agreement.

For Ansal API Infrastructure Ltd.

(Authorized signatory)

Accepted By Contractor

(Contractor's Stamp &amp; Signature)

## ANSAL API INFRASTRUCTURE LTD.

2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone: 0522-7127800

CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/HORT/12/2023-24/005

Dated: 01.07.23

2. The payment will be done on monthly basis for the area measured jointly for the work done in particular month. However no measurement will be done for 9m, 12m and 18m wide roads if only trees, But these roads are included in the scope of the maintenance contract.
3. The maintenance of the horticulture work at Park, Green, Lawn, Shrubs, Ground cover, Tree, Plants, Potted plants includes regular hoeing, weeding out, Top dressing, Pruning, Watering, Insect, Pest & Disease control, Application of Fertilizer like Boanmeal, DAP, MOP, Neem Oil cake, NPK, Insecticide, Pesticide, Antitermite according to norms, making of seasonal flower beds. However the fertilizer, pesticide, Bamboo sticks, Sand/sandy soil will be supplied to the contractor by AAPIL free of cost. The seedling for seasonal bed will in the contractor's scope. The contractor will be also responsible for the weeding of the hard land scape however the area of hard landscape will not be measure.
4. The maintenance of horticulture work at Green Belt and road side plantation of trees and shrubs includes the work of regular hoeing, Weeding out, Top dressing, Pruning, Watering, Insect, Pest & Disease control, Application of Fertilizer like Boanmeal, DAP, MOP, Neem Oil cake, NPK, Insecticide, Pesticide, Antitermite according to norms, making of seasonal flower beds. However the fertilizer, pesticide, Bamboo sick, Sand/sandy soil will be supplied to the contractor by AAPIL free of cost. The contractor will be also responsible for the weeding of the hard land scape however the area of hard landscape will not be measure.
5. The contractor shall issue identity card, uniform to its labour and will send the list of all labour engaged at the site along with their name father name and home addresses to the site in charge and the also to the local police verification. The contactor shall also get the ID car issued by AAPIL.
6. In case of new plantation in the awarded area by AAPIL or through any agency the contractor will be responsible for its maintenance and all such plantation shall be entertained.
7. AAPIL reserves its rights to terminate this maintenance contract by serving one month notice without assigning an reason for which no claim whatsoever on this account will be entertained.
8. In case of mortality of plants due to negligence/ poor maintenance/ damage by stray animal or due to an reason what so ever the contractor is liable to replace the same with the same variety and height, at his/her own cost of the contractor.
9. For maintenance minimum-0.5 Mali per day per Acre shall be deployed by Contractor failing which a deduction @ Rs. 350/- per day per Mali will be done for less number of Mali deployed on prorata basis.
10. Staff guarding of contracted Horticulture area shall be the responsibility of contractor.
11. After handing over of garden hydrant/water point, contractor will be responsible for its maintenance and its security against any theft /damage & replace at their cost.
12. Qualified Horticulturist by service provider shall be posted at site. A meeting with owner of the company will be held in the first week of every month for review of monthly performance.
13. Monthly progress report should be submitted by the contractor by 7<sup>th</sup> day of every month.
14. The contactor is responsible for protection of plants, Green and ground cover round the clock against stray animals or men during the period of this contract. An damage to ground

For Ansal API Infrastructure Ltd.

(Authorized signatory)

Page 3 of 12

Accepted By Contractor

(Contractor's Stamp & Signature)

**ANSAL API INFRASTRUCTURE LTD.**2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone: 0522-7127800

CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/HORT/12/2023-24/005

Dated: 01.07.23

- cover/grass/ tree plantation areas as covered in this contract shall be made good by the contractor at his/her own cost within fifteen days failing which the company shall get it replaced through any other agency at the risk and cost of the contractor.
15. The contractor will have to deploy manpower as per the requirement of site and as per instruction of the site in charge. However deployment of minimum manpower for the maintenance work is must as mentioned in para-9.
  16. The contractor will provide daily attendance sheet of the manpower engaged for the work to the site in charge.
  17. Different activities/ work are required to be performed as per the schedule given below. However the schedule may change as per the requirement or as per instruction of site in charge.
- Mowing of lawn area should be done at regular intervals as per schedule given below or as per requirement/ instruction of site in charge:

S. No.	Season	Mowing Interval
1	July, August, September	Once in 10 days
2	October, November, February, March, April, May, June	Once in 15 days
3	December, January	Once in a Month

- Activities for maintenance of hedges, edges, shrubs and trees should be done at regular intervals as per below schedule or as per requirement:
    - Pruning and training, clipping & training of hedges, edges : Once in 15 days
    - Trimming of shrubs, trees, creepers, Bougainvilleas etc. : Once in 20 days
18. The Contractor shall arrange at his/her own cost all tools and plants (some of it has been detailed below) required for executions of the work during the entire period of this contract.
    - a) Irrigation / R.H. pipe (1" dia) or as required. **Water tanker with operator for maintenance works shall be supplied free of cost by API Infra.**
    - b) Water cane, spade, pickaxe, khurpi, scature, basket, plastic pipe, sprayer, spanners, shovel, electrical lawn mower machine and rubber hose pipe as per day to day requirements at site. However, electricity shall be made available to the contractor from the nearest point, beyond which the contractor shall make his own arrangements.
  19. The road side plantation area and road berms should be neatly dressed, levelled and it should be kept free from weeds, rubbish / polythen bags etc.
  20. The contractor shall be responsible to prepare monthly programme / roster for all activities of BOQ such as cleaning berms, weeding, hoeing, mowing and putting manure in trees and shrubs, lawn and will submit the same to site-in-charge for this approval.
  21. The work will be carried out as per specifications with update correction slips and to the satisfaction of Site-in-charge. If at any time, it is observed that the work is unsatisfactory and the contractor has not observed and complied with the instruction of Site-in-charge, the work will be got done through other agency at the risk and cost of the contractor. Also if the

For Ansal API Infrastructure Ltd.

(Authorized signatory)

Accepted By Contractor

(Contractor's Stamp &amp; Signature)

## ANSAL API INFRASTRUCTURE LTD.

2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone: 0522-7127800

CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/HORT/12/2023-24/005

Dated: 01.07.23

- maintenance work is not satisfactory for any particular park/ garden, then suitable deduction shall be made from the monthly bills on the basis of ANNEXURE-F
22. Inventory of all plants, trees, shrubs etc. will be prepared jointly (AAPIL representative and contractor at the time taking over the site by contractor. On completion or termination of the contract agreement the contractor will be required to hand over the same and in case of any short fall during handing and taking over deduction at following rate shall be done from the contractor.
- |                   |                      |
|-------------------|----------------------|
| a. Trees          | : - Rs.800 per tree  |
| b. Shrubs         | : - Rs.300 per no.   |
| c. Ground cover   | : - Rs.175 per Sqm.  |
| d. Seasonal plant | : - Rs. 75 per Sqm.  |
| e. Hedge          | : - Rs. 300 per RMT. |
23. The contractor will deploy skilled experienced supervisors as per the yardstick annexed as 'E' for supervision the work on all working days and for the entire contract period. The contractor will deploy only those supervisors who will be found suitable in the interview to be taken by AAPIL.
24. AAPIL has right to remove any skilled or unskilled personnel deployed by the contractor who in the opinion of AAPIL representative is/ are unsuitable or Indiscipline.
25. Reconciliation of all material such as chemical, manures, pesticide, insecticides and other AAPIL supplies will be submitted by the contractor along with monthly Bills. In case of discrepancy the cost of material shall be recovered from the contractor.
26. Termination of Contract: - AAPIL reserves its right to terminate/ foreclose this contract agreement by serving one month notice without assigning any reason for which no claim will be entertained.
27. Working days will be all seven days in a week.
28. 1.) Contractor shall strictly follow all necessary precautions as per guidelines issued by Central Govt./ State Govt./ Local Authority(ies) from time to time to prevent spread of COVID19 pandemic and ensure safe and secure working environment for all workers as well as supervisory staff at all times.  
2.) Contractor shall keep the Employer, indemnified of any or all penalty (ies) imposed by the Authority (ies) arising out of the non-compliance of guidelines, precautions and preventive measures to contain spread of COVID19 and inform the Employer immediately.
29. Force Majeure:-If at any time during the term of this Agreement the performance in whole or part of either party of any obligations under this Agreement is prevented or delayed by reason of Force Majeure:
- 28.1 The events that would inter alia constitute Force Majeure would include war, revolution, riots, act of public enemy, terrorism, fire, flood, tempest, earthquake, epidemic, pandemic, civil disturbance, and any other causes which are beyond the reasonable control of the parties.
- 28.2 Either party shall not be liable to the other party for any alleged claim for loss or damage against the other in respect of such nonperformance or delay in performance provided notice of any such event is given by any party to the other within 7 days from the date of occurrence hereof together with necessary proof of

For Ansal API Infrastructure Ltd.

(Authorized signatory)

Page 5 of 12

Accepted By Contractor

(Contractor's Stamp & Signature)

**ANSAL API INFRASTRUCTURE LTD.**2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone: 0522-7127800

CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/HORT/12/2023-24/005

Dated: 01.07.23

occurrence of such event. If the Force Majeure event continues to exist, parties shall discuss for further course of action.

**30. Payments:-**

- a. Contractor shall not be paid mobilization advance for this work.
- b. Contractor will raise monthly RA bill for its payment based on the actual work done area in that particular month.
- c. All bills for the works done under this work order shall be paid on the basis of the jointly recorded measurements of the actually executed works as per the items of works. TDS shall be deducted as applicable and as per Govt. rules.
- d. The quantity given in the BOQ can vary either side to any extend for which no claim shall be entertained.

**31. Laws:-**

The CONTRACTOR shall bear full & final responsibility for himself and for his subcontractors for compliance of all statutory nature under this work order besides, obtaining any Licenses / permissions for the engagement & employment of all labour, Payments of their wages / salaries etc. and their compliance and adherence by keeping all records thereof, as per all statutory obligation / regulation of the local / state / central government in force, but not limited to e.g. Factories act 1948, The contract labour (Regulation / Abolition) Act 1970, minimum wages Act 1948, payment of wages Act 1936, Industrial disputes Act 1947, Trade Union Act 1926, Workmen's compensation Act 1923, Employees state Insurance Act 1948, Motor & Transport workers Act, Apprentice Act 1961, Provident fund Act, etc.

The CONTRACTOR shall keep AAPIL indemnified against all fines, penalties, Losses or damages etc. arising out of his noncompliance. Any disputes / controversies in this respect will have to be met with by the contractor at his own cost. The Contractor shall show proof of his compliance to the AAPIL.

**32. Employee Provident Fund & Employee State Insurance Compliance**

The CONTRACTOR shall keep AAPIL indemnified against all fines, penalties, Losses or damages etc. arising out of his noncompliance. Any disputes / controversies in this respect will have to be met with by the contractor at his own cost. The Contractor shall show proof of his compliance to the AAPIL.

It is agreed and understood between the parties that "Contractor" shall comply with all statutory enactment / Legislation, and procure the necessary registration required under the statutory enactment/ legislation.

- a. Employee Provident Fund & Employee State Insurance Compliance.
- b. The vendor shall be liable to comply with the Employees' State Insurance Act 1948 ("ESI Act") and Employees' Provident Fund and Miscellaneous Act 1952 ("EPF Act"). The Vendor shall submit copies of registration/ proof of application for registration (in case not registered at the time of execution of this agreement) under EPF Act & ESI

For Ansal API Infrastructure Ltd.

(Authorized signatory)

Accepted By Contractor

(Contractor's Stamp &amp; Signature)

## ANSAL API INFRASTRUCTURE LTD.

2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone:-0522-7127800

CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/HORT/12/2023-24/005

Dated: 01.07.23

- .Act to the company. In case of non-applicability, the vendor shall mention the specific clause of the Act/ Notification/ Circular for the same to the satisfaction of HR & Administration Department.
- c. The Vendor shall prepare a list of workers (Location wise) on monthly basis in the format provided by company and shall get the signature of the project in charge. The vendor shall calculate the EPF/ ESI amount of the month exclusively for company based on the list of workers as mentioned above.
- d. The vendor shall open a separate bank account with Project in charge of the company as a joint signatory, and deposit both employer & employee contribution on a monthly basis in said bank account. Project in charge & the contractor shall sign the cheque jointly to discharge the statutory liability before due date.
- e. The contractor shall also comply with the provisions of the Building and other Construction Workers (Regulation of Employment & Conditions of Service) Act, 1996 and the building and other Construction Workers Welfare Cess Act, 1996, including its amendments.  
Labour Cess as applicable (i.e. @ 1% on Value of Work Done plus Value of Free Issue Materials) shall be paid along with the RA/ Final Bills to Contractor. Contractor shall deposit the same in the respective department and proof of depositing the Labour Cess shall be submitted along with the subsequent RA Bill, failing which the payments of subsequent bills shall be kept on hold till the time the receipts are submitted.
- f. The vendor shall be liable to deduct the employees' contribution of EPF and ESI and deposit the same along with his part of the contribution of EPF and ESI within the statutory period and shall provide the following details to the company:
- PF challan with TRR number
  - ECR file (Electronic challan cum return)
  - Challan acknowledgement slip
  - Remittance confirmation slip
  - Copies of monthly returns i.e., Form 5, 10 & 12 A (under EPF Act)
  - ESI challan
  - ESI online working
  - Labour Cess challan
- The above mentioned documents shall be provided under his signature to the company within one week of depositing the same to the respective authorities, but in any case not later than 30<sup>th</sup> of the succeeding month. The vendor will be paid for the services provided by it, only when it provides the abovementioned documents in the stipulated time.
- g. The company shall be indemnified by vendor for any action brought against it for a violation / non-compliance of the provisions of EPF Act, ESI Act & BOCW Act. Additionally, non-compliance or violation of any of these provisions of the above mentioned Acts would lead to the immediate termination of this agreement.

For Ansal API Infrastructure Ltd.

(Authorized signatory)

Page 7 of 12

Accepted by Contractor

(Contractor's Stamp & Signature)

**ANSAL API INFRASTRUCTURE LTD.**2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone: 0522-7127800

CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/HORT/12/2023-24/005

Dated: 01.07.23

**33. Damages**

Any breakages / damages to the existing works by the contractor in nearby vicinity of works shall be replaced / repaired by Contractor at his own cost and as per the existing specification and material without an extra cost to AAPIL.

**34. Safety**

Responsibilities of contractor in respect of safety of men, equipment, material & environment. All safety rules and codes shall be the contractors and his/her workmen without exception.

**35. Dispute Redressal:**

Any dispute arising out of this agreement shall be resolved amicably between the Engineer-in-charge and the contractor. If still any dispute remain unresolved it shall be referred to Sr. GM-Facility of Ansal API Infrastructure Ltd / Successor of Ansal APIL for adjudication and the resolution passes thereby shall be final and binding on both parties.

**Annexure-B****Maintenance for Horticulture works at Sushant Golf City Lucknow**

S. No.	Description	Unit	Qty in Acre	Period in Month	Rate per month per Acre	Amount for 09 Months in Rs.
1.	<b>Grass &amp; Ground cover:</b> - Maintenance of Horticulture work at Parks, Linear Parks and Roads Green, Lawn, Shrubs, Ground cover, Trees and Plants, Potted plants with Regular Hoeing, Deweeding, Top dressing, Pruning, Watering, Lawn moving, Manuring, Insect, Pest & Diseases control, Staking of Plants with Cow dug manure, Fertilizer like Bone meal, DAP, MOP, Neem Oil Cake, N.P.K, Insecticide, Pesticide, Antitermite according to norms, Seasonal flower beds including all tools & Plants, Lawn mover etc required for completion of the work as per direction of Engineer in charge. The area of Tree plantation along	Acre	48.22	09	7000.00	3037860 00

For Ansal API Infrastructure Ltd.

(Authorized signatory)

Accepted By Contractor

(Contractor's Stamp &amp; Signature)

**ANSAL API INFRASTRUCTURE LTD.**2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone: 0522-7127800

CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/HORT/12/2023-24/005

Dated: 01.07.23

9, 12 & 18 Mtr. Road, only trees shall not be measured for per acre calculations but included in the maintenance charges. These rates are excluding the cost of fertilizers, pesticides, and Bamboo stick, Sand or Sandy Soil and seasonal flowers. Note: - Only green area i.e. grass, shrubs, ground cover shall be measured for Payment.						
<b>Total</b>						<b>3037860.00</b>
<b>Rounded Off</b>						<b>3037860.00</b>

**Annexure-C****(Area Details)****Common Area  
(Rotary & Road Greenbelt)**

S. No.	Name of Site	Total Area of Grass, Ground Cover etc		No. of Shrubs
1	Rotary & Greenbelt	14436.99	3.57	
2	Road Areas	60245.22	14.89	
3	Road Areas	53198.16	13.15	
4	Plantation Areas	17328.39	4.28	
5	Plantation Areas	12211.52	3.02	
6	Development Area	24800.00	6.10	
7	Development Area in front of Lulu Mall	9000.00	2.22	
<b>Total</b>		<b>195092.03</b>	<b>48.22</b>	

For Ansal API Infrastructure Ltd.

(Authorized signatory)

Accepted By Contractor

(Contractor's Stamp &amp; Signature)

**ANSAL API INFRASTRUCTURE LTD.**2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone: 0522-7127800

CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/HORT/12/2023-24/005

Dated: 01.07.23

**Annexure-D****YARD STICK FOR HORTICULTURE STAFF**

Norms for determining the requirement of Gardener for jobs normally entrusted to them.

S. No.	Type of Area	unit	Norms (Acre)	No. of Gardener as per type of Area
1.	Open Spaces	Acre	3.00	One
2.	Play Grounds	Acre	2.0	One
3.	Public parks	Acre	2.0	One
4.	Prestigious Works	Acre	1.0	One
5.	Hedge Cutting	Running Ft	12000	One
6.	Potted Plants	No.	3000	One
7.	Mowing of Lawn	Acre	20.0	** One **
8.	Trees			
9.	Slow Growing Trees	Fast Growing Trees	No. of Trees	Per Gardener
10.	Up to 4 yrs. Old	Up to 3 yrs. Old	No.	250
11.	4-8 yrs. Old	5-6 yrs. Old	No.	300
12.	Beyond 8 yrs.	Beyond 6 yrs.	No.	1200
13.	Shrubs	No.	1200	One
**	These works have already been included in the above works and therefore no separate staff is to be provided for these works unless at the places where only Hedge cutting work/ Mowing of lawns is to be performed			
14.	One Head Gardener/ Supervisor	For 18 Gardener		
15.	Ratio Between Gardener & S/ Gardener	3:1		

**Annexure-E**

S. NO	AREA	AREA DESCRIPTION	AREA SQ. MTR	TOTAL AREA	
				SQ. MTR	ACRE
1	Rotary	Rotary-A4	12,175.43	14436.99	3.57
2		Sector-J Rotary	2261.55		
3	Road Area	Road-A1	3,707.31	60245.22	14.89
4		Road-A3	8,179.43		

For Ansal API Infrastructure Ltd.

(Authorized signatory)

Accepted By-Contractor

(Contractor's Stamp &amp; Signature)

## ANSAL API INFRASTRUCTURE LTD.

2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone: 0522-7127800

CIN No. U45200DL2008PLC179003

Ref. No.: AAPIL/LKO/Agreement/HORT/12/2023-24/005

Dated: 01.07.23

5	Road-A4	12,159.61		
6	Road-A5	1,485.71		
7	Road-A6	2,402.80		
8	Road-A7	3,453.16		
9	Road-A8	13,589.87		
10	Road-A9	5,186.31		
11	Road-A9 in Front of Lulu Mall	506.35		
12	Road-B5	355.55		
13	Road-C9	512.44		
14	Road-C10	603.76		
15	Road-C11 & C111A	129.60		
16	Road-C11AA	398.43		
17	Road-C15	1,709.43		
18	Main Entrance A S Path	2,473.98		
19	Main Entrance	3,391.50		
20	Road-A2	7149.99		
21	Road-B1	1342.49		
22	Road-B2	5975.06		
23	Road-B3	4827.73		
24	Road-B4	2609.18		
25	Road-B12	8870.00		
26	Road-D3 & D2	1109.44		
27	Road-C3	1230.90	53198.16	13.15
28	Road-C5	272.06		
29	Road-C6	731.28		
30	Road-C7	6729.25		
31	B-1 Road, 1-D Park	7283.62		
32	IBB 3 Along C 2 Road	1677.39		
33	Front of Wall Mart	2,776.26		
34	Road-B10	613.53		

For Ansal API Infrastructure Ltd.

(Authorized signatory)

Page 11 of 12

Accepted By Contractor

(Contractor's Stamp & Signature)

**ANSAL API INFRASTRUCTURE LTD.**2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow. Phone: 0522-7127800

CIN No. U45200DL2008PLC179003

Ref. No.: AAPHL/LKO/Agreement/HORT/12/2023-24/005

Dated: 01.07.23

S. NO	AREA	AREA DESCRIPTION	AREA SQ MTR	TOTAL AREA	
				SQ MTR	ACRE
35	Plantation Area	Road-A1	1,314.22	17323.39	4.28
36		Road-A5	5,940.47		
37		Road-A6	5,167.72		
38		Road-C8	262.80		
39		Road-C10	2,305.00		
40		Road-A3	363.00		
41		Road-A4	866.82		
42		Road-A8	1,108.36		
43		Road-A2	779.46		
44		Green Belt (Shaheed path)	4438.50		
45		Road-A9	5651.66	12211.52	3.02
46		Road-C3	1246.38		
47		Sector-J 45 Mtr Road	95.52		
48		Extended Area	12500.00	24700.00	6.10
49	Development Area	12200.00			
50		Road -A3 Near Santusthi -2	121.750	121.750	0.98144
51		Park Police Chowki, Pocket G/7	440.120	440.120	
52		Green Belt around medanta hospital from Gate no 01 to gate no 06	3409.9	3409.9	
53	Green Belt	In front of Lulu Mall green belt ( shaheed path	9000	9000	2.22
<b>Total Area</b>			<b>195092.03</b>	<b>195092.03</b>	<b>48.22</b>

For Ansal API Infrastructure Ltd.

(Authorized signatory)

Page 12 of 12

Accepted By Contractor

(Contractor's Stamp &amp; Signature)



# LUCKNOW NURSERY

(U)

09026885584  
09452170905  
Info@lucknownursery.com  
www.lucknownursery.com

---

Address: G/179, Vineet Khand, Gomati Nagar, Lucknow -226010 GSTIN NO. 09AUUPC4007F1ZP

Invoice No. LN/23-24/152 Month of October Date : 07.11.2023

**Customer Detail**

Name: ANSAL API INFRASTRUCTURE LTD.  
Address: 2nd Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow.  
Contact: 0522-7127800  
GSTIN NO. 09AAHCA0833H1ZU

Sr.No.	Description of Goods	HSN Code	Area	Unit	Rate	Amount	Taxable Value	CGST		SGST	
								Rate	Amount	Rate	Amount
1	Maintenance of Park and Green Area	998597	99.03	Acer	7000	693210	693210	9%	62388.9	9%	62388.9
2											
3											
4											
5											
6											
7											
8											
9											
10	AnsAL API Infrastructure Ltd. Payment										
11	817988 17/11/2023										
12	<i>[Signature]</i>										
13	<i>[Signature]</i>										
14											
15											
<b>TOTAL</b>			99.03			693210	693210		62388.9		62388.9

Total Amount in Word

Eight Lakh Seventeen Thousand Nine Hundred Eighty Seven only

Total Amount

Amount	693210
CGST	62388.9
SGST	62388.9
<b>Total Amount</b>	<b>817987.8</b>

---

**Bank Details**

Bank Name: Axis Bank	Bill No. 922	Date 09/11/23	
Name: LUCKNOW NURSERY	Mode: By hand		
Account No: 922020012530893	Signature: <i>[Signature]</i>		
IFSC Code: UTIB0001550			FOR LUCKNOW NURSERY <i>[Signature]</i> With: Signatory Lal Pratap Chaudhary

⇒ Charges for 99 Acres of horticulture area maintaining.

⇒ Bio Matrix attendance is attached & compliance are short. Vino 7/11/23

109

TAX INVOICE



LUCKNOW NURSERY

09026885584  
09452170905  
Info@lucknownursery.com  
www.lucknownursery.com

Address: 6/179, Vineet Khand, Gomati Nagar, Lucknow -226010  
GSTIN NO. 09AUUPC4007F1ZP  
Invoice No. LN/23-24/151  
Month of October  
Date : 07.11.2023

Customer Detail

Name: ANSAL API INFRASTRUCTURE LTD.  
Address: 2nd Floor Shopping Square-2, Sector-D, Sushant Golf City, Lucknow.  
Contact: 0522-7127800  
GSTIN NO. 09AAHCA0833H1ZU

Sr.No.	Description of Goods	HSN Code	Area	Unit	Rate	Amount	Taxable Value	CGST		SGST	
								Rate	Amount	Rate	Amount
1	Maintenance of Green Area	998597	48	Acer	7000	336000	336000	9%	30240	9%	30240
2											
3											
4											
5											
6											
7											
8			Ansal API Infrastructure Ltd.								
9			396480 Payment								
10			Date: 07/11/2023								
11											
12											
13											
14											
15											
TOTAL			48			336000	336000		30240		30240

Total Amount in Word		Total Amount	
Three Lakh Ninety Six Thousand Four Hundred Eighty only		Amount	336000
		CGST	30240
		SGST	30240
		Total Amount	396480

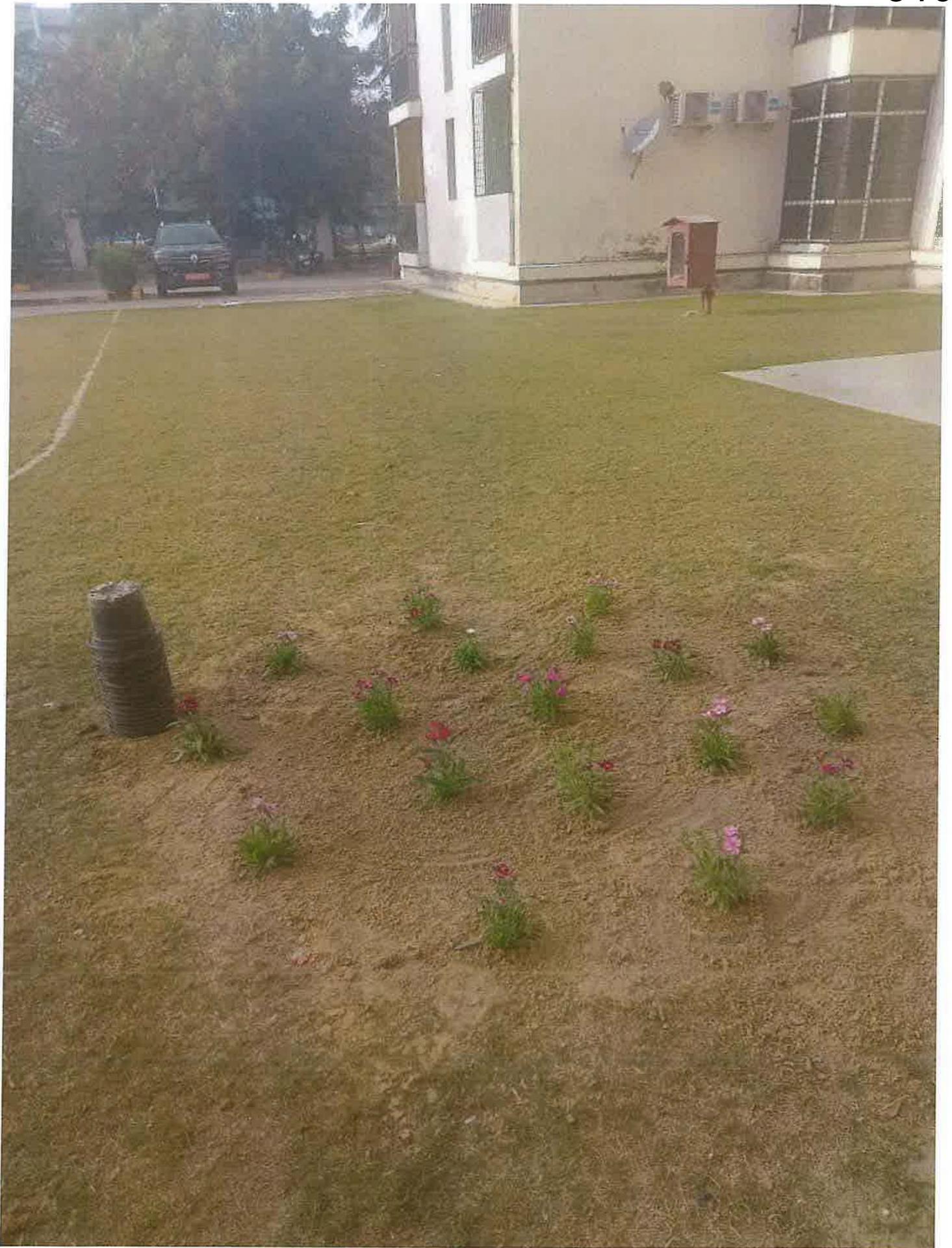
Bank Name: Axis Bank  
 Name: LUCKNOW NURSERY  
 Account No: 922020012530893  
 IFSC Code: UTIB0001550  
 Bill No: 821  
 Date: 09/11/23  
 Mode: By hand  
 Signature: Shankar  
 For: LUCKNOW NURSERY  
 Auth: Signatory  
 Lal Pratap Chaudhary

→ Charges for maintaining of 48 Acres of horticulture area.  
 → Bio Matrix Sheet, PF & ESI compliance attached.  
 Vineet 09/11/23

































realme

Shot on realme C21Y

2024/01/11 10:00





























Annexure no. 3

(5)

Ansal API Infrastructure Ltd.

**ANSAL API**

Building lifestyles since 1967

Ref: AAPIL/SGC/HK/2023-24/ECO

Date - 01.04.2023

M/s Eco Green Energy Lucknow Private Ltd,  
Regional Office 4/18, Vishal Khand,  
Gomti Nagar, Lucknow-226010

Contact Person: Mr. Santosh Mishra , Contact No: - 09453772098.  
Email-[info@ecogreenenergy.co.in](mailto:info@ecogreenenergy.co.in)

Work Order No: - AAPIL/SGC/HK/2023-24/ECO

**Subject: - Garbage Collection, Transportation & Scientifically Dispose of Solid Waste Collection from our Residential Sector, High rise Apartment & FSI at Sushant Golf City Ansal API, lucknow.**

Dear Mr. Mishra ,

With reference to your previous agreement ( Ref No- AAPIL/SGC/HK/2022-23/ECO, date - 01.04.2022) with us ,we are pleased to renewal your contract with same term & conditions for **Garbage Collection, Transportation & Scientifically Dispose of Solid Waste Collection from our Residential Sector, high rise apartment at Sushant Golf City Ansal API, lucknow.**

**TERMS & CONDITIONS:-**

1. This contract will covers Door to Door garbage collection from our all sector residence, high rise apartment & FSI on regular basis.
2. Door to Door garbage collection service will be provide on regular basic every day And produce the bill on monthly basis in the name of Ansal API Infrastructure Ltd.
3. Collection Services shall not start before 8:00 a.m. or continue past 16:00 p.m. on the same day. Exceptions to collection hours shall be effected only upon the mutual agreement of the Ansal API and Eco Green Energy , or when it is reasonably determined by ECO GREEN that an exception is necessary in order to complete-collection on an existing collection route due to unusual circumstances.
4. Eco Green Energy shall provide a separate phone number and management level person at Company to contact on customer service related matters and in case of emergency. Such person and number shall be for the use to resolve our customer's queries.



Ansal API Infrastructure Ltd.  
Beside Shopping Square, Sector - D  
Sushant Golf City, Sultanpur Road, Lucknow - 226030  
Mobile : 7668669999  
E-mail : [customercare@ansalapiinfra.com](mailto:customercare@ansalapiinfra.com)  
website : [www.ansalapiinfra.com](http://www.ansalapiinfra.com)  
CIN : U45200DL2008PLC179003

5. If Eco Green Energy has an accident those results in damages to public property, Eco Green Energy shall begin corrective action on the date of notification, with damages resolved or reimbursed to the customers / others within 2 months of the date the damage occurred. Eco Green Energy shall provide an adequate number of vehicles and manpower for regular collection services of all the aforementioned collectables, to meet the schedules for collection set forth herein. All vehicles and other equipment shall be kept in good repair, appearance, and in sanitary conditions at all times. All recyclable material collection vehicles must have closed tops on the load portion of the vehicle so that contents will not spill, blow out or leak therefrom. Eco Green Energy shall keep all equipment used in the performance of the work required by this contract in good operating condition and in a clean, sanitary condition and such equipment shall be subject to inspection by the Ansal API Infrastructure Ltd at any time.
6. The Contract will be start from 01<sup>st</sup> April -2023 to 31<sup>st</sup> March -2024
7. Charges of Solid Waste collection of Rs- 100/- Per Flat/House/Villa/ GST will be paid extra.
8. Details are furnished in Annexure "A".

**A :- Contract Value**

The Contract will be start from 01<sup>st</sup> April -2023 to 31<sup>st</sup> March -2024 and

The total cost of the contract would be Rs 140100/- [One lack forty thousand one hundred only] GST will be paid extra.

**B :- Terms of Payment**

Produce the bill on monthly basis in the name of Ansal API Infrastructure Ltd and payment shall be made after 15 days submission of the invoice.

9. While the servicing in our premises your staff should be in proper uniform and must be having the identity card of your company.
10. Either party have the right to terminate the agreement by giving one month advance notice period without assigning any reason and in the event the agreement is pre maturity terminated by the company, the company reserve the right to recover/payment made to you or on your behalf.
11. The company have server the right to recover any cost expenses/loss incurred by the company due to non-performance negligence/ non attending any complain by you.
12. In the event of any dispute arising out of related this contract which cannot be resolved through negotiations between the parties , the same shall be settled by the Lucknow High Court without prejudice to the above , all dispute this contract are subject to the jurisdiction of the court of Lucknow.



Kindly sign and return a copy of this work order as token of your acceptance to the above terms & conditions.

Thanking You.

For Ansal API Infrastructure Ltd

Vipin Kumar Srivastava  
Head Facilities



Accepted

(M/s Eco Green Energy Ludhiana Pvt Ltd)



Copy forwarded to: Accounts Department, AAPIL,

Vinay  
Ramesh



नगर निगम, लखनऊ

<p>प्रेषक:-</p> <p>प्रभारी जोनल सेनेटरी अधिकारी, जोन-8 नगर निगम लखनऊ।</p> <p>पत्रांक मेमो- 020/250-08/23-24 दिनांक : 21/06/2023</p>	<p>सेवा में :-</p> <p>ANSAL API INFRASTRUCTURE LTD. Sector D Maintenance Office, Near Over Head Tank Sushant Golf City Lucknow वार्ड नं०-5, इब्राहिमपुर प्रथम, लखनऊ।</p>
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कृपया आप अवगत है कि स्वच्छ भारत मिशन के अन्तर्गत कागर्शियल संस्थानों में उत्सर्जित होने वाले ठोस अपशिष्ट (Solid Waste) को एकत्र कर उसका समुचित निस्तारण सुनिश्चित करने का दायित्व लखनऊ नगर निगम का है। नगरों में उत्पन्न होने वाले ठोस अपशिष्ट का डोर-टू-डोर कलेक्शन, ट्रांसपोर्टेशन, प्रोसेसिंग एवं निस्तारण का कार्य सुचारु रूप से संचालित किये जाने हेतु भारत सरकार द्वारा एन्वायरमेंट प्रोटेक्शन एक्ट 1986 (29 of 1986) के सेक्शन 3, 6, एवं 25 द्वारा प्रदत्त अधिकारों के तहत सॉलिड वेस्ट मैनेजमेंट रूल्स, 2016 प्रदत्त किया गया है। सॉलिड वेस्ट मैनेजमेंट रूल्स 2016 का अनुपालन प्रत्येक नागरिक द्वारा किया जाना अनिवार्य है। इस रूल्स के क्लॉज संख्या-01 में वेस्ट जनरेटर के दायित्व क्रमशः 4.2 एवं 4.3 में प्रावधान किया गया है।

सॉलिड वेस्ट मैनेजमेंट रूल्स 2016 के क्लॉज संख्या-15 में नगर निकाय को 15(a) 15(b), 15(f) 15(g) में दायित्व दिये गये हैं। कूड़ा कलेक्शन नगर निगम द्वारा अधिकृत संस्था ईकोग्रीन एनर्जी, लखनऊ प्रा०लि० द्वारा किया जा रहा है। इसके सापेक्ष आप द्वारा यूजर चार्ज का भुगतान अप्रैल 2022 से मई 2023 के मध्य रू०-16,41,200/- लम्बित है। अतः इस माह से उपरोक्तानुसार ईकोग्रीन संस्था को एक्सिस (AXIS) बैंक, लखनऊ के एस्करो एकाउण्ट में A/c Name- "User Charges Nagar Nigam Lucknow", के नाम से A/c No. 922010011047863, IFSC Code- UTIB0000355, Branch- Indira Nagar, Lucknow. में (CASH/DD/NEFT /RTGS/ CHEQUE) के माध्यम से भुगतान करके रसीद प्राप्त करना सुनिश्चित करे अन्यथा आपके विरुद्ध एन्वायरमेंट प्रोटेक्शन एक्ट-1986, सॉलिड वेस्ट मैनेजमेंट रूल्स-2016 एवं एन०जी०टी० द्वारा दिनांक 22 दिसम्बर, 2016 को जारी नियमों के अनुसार कानूनी कार्यवाही की जायेगी। जिसका सम्पूर्ण उत्तरदायित्व आपका/ प्रतिष्ठान का होगा।

25632 24/06/23

Inward No. 25632 Date 24/06/23

Made By [Signature]

Signature [Signature]

प्रभारी जोनल सेनेटरी अधिकारी,  
जोन-8  
नगर निगम लखनऊ।



LUCKNOW MUNICIPAL CORPORATION

SOLID WASTE USER CHARGE DEMAND  
(THIS IS NOT PAYMENT RECEIPT)



Department /	: Revenue Section	Bill No.	: LMC/SWM/5/8/2876680
Account	: Solid Waste User Charge & Others	Date	: 08-07-2023
Ward Area	: IBRAHIMPUR WARD 1	Consumer Id	: LMCS51204652
Zone No. / Ward	: 8 / Ward No.-5	Holding	: N/A
Name	: ANSAL API INFRASTRUCTURE LTD.	GST No.	: N/A
Mobile No.	: 8874770777	Email Id.	: null
Address	: Sector D Maintenance Office Near Over Head Tank Sushant Golf City Lucknow.....		

Sl No	Tax Type	HSN/SAC Code	Bill Month	Rate Per Month	Amount
1.	Solid Waste User Charge	9994	JUNE-2023 To JUNE-2023	140100.00	140100.00
Total					140100.00
Arrear					0.0
Advance					0.0
Total Payable					140100.00

Amount in Words : One Lakh Forty Thousand One Hundred Rupees Only/-

Note :-

- \* Payment should be made within 15 days. Delay Charges @ 18% is applicable after due date.
- \* This is a Computer generated Demand and does not require physical signature.
- \* For Details Please Visit : <https://ecogreenlucknow.in>
- \* You will receive SMS in your registered mobile no. for amount paid. If SMS is not received verify your paid amount by calling 18001805821 or visit <https://ecogreenlucknow.in>.
- \* Payment by Chq/DD shall made in favour of "USER CHARGES NAGAR NIGAM LUCKNOW"
- \* Online transfer (RTGS/NEFT etc.) made in the following accounts details :-
- \* Account Name : " USER CHARGES NAGAR NIGAM LUCKNOW A/C "
- A/C No. 922010011047863
- IFSC: UTIB0000355
- \* Print Date 08-07-2023

Ansal API Infrastructure Ltd.  
Passed For Payment  
Rs. 140100/-  
19/07/2023  
Verify by  
[Signature]

Thanking You  
LUCKNOW MUNICIPAL CORPORATION



In Collaboration With  
NEDS Skills & Services Pvt. Ltd.

Charges For door to door garbage collection from residential area

User Charge Demand Receiving

Received Bill No. LMC/SWM/5/8/2876680 at 08-07-2023 of Rs. 140100.0 against Demand for Waste User Charge of Consumer Id. LMCS51204652 in Ward No. 5 and Consumer Name- ANSAL API INFRASTRUCTURE LTD.

for the month of June-2023.

Vinay 10/7/23

Bill No. 372 Date 19/07/23  
Mode by bank  
Signature [Signature]

Customer Remarks :  
Customer Mobile No :



LUCKNOW MUNICIPAL CORPORATION

SOLID WASTE USER CHARGE DEMAND  
(THIS IS NOT PAYMENT RECEIPT)



Department / : Revenue Section  
 Account : Solid Waste User Charge & Others  
 Ward Area : IBRAHIMPUR WARD 1  
 Zone No. / Ward : 8 / Ward No.-5  
 Name : ANSAL API INFRASTRUCTURE LTD.  
 Mobile No. : 8874770777  
 Address : Sector D Maintenance Office Near Over Head Tank Sushant Golf City Lucknow.....

Bill No. : LMC/SWM/5/8/2876680  
 Date : 08-07-2023  
 Consumer Id : LMCS51204652  
 Holding : N/A  
 GST No. : - N/A  
 Email Id. : null

Sl No	Tax Type	HSN/SAC Code	Bill Month	Rate Per Month	Amount
1.	Solid Waste User Charge	9994	JUNE-2023 To JUNE-2023	140100.00	140100.00
Total					140100.00
Arrear					0.0
Advance					0.0
Total Payable					140100.00

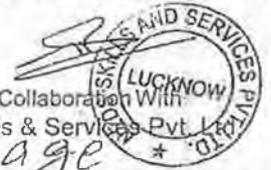
Amount In Words : One Lakh Forty Thousand One Hundred Rupees Only/-

Note :-

- \* Payment should be made within 15 days. Delay Charges @ 18% is applicable after due date.
- \* This is a Computer generated Demand and does not require physical signature.
- \* For Details Please Visit : <https://ecogreenlucknow.in>
- \* You will receive SMS in your registered mobile no. for amount paid. If SMS is not received verify your paid amount by calling 18001805821 or visit <https://ecogreenlucknow.in>.
- \* Payment by Chq/DD shall made in favour of "USER CHARGES NAGAR NIGAM LUCKNOW"
- \* Online transfer (RTGS/NEFT etc.) made in the following accounts details :-
- \* Account Name : " USER CHARGES NAGAR NIGAM LUCKNOW A/C "
- A/C No. 922010011047863
- IFSC: UTIB0000355
- \* Print Date 08-07-2023

Ansal API Infrastructure Ltd.  
 Passed For Payment  
 Rs. 140100  
 19/07/23  
 Verify by

Thanking You  
 LUCKNOW MUNICIPAL CORPORATION



*Charges For door to door garbage collection from residential area*

User Charge Demand Receiving

Received Bill No. LMC/SWM/5/8/2876680 at 08-07-2023 of Rs. 140100.0 against Demand for Waste User Charge of Consumer Id. LMCS51204652 in Ward No. 5 and Consumer Name- ANSAL API INFRASTRUCTURE LTD.

*140100/- 19th month OF JUNE-2023.*

Customer Remarks :  
 Customer Mobile No :

*Vinay 10/7/23*

Bill No. 372 Date 19/07/23  
 Mode By hand  
 Signature *[Signature]*

ANNEXURE "A"		
SUMMARY OF GARBAGE COLLECTION REPORT - 1st - April-2023		
Annexure		
RESIDENTIAL AREA		
S. NO	NAME OF THE AREA	TOTAL NO OF HOUSE
1	SECTOR A-1	21
2	SECTOR - A2	17
3	SECTOR - A3	4
4	SECTOR - A4	147
5	SECTOR - A5 & New A4	
6	SECTOR - B1	45
7	SECTOR - B2	4
8	SECTOR - B3	4
9	SECTOR C1	4
10	SECTOR C2	52
11	SECTOR C3	20
12	SECTOR C4	12
13	SECTOR C5	4
14	SECTOR C9,C7,C8	7
15	SECTOR D1	120
16	SECTOR D2	97
17	SECTOR D3	110
18	SECTOR E1	15
19	SECTOR E2	29
20	SECTOR F1	18
21	SECTOR F LIG/EWS	60
22	SECTOR G-1, G-4, G-6, G-7,J-6. & J7, J3,J2,J4 & J8	35
23	<b>HIGH RISE APARTMENT</b>	
24	PARADISE CRYSTAL	161
25	C.GARDEN	102
26	C. MEADOWS	140
27	SANTUSTI ENCLAVE 1& 2	92
28	SECTOR L LIG	35
29	CELEBRITY GREEN	46
	<b>TOTAL</b>	<b>1401</b>

TOTAL NO OF HOUSE	1401
Rate approved Rs 100 per house/flat	100
Total Collection of house	140100
<b>TOTAL AMOUNT</b>	<b>140100</b>



*Handwritten signature and date 01/04/23.*





Q2W3+2V3, Golf City, Bagiamau, Lucknow, Ahmamau, Uttar Pradesh 226002, India

Latitude  
26.79480496°

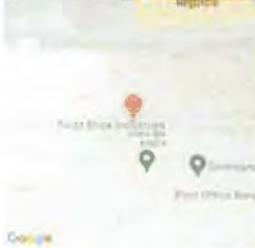
Longitude  
81.00507122°

Local 10:28:12 AM  
GMT 04:58:12 AM

Altitude 118 meters  
Sunday, 19.11.2023



Q285+24E Nagam - Nilmatha Rd, Golf City, Barauna, Uttar Pradesh 226002, India



Barauna  
Uttar Pradesh  
India



25°C  
77°F

2023-11-18(Sat) 11:23(am)



Q2W3+2V3, Golf City, Bagiamau, Lucknow, Ahmamau, Uttar Pradesh 226002, India

Latitude  
26.79493152°

Longitude  
81.00519113°

Local 10:25:46 AM  
GMT 04:55:46 AM

Altitude 118 meters  
Sunday, 19.11.2023

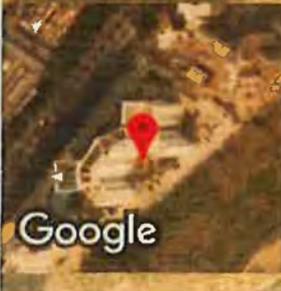






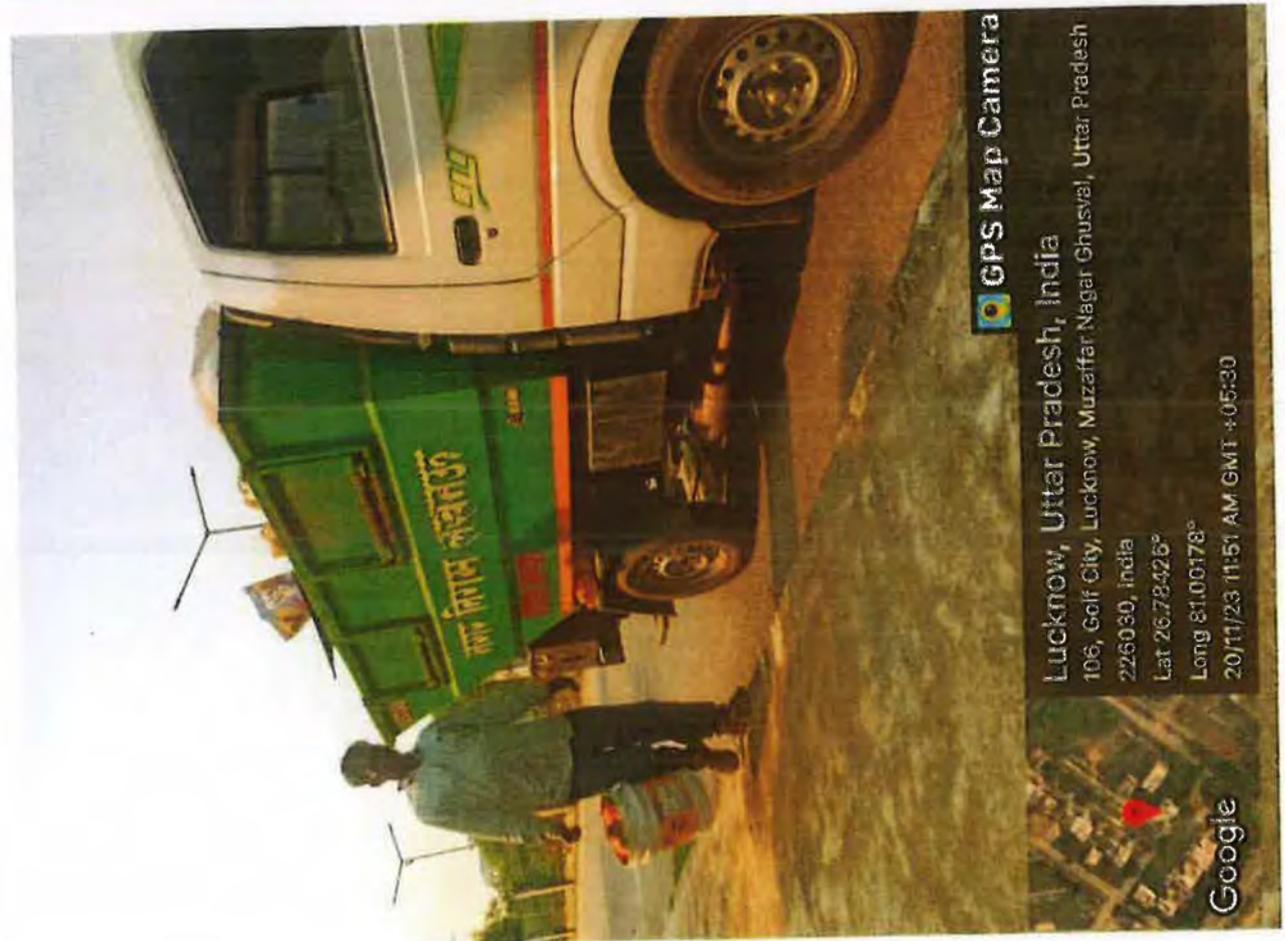


GPS Map Camera



Muzaffar Nagar Ghusval, Uttar Pradesh, India  
QXMX+F2W, Plumeria Ave, Golf City, Muzaffar Nagar Ghusval, Uttar  
Pradesh 226002, India  
Lat 26.783651°  
Long 80.997635°  
20/11/23 11:53 AM GMT +05:30

Google



GPS Map Camera

Lucknow, Uttar Pradesh, India

106, Golf City, Lucknow, Muzaffar Nagar Ghusval, Uttar Pradesh

226030, India

Lat 26.78426°

Long 81.00178°

20/11/23 11:51 AM GMT +05:30



Google



GPS Map Camera

Lucknow, Uttar Pradesh, India

106, Golf City, Lucknow, Muzaffar Nagar Ghusval, Uttar Pradesh

226030, India

Lat 26.78426°

Long 81.00178°

20/11/23 11:51 AM GMT +05:30



Google

# EWS LIG



**ANSAL API**

Building Lifestyles Since 1967

SGC-LKO-S&amp;M/POSSESSION LETTER/10/2023/ 12.87

**POSSESSION LETTER**

**M/s Ansal Properties & Infrastructure Ltd.**, a company incorporated under the companies Act 1956, having its registered office at 115 Ansal Bhawan 16 Kasturba Gandhi Marg, New Delhi 110001 and branch/local office at Second Floor, Shopping Square-2 Sector-D, Sushant Golf City, Lucknow through its authorized signatories **MR. FARHAN SIDDIQUI** son of **MR. M.S. SIDDIQUI** and **MR. AMIT ARORA** son of **LATE ANIL ARORA** authorized vide resolution dated 05/08/2020 to act for and on behalf of the Company have today handed over the actual vacant and peaceful physical possession of all its rights of Demised Property as defined therein (as more particularly defined) in the DEED OF SALE to **MR. SHIV KUMAR SAHU**

**SCHEDULE OF THE DEMISED PROPERTY**

**UNIT NO** - 0553-0-C5/BH5/0106 (LIG)  
**SECTOR** - C  
**AREA** - 376.74 SQ.FT.

**BOUNDARY**

**NORTH-EAST** : OPEN  
**SOUTH-WEST** : ENTRANCE/PASSAGE  
**NORTH-WEST** : STAIRCASE  
**SOUTH-EAST** : UNIT NO.-05

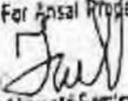
Further, we hereby confirm that it being in the vacant, physical, unencumbered and peaceful possession of the Demised Property, as per sale deed to **MR. SHIV KUMAR SAHU**

**AND**

Owner confirms having received the vacant, physical, unencumbered and peaceful possession of the Demised Property, and fully satisfied with possession and measurement of boundary of the demised property. Further owner undertakes and warrants to Ansal Properties & Infrastructure Ltd that owner/s shall abide the terms and conditions of plot buyer maintenance agreement and all other rules and regulations framed by maintenance agency for betterment of the Sushant Golf City

Place: **LUCKNOW**  
 Date: 05/10/23

For **ANSAL PROPERTIES AND INFRASTRUCTURE LTD.**

For Ansal Properties & Infrastructure Ltd.  
  
  
 (Authorized Signatories)

Signature of the Owner

In the presence of

**WITNESSES:**

1.  
 2.

Note:-Handing over / taking over certificates will be signed by the owner or his/his/their authorized representative in triplicate and distributed as under

- (1) Owner
- (2) V.P. (Projects) - API
- (3) Director - AAPIL

**Ansal Properties & Infrastructure Ltd.**  
**(An ISO 9001:2000 Company)**

2nd Floor, Shopping Square-2, Sector-D, Sushant Golf City, Lucknow - 226030  
 Ph: 0522 7127800, Website: www.ansalapi.com  
 CIN: L45101DL1967PLC004759

SGC-LKO-S&amp;M/POSSESSION LETTER/10/2023/ 13 qd

**POSSESSION LETTER**

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**SCHEDULE OF THE DEMISED PROPERTY**

UNIT NO - 0553-0-C5/BH5/0203 (LIG)  
 SECTOR - C  
 AREA - 376.74 SQ.FT.

**BOUNDARY**

NORTH-EAST : ENTRANCE/PASSAGE  
 SOUTH-WEST : OPEN  
 NORTH-WEST : LIFT/OPEN  
 SOUTH-EAST : UNIT NO.-04

Further, we hereby confirm that it being in the vacant, physical, unencumbered and peaceful possession of the Demised Property, as per sale deed to **MR. AMBRISH KUMAR JAISWAL**.

AND

Owner confirms having received the vacant, physical, unencumbered and peaceful possession of the Demised Property and fully satisfied with possession and measurement of boundary of the demised property. Further, owner undertakes and warrants to Ansal Properties & infrastructure Ltd. that owner/s shall abide the terms and conditions of plot buyer maintenance agreement and all other rules and regulations framed by maintenance agency for betterment of the Sushant Golf City.

Place **LUCKNOW**

Date

For **ANSAL PROPERTIES AND INFRASTRUCTURE LTD.**

For Ansal Properties &amp; Infrastructure Ltd.

*Jal 5.10.2023*  
 (Authorized Signatories)

Signature of the Owner

In the presence of

**WITNESSES:**

1  
 2

Note: -Handing over / taking over certificates will be signed by the owner or his/her/their authorized representative in triplicate and distributed as under:-

- (1) Owner  
 (2) V.P. (Projects) -API  
 (3) Director - AAP/IL

**Ansal Properties & Infrastructure Ltd.**  
**(An ISO 9001:2000 Company)**

2nd Floor, Shopping Square-2, Sector-D, Sushant Golf City, Lucknow - 226030  
 Ph: 0522 7127800, Website: www.ansalapi.com  
 CIN: L45101DL1967PLC004759

कार्यालय

मुख्य

अग्निशमन

अधिकारी,

लखनऊ।

पत्र संख्या: प-558/एफ0एस0-2021

दिनांक: दिसम्बर 06, 2023

सेवा में,

वरिष्ठ महाप्रबन्धक,  
मेसर्स अन्सल प्रॉपर्टीज एण्ड इन्फ्रास्ट्रक्चर लि0,  
द्वितीय तल, शॉपिंग स्क्वायर-2,  
सेक्टर-डी सुशान्त गोल्फ सिटी, लखनऊ।

विषय: लखनऊ-सुल्तानपुर रोड पर विकसित की जा रही हाईटेक टाउनशिप "सुशान्त गोल्फ सिटी" के अन्तर्गत सेक्टर-जे, पॉकेट-1 ग्राम-हसनपुर खेवली में उपलब्ध 7594.79 वर्गमीटर भूमि अग्निशमन तथा आपात सेवा जनपद लखनऊ को हस्तान्तरित किये जाने के सम्बन्ध में।

महोदय,

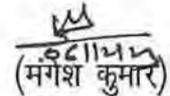
कृपया उपरोक्त विषयक अपने पत्र संख्या: SGC-LKO/Sanction/S-41975 दिनांक 01.12.

2023 का सन्दर्भ ग्रहण करने का कष्ट करें, जो उपरोक्त विषयक मे0 अंसल प्रॉपर्टीज एण्ड इन्फ्रास्ट्रक्चर लि0 द्वारा विकसित की जा रही हाईटेक टाउनशिप "सुशान्त गोल्फ सिटी" योजना जो कि लखनऊ विकास प्राधिकरण द्वारा अनुमोदित है, के अन्तर्गत अग्निशमन तथा आपात सेवा केन्द्र के नवनिर्माण हेतु उपलब्ध भूमि को अग्निशमन तथा आपात सेवा, जनपद लखनऊ के नाम हस्तान्तरित किये जाने के सम्बन्ध में है।

उल्लेखनीय है कि विकासकर्ता द्वारा सेक्टर-जे, पॉकेट-1 ग्राम हसनपुर खेवली में 7594.79 वर्गमीटर उपलब्ध भूमि को मानचित्र में चिन्हित (मानचित्र संलग्न) कर अग्निशमन तथा आपात सेवा जनपद लखनऊ के पक्ष में हस्तान्तरित किये जाने हेतु पत्र उपलब्ध कराया गया है।

अतः उपरोक्तानुसार आप से सादर अनुरोध है कि सेक्टर-जे, पॉकेट-1 ग्राम हसनपुर खेवली में आप द्वारा उपलब्ध कराई गई 7594.79 वर्गमीटर भूमि "अग्निशमन तथा आपात सेवा," जनपद लखनऊ के नाम हस्तान्तरित करते हुए, उद्धरण खतौनी, नजरी नक्सा, मानचित्र व अन्य सुसंगत अभिलेख अधोहस्ताक्षरी कार्यालय उपलब्ध कराये जाने की कृपा करें, ताकि उक्त भूमि पर अग्निशमन केन्द्र के नवनिर्माण का प्रस्ताव अग्निशमन तथा आपात सेवा, मुख्यालय उ0प्र0 को प्रेषित किया जा सके।

संलग्नक- यद्यौपरि।

  
(मंगेश कुमार)

मुख्य अग्निशमन अधिकारी,  
लखनऊ।

प्रतिलिपि:-

- 01- महानिदेशक, अग्निशमन तथा आपात सेवा, उ0प्र0 लखनऊ महोदय को सादर सूचनार्थ।
- 02- जिलाधिकारी, लखनऊ महोदय को उपरोक्तानुसार सादर सूचनार्थ।
- 03- सचिव, लखनऊ विकास प्राधिकरण, लखनऊ महोदय को सूचनार्थ एवं आवश्यक कार्यवाही हेतु।
- 04- अग्निशमन अधिकारी, पी0जी0आई0, को सूचनार्थ एवं आवश्यक कार्यवाही हेतु।

Inward No.	26567	Date	11/12/23
Mode	By hand		
Signature	Shekh		

Binau  
12/12/2023

पत्रांक: SGC-LKO/Sanction/S-41975

दिनांक 01.12.2023

प्रेषक,

वरिष्ठ महाप्रबन्धक,  
मेसर्स अन्सल प्रॉपर्टीज एण्ड इन्फ्रास्ट्रक्चर लि०  
द्वितीय तल, शॉपिंग स्क्वायर-2,  
सेक्टर-डी, सुशान्त गोल्फ सिटी, लखनऊ।

सेवा में,

मुख्य अग्निशमन अधिकारी,  
लखनऊ।

विषय:- लखनऊ-सुल्तानपुर रोड पर विकसित की जा रही हाईटेक टाउनशिप "सुशान्त गोल्फ सिटी" के अन्तर्गत सेक्टर-जे, पॉकेट-1, ग्राम- हसनपुर खेवली की 7594.79 वर्ग मीटर भूमि हस्तान्तरित किये जाने के संबंध में।

महोदय,

जैसा कि आप अवगत है, मे० अंसल प्रापर्टीज एण्ड इन्फ्रास्ट्रक्चर लि० द्वारा विकसित की जा रही हाईटेक टाउनशिप "सुशान्त गोल्फ सिटी" योजना जो कि लखनऊ विकास प्राधिकरण द्वारा अनुमोदित है, के अन्तर्गत अग्नि सुरक्षा कार्यालय हेतु भूमि को चिन्हित कर आपके विभाग को हस्तान्तरित किया जाना था।

उक्त के सम्बन्ध में विकासकर्ता द्वारा सेक्टर-जे, पॉकेट-1, ग्राम- हसनपुर खेवली में 7594.79 वर्ग मीटर की भूमि को मानचित्र में चिन्हित कर (मानचित्र संलग्न) आपको हस्तान्तरित किये जाने हेतु पत्र प्रेषित है।

अतः आप से अनुरोध है कि उक्त स्थल का निरीक्षण कर 7594.79 वर्ग मीटर की भूमि को अग्नि सुरक्षा कार्यालय हेतु विकासकर्ता से अपने विभाग के पक्ष में हस्तान्तरित और मौके पर कब्जा लिये जाने हेतु अग्रतर कार्यावाही आवश्यक है।

भवदीय

कृते मेसर्स अन्सल प्रॉपर्टीज एण्ड इन्फ्रास्ट्रक्चर लि०

Binay  
(बिनय तिवारी)  
वरिष्ठ महाप्रबन्धक



  
2-12-2023

**Ansal Properties & Infrastructure Ltd.**  
(An ISO 9001:2000 Company)

2nd Floor, Shopping Square-2, Sector-D, Sushant-Golf City, Lucknow - 226030  
Ph.: 0522 7127800, Website : www.ansalapi.com  
CIN : L45101DL1967PLC004759

PROVISIONAL / PERMISSIVE POSSESSION LETTER OF POLICE STATION PLOT

M/s Ansal Properties & Infrastructure Ltd., a company incorporated under the Companies Act 1956, having its registered office at 115 Ansal Bhawan, 16 Kasturba Gandhi Marg, New Delhi 110001 and branch/local office at Second Floor, Shopping Square-2, Sector-D, Sushant Golf City, Lucknow through its authorized signatories **MS. ASHWINI SINGH** daughter of **SHRI PRAKASH SINGH** and **MR. ARUN MISHRA** son of **SHRI K.G. MISHRA** authorized vide resolution dated 04/08/11 (copy attached) (hereinafter referred to as the FIRST PARTY) to act for and on behalf of the Company, have today handed over the actual vacant and peaceful provisional/permissive physical possession of all its rights of Demised Property as defined herein to **Governor of Uttar Pradesh** through **Shri Durgesh Kr Singh**, Circle Officer (Traffic) duly authorized by **Shri Vikrant Veer**, Superintendent of Police (RA) vide his letters No. P-103/2012 dated 23.07.2019 and dated 23.09.2019 (copy attached) (hereinafter referred to as the SECOND PARTY)

**SCHEDULE OF THE DEMISED PROPERTY**
**UNIT : POLICE STATION PLOT AT SEC-C POC-2**
**AREA: 4083.6 SQM.**
**BOUNDARY**

			<b>DIMENSIONS</b>
SOUTH-EAST :	12.00 MTR. WIDE ROAD	Front :	69.214 mtrs
NORTH-WEST :	12.00.MTR WIDE ROAD	Back :	69.214 mtrs
NORTH-EAST:	OTHER PROPERTY	Side1 :	59.00 mtrs
SOUTH-WEST:	12.00 MTR WIDE ROAD	Side 2 :	59.00 mtrs

Further, the First Party hereby confirms that it being in the vacant, physical, unencumbered and peaceful possession of the Demised Property

**AND**

The Second Party confirms having received the vacant, physical, unencumbered and peaceful provisional / permissive possession of the Demised Property, and fully satisfied with possession and measurement of boundary of the demised property. Further the Second Party undertakes and warrants to Ansal Properties & Infrastructure Ltd. that the Second Party shall abide by the terms and conditions of plot buyer maintenance agreement and all other rules and regulations framed by maintenance agency for betterment of the Sushant Golf City.

Place: LUCKNOW

Date: 25 Sept 2019

 For **ANSAL PROPERTIES AND INFRASTRUCTURE LTD.**

(Authorised Signatories)

In the presence of:

**WITNESSES:**

- Bimay*
1. Shri Binay Tewari  
Ansal Properties & Infrastructure Ltd  
Sushant Golf City, Lucknow
  2. *राजेंद्र कुमार*  
Shri Rajendra Kr Patel  
Head Constable (CP-464)  
CO, Cantt Office, Lucknow

Signature of the Second Party

*25/9/19*  
(दुर्गेश कुमार सिंह)  
पुलिस उपाधीक्षक यातायात  
जनपद-लखनऊ

 Note:-Handing over / taking over certificates will be signed by the <sup>SP</sup>owner or his/her/their authorized representative in triplicate and distributed as under:-

- (1). Second Party
- (2). CO (Cantt.)
- (3). V.P. (Projects) -API
- (4). Director - AAPIL
- (5). Office Copy

**Ansal Properties & Infrastructure Ltd.**  
**(An ISO 9001:2000 Company)**

 2<sup>nd</sup> Floor Shopping Square-2, Sector-D, Sushant Golf City Lucknow - 226030

Ph.: 0522 7127800. Website : www.ansalapi.com

Cin : L45101DL1967PLC004759



- 1 -

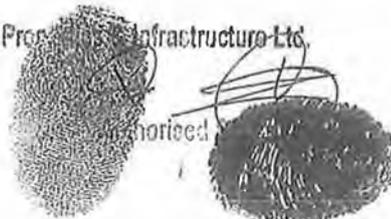
**DETAIL OF SALE DEED**

1.	Type of Property :-	Public/ Semi Public Land (Police Station)
2.	Mohalla :-	Sushant Golf City
3.	Property details :-	Police Station Plot at Sector-C, Pocket-2 situated at Sushant Golf City, Sultanpur Road, Lucknow (UP)- 226030
4.	Measurement unit :-	Square Meter
5.	Area of property :-	4083.60 Sq. Mtr.
6.	Situation of Road :-	More than 100 meters away from Amar Shaheed Path.
7.	Other description :-	situated at 12 meter wide road
8.	Consideration :-	501/
9.	Value as per DM circle rate :-	Rs. 7,12,24,626/-
10.	Stamp duty paid :-	Exempted

**No of First Party: 1(one)****No of Second Party: 1(One)**

Details of Vendor	Details of Vendee
<p><b>Ansal Properties &amp; Infrastructure Ltd.</b> (PAN-AAACA0006D), a company incorporated under the Companies Act 1956, having its registered office at 115 Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi 110001 and branch/local office at 2nd Floor, Shopping Square-2, Sector-D, Sushant Golf City, Lucknow-226030 through its authorized signatory <b>Mr. Neeraj Jha</b> and <b>Mr. Kamlesh Singh</b> authorised vide Board Resolution dated May 27, 2019.</p>	<p>GOVERNOR OF UTTAR PRADESH through <b>Sri Durgesh Kumar Singh</b>, Dy. Superintendent of Police (Circle Officer Caritt.), District-Lucknow. Sri Durgesh Kumar Singh has been authorised vide Letter No.- P-103/2012 dated 23.07.2019 of Sri Vikrant Vir, Superintendent of Police, Gramin, Lucknow</p>

Ansal Properties &amp; Infrastructure Ltd.





सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

सिंह, 1/84,  
लखनऊ,  
उत्तर प्रदेश,

Singh, 1/84,  
agor,  
ur, Uttar

1800 300 1947

naid@uidai.gov.in

www.uidai.gov.in



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम / Enrollment No.: 2017/93116/19809

To  
कमलेश सिंह

04/05 14  
Gomlnagar

Bakshi Ka Talab Lucknow



आपका आधार क्रमांक / Your Aadhaar No. :

आधार - आम आदमी का अधिकार

भारत सरकार  
Government of India

पलेश सिंह  
Plesh Sr  
तिथि /  
Male

आधार - आम आदमी का अधिकार

कार्यालय  
पत्रांक:प-103/2012  
सेवा में,

वरिष्ठ

पुलिस

अधीक्षक,

लखनऊ

दिनांक:नवम्बर 23, 2019

श्री विनीत श्रीवास्तव,  
वाइस प्रोसीडेंट (सैक्शन व लाइजनिंग)  
अंसल प्रापर्टीज एण्ड इन्फ्रास्ट्रक्चर लि०  
द्वितीय तल, शापिंग स्क्वायर, सेक्टर-डी,  
सुशान्त गोल्फ सिटी, सुल्तानपुर रोड, लखनऊ।

द्वारा-क्षेत्राधिकारी प्रेषित

विषय:-लखनऊ-सुल्तानपुर रोड पर मे० अंसल प्रापर्टीज एण्ड इन्फ्रास्ट्रक्चर लि० द्वारा विकसित की जा रही हाईटेक टाउनशिप सुशान्त गोल्फ सिटी के अन्तर्गत सेक्टर सी स्थित पुलिस थाना हेतु आरक्षित भूखण्ड को गृह/पुलिस विभाग को हस्तान्तरण किये जाने के संबंध में।

कृपया उपरोक्त विषयक संयुक्त सचिव, गृह (पुलिस) अनुभाग-7 उ०प्र० शासन के संलग्न पत्र संख्या:यू०ओ० 102/6-पु-7-2019 दिनांकित 13-11-2019 का संदर्भ ग्रहण करें जिसके द्वारा अवगत कराया गया है कि स्टाम्प एवं रजिस्ट्रेशन अनुभाग-2 उ०प्र० के शासनादेश संख्या:18/2016/634/94-स्टा०नि०-2016-700(634)/2016 दिनांकित 30-06-2019 में उल्लिखित प्राविधानों के अन्तर्गत उपरोक्त नवीन थाना सुशान्त गोल्फ सिटी हेतु आरक्षित 4083.60 वर्ग मी० भूमि के हस्तान्तरण के निमित्त विक्रय विलेख के निष्पादन हेतु श्री डी०के० सिंह, पुलिस उपाधीक्षक, लखनऊ को नामित/अधिकृत किया गया है एवं उप निबन्धक, सरोजनीनगर लखनऊ से उक्त भूमि की रजिस्ट्री किये जाने हेतु अनुमन्य स्टाम्प ड्यूटी शुल्क रू० 64,47,000/- माफ किये जाने के संबंध में नियमानुसार कार्यवाही किये जाने की अपेक्षा की गयी है।

2- अतएव शासन की अपेक्षानुसार श्री दुर्गेश कुमार सिंह, क्षेत्राधिकारी, यातायात जनपद लखनऊ को उक्त भूमि के हस्तान्तरण के निमित्त विक्रय विलेख के निष्पादन की कार्यवाही हेतु निर्देशित किया जा रहा है। साथ ही अनुरोध है कि उक्त भूमि के हस्तान्तरण के निमित्त विक्रय विलेख के निष्पादन की कार्यवाही तत्काल कराने का कष्ट करें ताकि तदनुसार आख्या शासन/पुलिस मुख्यालय प्रेषित की जा सके।

संलग्नक:-उपरोक्तानुसार।

( विक्रान्त वीर )

पुलिस अधीक्षक, ग्रामीण/कार्यालय  
नि० वरिष्ठ पुलिस अधीक्षक, लखनऊ  
जनपद लखनऊ।

प्रतिलिपि:उप निबन्धक, सरोजनीनगर लखनऊ को शासन के उपरोक्त पत्र की प्रतिलिपि संलग्न कर इस अनुरोध के साथ प्रेषित है कि नवीन थाना सुशान्त गोल्फ सिटी हेतु मे० अंसल प्रापर्टीज एण्ड इन्फ्रास्ट्रक्चर लि० द्वारा प्रदान की जा रही 4083.60 वर्ग मी० भूमि की रजिस्ट्री किये जाने हेतु अनुमन्य स्टाम्प शुल्क धनराशि रू० 64,47,000/- माफ करने का कष्ट करें।

प्रतिलिपि:-श्री दुर्गेश कुमार सिंह, क्षेत्राधिकारी, यातायात जनपद लखनऊ को इस निर्देश के साथ कि श्री विनीत श्रीवास्तव, वाइस प्रोसीडेंट (सैक्शन व लाइजनिंग) अंसल प्रापर्टीज एण्ड इन्फ्रास्ट्रक्चर लि० सुशान्त गोल्फ सिटी, सुल्तानपुर रोड, लखनऊ से सम्पर्क स्थापित कर तत्काल अग्रतार कार्यवाही कराना सुनिश्चित करें।

प्रतिलिपि:-निम्नांकित को कृपया सूचनार्थ प्रेषित:-

- 1- संयुक्त सचिव, गृह (पुलिस) अनुभाग-7 उ०प्र० शासन, लखनऊ।
- 2- पुलिस महानिरीक्षक, भवन एवं कल्याण, उ०प्र० पुलिस मुख्यालय, प्रयागराज।



Building lifestyles Since 1967

**CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE DIRECTORS OF ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED, AT THEIR MEETING HELD ON SATURDAY, THE 28<sup>TH</sup> SEPTEMBER, 2019.**

Authorization for registration of Plots/Villas/Flats and other units at Lucknow Project/s of the Company (modification of Board Resolution dated 27<sup>th</sup> MAY, 2019)

**"RESOLVED THAT** in modification of Resolution passed by the Directors of the Company at their meeting held on the 27<sup>th</sup> May, 2019, approval of the Directors be and is hereby accorded to authorise and empower, the following Authorised Persons of the Company, to do or cause to be done all such acts, deeds and things as detailed hereinafter, in respect of Lucknow Project, on behalf of the Company:-

**Group - A** - Any one of the following jointly with any one from Group "B"

- |                        |                        |
|------------------------|------------------------|
| 1. Shri Vikas Tripathi | - {D.G.M. (Land)}      |
| 2. Shri Anil Pandey    | - {Sr. Manager (Land)} |
| 3. Shri Neeraj Jha     | - {Executive (Record)} |

**Group - B** - Any one of the following jointly with any one from Group "A"

- |                            |                                   |
|----------------------------|-----------------------------------|
| 1. Shri Abhishek Mishra    | - {Sr. Manager (S&M)}             |
| 2. Shri Kamlesh Singh      | - {Asst. Manager. (Accounts)}     |
| 3. Shri Ayush Pratap Singh | - {Sr. Executive (S&M)}           |
| 4. Shri Saubhagya Mishra   | - {Executive (Account & Finance)} |

- To sign/execute/authenticate the sale deed(s) / transfer document(s) / other document (s) in Registrar Office for the purpose of registration of Plots/Villas/Flats and other such units offered for registration to respective customers who want to get their units registered in Registrar's office after making full payment in respect of units sold to them in Lucknow Project and where no objection certificate has been issued for that unit, to get it registered.
- To appear/present the sale deed(s) / agreement(s) / transfer document(s)/other document(s) before the concerned Registrar/ Sub-Registrar/ any registering authority at Lucknow, for registration, under any statute, and, to admit/verify execution thereof.
- To sign and execute relevant form/s as may be required /applicable under various laws/ statutes for the aforesaid purpose.
- To do or cause to be done all such acts, deeds, and things and take all such steps as may be necessary, which are required or incidental, ancillary or consequential to the exercise of the above authorities and powers.

Ansals Properties & Infrastructure Ltd.  
 (An ISO 14001 : 2004 OHSAS 18001 : 2007)  
 16, Anand Bhawan, 16, Kailash Gandhi Marg, New Delhi - 110 001  
 Tel: 23353650, 06902268 / 69 / 70 / 72  
 Website: www.ansalpl.com  
 CIN: L45101DL1967PLC004758  
 Email: customercare@ansalpl.com TOLL FREE NO. 1800 266 5565



- 2 -

**SALE DEED**

This DEED OF SALE is made at Lucknow and executed on this 23 day of January 2020.

**BETWEEN**

**Ansal Properties & Infrastructure Ltd.**, a company incorporated under the Companies Act, 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi -110001 and branch/local office at 2nd Floor, Shopping Square-2, Sector-D, Sushant Golf City, Lucknow-226030 through its authorized signatory **Mr. Neeraj Jha and Mr. Kamlesh** authorized vide Board resolution dated May 27, 2019 (hereinafter referred to as the "**First Party/Vendor**", which expression shall include its heirs, executors, administrators, permitted assignees, successors, representatives, etc., unless the subject and context requires otherwise), of the **ONE PART**,

**AND**

**GOVERNOR OF UTTAR PRADESH through Sri Durgesh Kumar Singh, Dy. Superintendent of Police (Circle Officer Cantt.), District-Lucknow. Sri Durgesh Kumar Singh has been authorised vide Letter No. UO 102/6/PU-7-2019 dated 13.09.2019 and further vide Letter No.-P-103/2012 dated 23.07.2019 of Sri Vikrant Vir, Superintendent of Police, Gramin, Lucknow (Hereinafter referred to as the "Second Party/Vendee") of the OTHER PART.**

The First Party / Seller and the Second Party / Purchaser are herein jointly referred to as **Parties** and individually as **Party**.

Ansal Properties & Infrastructure Ltd.

   
Authorized Signatory



- 3 -

**WHEREVER** the Vendor/Vendee is a company the expression it, itself, etc. in this deed in relation to the Vendor/Vendee shall be deemed as modified and read as the context requires.

**RECITALS:**

**A. WHEREAS** the Housing & Urban Planning Department, Government of Uttar Pradesh, as per the mandates of the national and state housing policy(s), announced a policy on 22.11.2003 more commonly known as Hi-Tech Township Policy, which was promulgated by the Government of Uttar Pradesh for the promotion and facilitation of private sector participation in the development of Hi-Tech Townships in the state of Uttar Pradesh with world class infrastructure and pursuant to the aforesaid Hi-Tech Township Policy, the Government of Uttar Pradesh invited proposals for private parties for development of Hi-Tech Townships in the State of Uttar Pradesh.

**B. WHEREAS** with respect to the proposal(s), the high power committee constituted by the Government of Uttar Pradesh had selected FIRST PARTY/ SELLER for development of a Hi-Tech Township at Sultanpur Road, Lucknow on the land admeasuring 3530 acres (approx.) and a Memorandum of Understanding (Hereinafter referred to as "MOU for Development of Hi-Tech Township") was executed between FIRST PARTY/ SELLER and Lucknow Development Authority (Hereinafter referred to as "Lucknow Development Authority /LDA"), a development authority

Ansal Properties & Infrastructure Ltd.

  
Authorized Signatory



constituted under the provisions of Uttar Pradesh Urban Planning Development Act 1973.

**C. WHEREAS** pursuant to the "MOU for Development of Hi-Tech Township", a detailed Project Report (DPR) had been submitted with Lucknow Development Authority and same had been approved by the Lucknow Development Authority.

**D. WHEREAS** detailed lay out plan of the Hi-Tech Township has also been approved by the Lucknow Development Authority.

**E. WHEREAS** land use for the said Plot will be as per Approved Layout of Hi-Tech Township.

**F. WHEREAS** "MOU for Development of Hi-Tech Township" authorizes the FIRST PARTY/ SELLER to carry out and complete the internal and external development of various services/facilities of/in the Sushant Golf City Project as per the standard specifications conforming to the Government policies and the relevant IS/BIS guidelines and practices.

**G. WHEREAS** under the terms and conditions of "MOU for Development of Hi-Tech Township", the FIRST PARTY/ SELLER is authorized to transfer/sell the Public/Semi Public areas,FSI Areas and/or undivided share of land and/or developed units of different specifications and sizes, developed by the FIRST PARTY/ SELLER to its transferee(s)/purchasers on the terms and conditions of Hi-Tech Township Policy.

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- H. WHEREAS** the First Party has rights, title and interest in the Undivided Share for an area of **4083.60 Sq. Mtr. (4883.95 Sq.Yds./ 43,955.50 Sq. Ft.) Police Station Plot at Sector-C, Pocket-2** situated at Sushant Golf City, Sultanpur Road, Lucknow (U.P.) (hereinafter referred to as "**Said Plot**") and thus has unfettered right to transfer, sell, gift, lease, mortgage or deal otherwise.
- I. WHEREAS** pursuant to the Hi-Tech Township Policy-2003 (6087/9-A-2003-34V/03 dated 22/11/2003) and Hi-Tech Township Policy-2007 (2812/AATH-1-07-34VIVIDH/03 dated 17/09/2007) wherein the Government of Uttar Pradesh had mandated that Land shall be provided **without any consideration** by the Developer for establishing of the Police Station in the Hi-Tech Township more specifically mentioned in Point no. 10 of Hi-Tech Township Policy-2003 and Point No. 33 of Hi-Tech Township Policy-2007.
- J. WHEREAS** the Ministry of Home Affairs, Government of Uttar Pradesh required land for construction/establishing of Police Station at Sushant Golf City and an application in this regard was moved with request for Allotment of Land for the aforesaid purposes and accordingly after due correspondence between the parties, the proposal submitted by the First Party/Vendee vide Letter No-898P/6-Pu-6-18-300(46) Dated 26.09.2018, Vendor has allotted the said plot to the Vendee.

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**K. WHEREAS** the Second Party has carried out the due diligence of the said plot to its complete satisfaction prior to the execution of this Sale Deed.

**L. WHEREAS** The Parties, relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this agreement and all applicable laws are now willing to execute this Agreement on the terms and conditions appearing hereinafter.

**NOW THIS DEED OF SALE WITNESSETH AS UNDER:-**

1. That in pursuance of this Sale Deed, the Vendor hereby absolutely sell/conveys/transfers the said plot without any consideration as per mandate of Government of Uttar Pradesh stated in HI-Tech Policy 2003 and 2007 and assigns all its rights, interest and title of said plot, in the manner as provided herein, in favour of Vendee.
2. That the said plot is allotted for establishing of Police Station and the vendee assures and undertakes to the vendor that the vendee shall always use the said plot for the Police Station not otherwise or as per Land use approved by the competent authority.
3. That the Vendor doth hereby absolutely sell conveys transfers and assigns the said plot along with all the rights of ownership, interest, easement and privileges appurtenant to the said Plot

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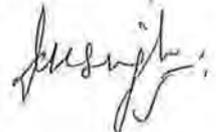
and consequences in case of any deviation or non-compliance thereof.

**9.** That the Vendee shall be responsible for discharge, pay and deal with all employees, workmen, officials, or otherwise who are engaged or working with the Vendee directly or indirectly, at the site or otherwise. All their wages or other dues statutory or contractual as per applicable laws shall be payable exclusively by Vendee. The Vendee shall comply with all the labour laws and other applicable laws. Vendee undertakes to indemnify the Vendor against any legal or monetary implications arising thereon from Vendor.

**10.** That Vendee assures that as and when required Vendee shall sign the maintenance agreement with the Vendor or its nominated agency. It has been agreed and accepted by the Vendee that it shall have to strictly follow the norms of ground coverage and FAR as per the bye laws (applicable from time to time) of the concerned Government authority and as per building plans to be approved for the said Plot, and the Vendee shall be exclusively responsible for all costs, penalties and consequences in case of any deviation or non-compliance thereof. Vendee shall hereby assure and abides by all the terms and conditions relating to the allotment of the said plot. The payable maintenance charge as demanded by the Vendor shall include and comprise township maintenance. The Vendee agrees to pay any increase in Maintenance Charges from time to time as decided by the Vendor or it's nominated agency.

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- 11.** That the said Plot is free from all kinds of encumbrances, disputes, flaws, litigation, acquisition, requisition, attachments, decree of any court or otherwise, demands, claims, liabilities notices or acquisition etc. and that if it is proved otherwise, or any of the representations, declarations, or assurances made by the Vendor in this deed proved to be false at any time and the Vendee suffers any loss in whole or part of the said Plot, any legal defect in the title of the said Plot, then the Vendor shall be liable and responsible for the same and the Vendor hereby agrees to indemnify all such damages / losses suffered or sustained by the Vendee.
- 12.** All External Development shall be carried out by Vendee till the boundary of the plot as per the approved layout plan of the said Plot, situated at Sector-C, of the township but other charges as may be payable under the Hi-Tech Township to the Govt. shall be paid by the Vendee.
- 13.** That the said Property which is being sold to the vendee is part of Hi-Tech Township of Ansal properties & Infrastructure Ltd. All the rules & regulations framed by Ansal properties & Infrastructure Ltd. for uniformity of Hi-Tech Township regarding building by laws, construction, maintenance etc. shall be strictly followed by the vendee. If at any point of time it is found that the vendee is not following the terms, conditions, rules, regulations and understanding mutually agreed then in such an event the Vendor shall have the rights and powers to

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call upon the Vendee for an explanation thereof and if the error is not rectified the Vendor, shall further have rights to move the appropriate Court of law against the Vendee for breach of trust at the sole cost and responsibility of the Vendee.

- 14.** The Vendee shall not do or suffer anything to be done in or on the Said Plot which may tend to cause damage to any other structures in the land parcels adjacent to the Said Plot or hampers/obstructs other construction activities being carried out in the Project Township.
- 15.** The Vendee hereby agrees to indemnify the Vendor for any claim or demand which may be raised onto the Vendor by any Government authority as a result of any breach of applicable laws by the Vendee in respect of construction undertaken in the said plot. The Vendee has agreed and accepted that it shall take all necessary approvals from all concerned Government authorities for construction and development of Police station as is permitted under the applicable laws regulations at the said plot at its own cost, expenses & risk; and shall/ will keep the Vendor indemnified in case of breach of terms and conditions of these approvals by the Vendee.
- 16.** On and from the execution and registration of this Deed, the Vendee shall pay the maintenance charges, services and utilities' charges and all costs, charges, expenses, fees, taxes, cess, liabilities etc. in respect of the said plot as attributable for the period on and from the execution and registration of this

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Deed. Such maintenance charges shall be payable at such rates as may be decided by the Vendor or its nominated agency, and the Vendor represents and assures that such rates shall, in all circumstances, be uniformly charged to all buyers / allottees at the Hi-Tech Township subject to any applicable laws.

- 17.** The Vendee shall at its own costs and expenses obtain connections for electricity, water and other utilities, from the nearest possible source, for the said Land and shall connect/join the same with the main lines/connections in the Project. The power connection from the nearest operational sub-station located near the Said land will be taken by the Vendee on its own cost and the Vendor or it's nominated agency shall facilitate. The expenses incurred in conductors, transformers, meters, and all the connected equipment shall be borne by the Vendee itself. The Vendee shall be liable to pay the expenses incurred for the electricity connection to the extent from the nearest sub-station situated near the said tower/project area.
- 18.** The Vendee will be liable to pay the maintenance charges to the nominated agency as applicable from time to time as decided by the Management per every quarter (of every year) in advance for the Land area from the date of possession of the allocated site for construction. A separate agreement for this property shall have to be signed with the maintenance agency or any other agency as may be appointed by the Vendor for the specific purpose.

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- 19.** That the Vendee has become absolute owner of the said Plot on the date of execution of this Sale Deed.
- 20.** That the Vendee shall not sell/Transfer its rights in the plot<sup>کوتہ</sup> either in full or part without prior intimation to the Vendor.
- 21.** That the Vendee is under the obligation to pay the applicable Tax including Water Tax and Sewerage Tax and other necessary taxes for carrying out the activities which will be levied on it by the local authority/body under the then prevailing law and rules of the land, when such maintenance services will be transferred to the local authority/body by the First party or it's nominated agency.
- 22.** Notwithstanding any other right or remedy available under this Deed and / or applicable laws, the parties hereby agrees to indemnify and keep fully indemnified the other party from and against all actions, suits, judgment, forfeitures, proceedings, claims, demands, liabilities, costs and expenses (including costs of defense, settlement and attorney's fees) or damages which may arise or occur or be taken or sought against the other party in connection with the breach of any of the provisions of this Deed or under the applicable laws; or a defect / impediment on the rights, title, entitlement or interest of the other party over the said plot or on the transferability thereof.
- 23.** That the Parties confirm and declare that no part of this transaction falls within the definition of 'Benami transactions' as

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given in amended section 2(9) (A) of the Benami Transactions (Prohibition) Act 1988 and that the transaction is well within the purview of the permitted transactions defined thereunder and if found otherwise in future then the defaulting party shall indemnify to other for all such losses caused due to such misrepresentation.

- 24.** That the Vendee shall bear all applicable registration fee and stamp duty charges in respect of this Deed and the fee of their counsel engaged in the matter and any other incidental charges.
- 25.** If any provision of this Deed is determined to be void or unenforceable under any law, such provision shall be deemed amended or deleted to the extent necessary to conform to applicable laws and the remaining provisions of this Deed shall remain valid and enforceable.
- 26.** In the event of any dispute of difference arising between the parties in any manner relating to, or concerning, or arising out under subject matter of this Agreement is not resolved in the ordinary course. The Parties shall in good faith attempt to resolve the Dispute(s) and Difference(s) through negotiations and if dispute is still not resolved then the matter shall be referred before mutually appointed Sole Arbitrator for arbitration in terms of Arbitration & Conciliation Act, 1996 and its amendments from time to time whose decision shall be final and binding upon parties. The arbitration proceeding shall be

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conducted in accordance with the Arbitration & Conciliation Act, 1996.

**27.** The terms and conditions of this Sale Deed and performance hereunder shall be construed in accordance with the laws of India along with state amendments as applicable in the state of Uttar Pradesh. The Courts at Lucknow shall have exclusive jurisdiction.

**28.** That the property is situated in the Sushant Golf City and more than 100 meters away from Amar Shaheed Path and nothing is constructed upon the plot. The total area of the said plot is **4083.60 Sq. Mtr. (4883.95 Sq.Yds./ 43955.50 Sq. Ft.)**. For the purpose of the stamp duty, circle rate of the land is fixed Rs. 22,550/- per sq. mtr. as the said property is situated on 12 meter wide road. The value of 1000 sq. mtr. comes to Rs. 2,25,50,000/- and after 30% rebate value of remaining area is Rs. 4,86,74,626/- Accordingly total market value of the plot comes to **Rs. 7,12,24,626/-**.

#### **SCHEDULE OF PROPERTY**

**Police Station Plot at Sector-C, admeasuring 4083.60 Sq. Mtr. (4883.95 Sq.Yds./ 43955.50 Sq. Ft.) situated at Sushant Golf City, Sultanpur Road, Lucknow, (U.P.)** which is bounded as under: -

#### **Boundaries**

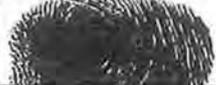
North-East :	Other Property
North-West :	12 meter wide road
South-East :	12 meter wide road
South-West :	12 meter wide road

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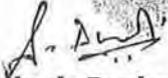


IN WITNESS WHEREOF, THE VENDOR AND VENDEE HAVE SET THEIR RESPECTIVE HANDS WITH HEALTHY AND FREE MIND ON THESE PRESENT ON THE DAY, MONTH, AND YEAR FIRST ABOVE WRITTEN IN PRESENCE OF THE FOLLOWING WITNESSES :-

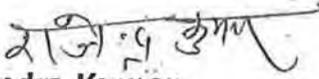
<p><b>Vendor</b>  <b>For Ansal Properties &amp; Infrastructure Ltd.</b>  <b>(PAN-AAACA0006D)</b>          Ansal Properties &amp; Infrastructure Ltd.            Authorised Signatory          (Authorized Signatory) </p>	<p><b>Vendee</b>  <b>For Governor Of Uttar Pradesh</b>  <b>through Shri Durgesh Kumar Singh,</b>  <b>Deputy Superintendent of Police</b>  <b>(Circle Officer Cantt), District-</b>  <b>Lucknow</b>           (Authorized Signatory) </p>
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**WITNESSES:**

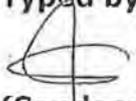


1.   
**Shailesh Dwivedi**  
 s/o L.S.Dubey  
 r/o 299, Chandralok Colony,  
 Aliganj, Lucknow.

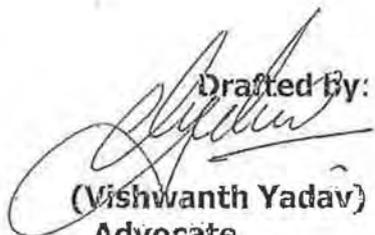


2.   
**Rajendra Kumar**  
 s/o Rameshwar  
 r/o 2A/220, Vrindavan Colony,  
 Lucknow

Typed by:

  
 (Sandeep)

Drafted by:

  
 (Vishwanth Yadav)  
 Advocate

आवेदन सं०: 202001041002998

विक्रय पत्र

वही सं०: 1

रजिस्ट्रेशन सं०: 2047

वर्ष: 2020

प्रतिफल- 501 स्टाम्प शुल्क- 0 बाजारी मूल्य - 71224626 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 160 योग: 20160

श्री गवर्नर ऑफ़ उत्तर प्रदेश द्वारा  
दुर्गेश कुमार सिंह अधिकृत पदाधिकारी/ प्रतिनिधि,  
पुत्र श्री पारस नाथ सिंह  
व्यवसाय: नौकरी  
निवासी: कपूरपुर रेलवे क्रासिंग के पास, रौंजा, गाजीपुर

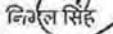



दुर्गेश कुमार सिंह अधिकृत पदाधिकारी/  
प्रतिनिधि

श्री, गवर्नर ऑफ़ उत्तर प्रदेश द्वारा

ने यह लेखपत्र इस कार्यालय में दिनांक 23/01/2020 एवं 03:23:32  
PM बजे  
निबंधन हेतु पेश किया।

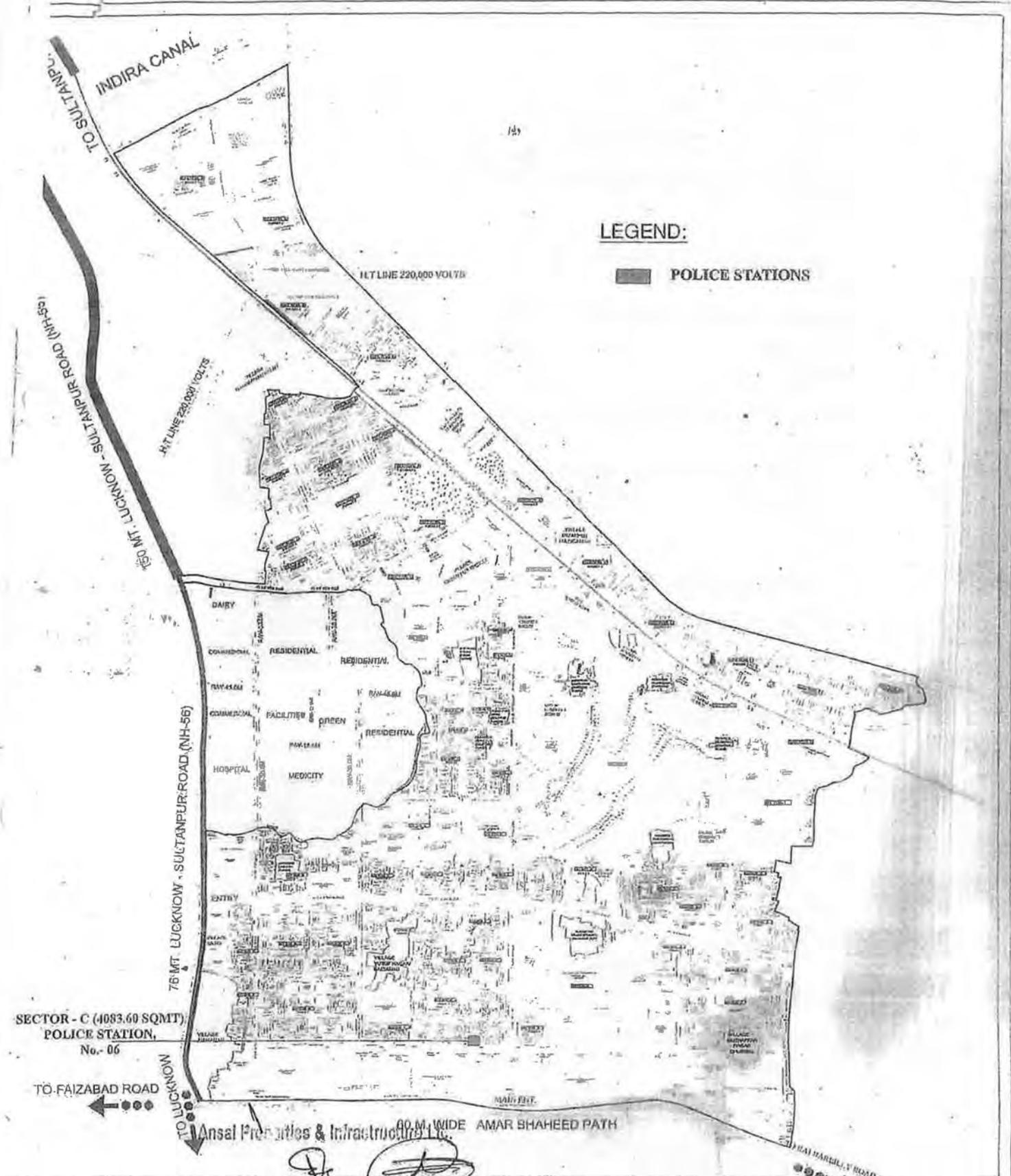
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



दुर्गेश कुमार सिंह  
रजि. नऊ  
23/01/2020

श्री. प्रदीप सिंह  
निबंधक लिपिक





SECTOR - C (4083.60 SQMT)  
POLICE STATION,  
No. - 06

PROJECT NAME:  
PROPOSED LAYOUT PLAN OF SUBHANT GOLF CITY, HI-TECH TOWNSHIP AND ITS EXTENSION, AT SULTANPUR ROAD, LUCKNOW.

CLIENT:  
ANSAL PROPERTIES & INFRASTRUCTURE LTD.  
220/26/2600K DDA INDUSTRIAL COMPLEX,  
GATE NO. 10/11/12/13/14/15/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/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आवेदन सं०: 202001041002998

बही सं०: 1

रजिस्ट्रेशन सं०: 2047

वर्ष: 2020

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री अंसल प्रॉपर्टीज एंड इंफ्रास्ट्रक्चर लिमिटेड के द्वारा कमलेश सिंह, पुत्र श्री राम जन्म सिंह

निवासी: 115, अंसल भवन, 16, कस्तूरबा गाँधी मार्ग, नई दिल्ली

व्यवसाय: नौकरी

विक्रेता: 2



श्री अंसल प्रॉपर्टीज एंड इंफ्रास्ट्रक्चर लिमिटेड के द्वारा नीरज झा, पुत्र श्री राम नरेश झा

निवासी: 115, अंसल भवन, 16, कस्तूरबा गाँधी मार्ग, नई दिल्ली

व्यवसाय: नौकरी

क्रेता: 1



श्री गवर्नर ऑफ़ उत्तर प्रदेश के द्वारा दुर्गेश कुमार सिंह, पुत्र श्री पारस नाथ सिंह

निवासी: कपूरपुर रेलवे क्रासिंग के पास, रौंजा, गाजीपुर

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री राजेंद्र कुमार, पुत्र श्री रमेश्वर

निवासी: 2ए/220 वृन्दावन कॉलोनी सुखबरेली रोड लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता: 2



श्री शैलेश द्विवेदी, पुत्र श्री लक्ष्मी शंकर द्विवेदी

निवासी: 299 चंद्रलोक कॉलोनी अलीगंज लखनऊ

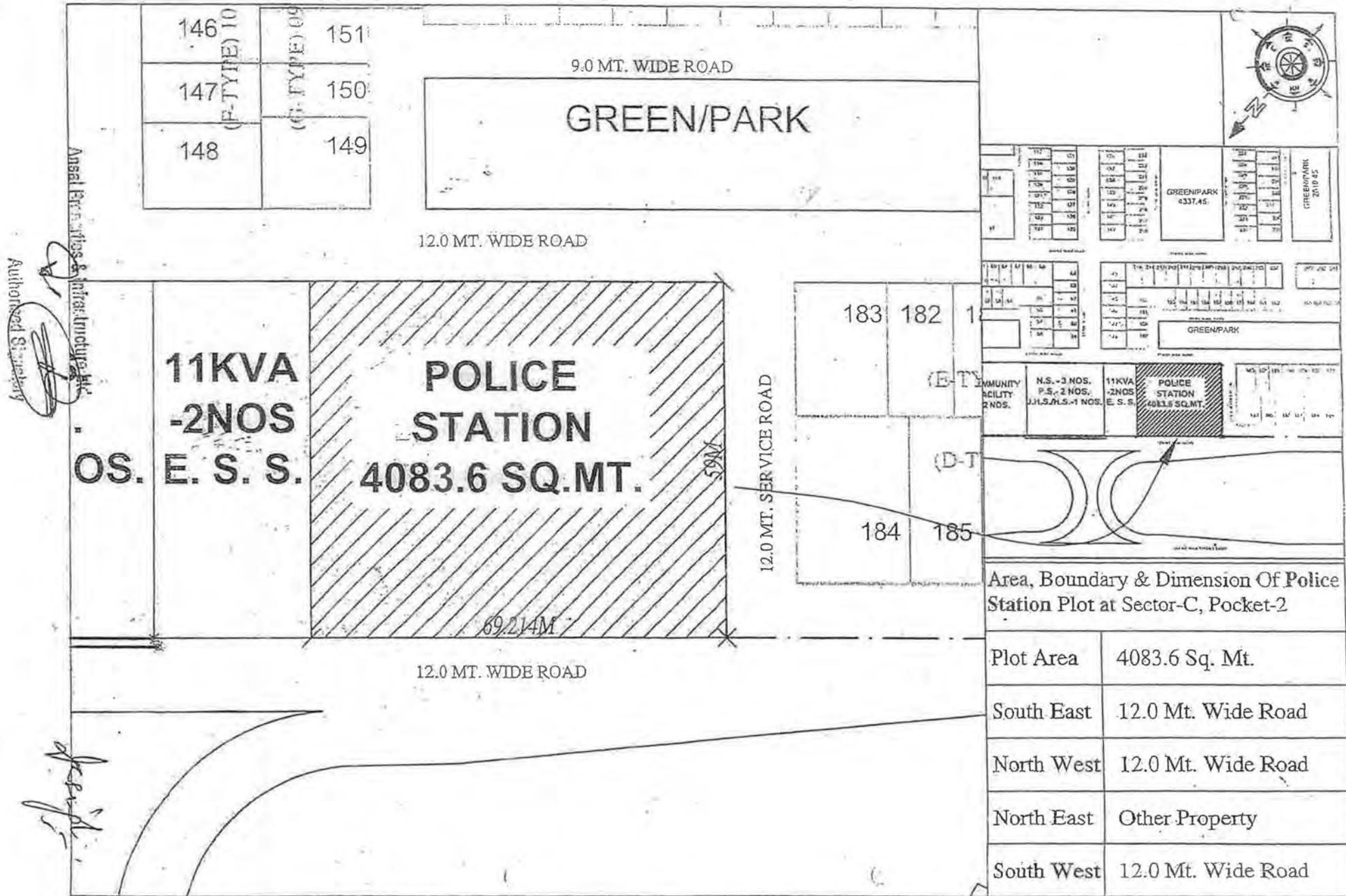
व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं।  
टिप्पणी:

निर्मल सिंह  
उप निबंधक : सरोजनोत्तम  
लखनऊ  
ओम प्रताप सिंह  
निबंधक लिपिक



Authorized Signatory

*Handwritten signature*

आवेदन सं०: 202001041002998

बही संख्या 1 जिल्द संख्या 3691 के पृष्ठ 269 से 334 तक क्रमांक 2047 पर दिनांक 23/01/2020 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निर्मल सिंह

उप निबंधक : सरोजनीनगर

लेखनऊ

23/01/2020





ANSAL API INFRASTRUCTURE LTD.  
C-2-161, SUSHANT GOLF CITY, SULTANPUR ROAD, LUCKNOW

INTER OFFICE MEMO

✓ To: Executive Director [O]  
 Ansal API, Lucknow

From: Director  
 Ansal API Infrastructure Ltd.

22/09/2012

Sub: Physical possession of land of ISKCON Temple Complex:

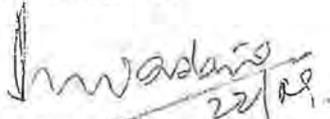
Sir,

You are aware that the physical possession of ISKCON Temple Complex land towards Gajeria side has not been handed over till date due to some boundary dispute raised by Gajeria Officials. This matter has been discussed on various occasions with Mr. Kishore Goel, the then Addl. GM [Land], who has been assuring that the talks/settlement has been under process and the same shall be resolved at the earliest.

M/s ISKCON is raising this dispute in possession of land towards Gajeria side as one of the reasons for delay in construction of the main temple complex due to infiltration and theft of material by un-authorized persons and entry of stray animals.

I would request you to take up the matter on priority and get the dispute resolved so that the possession of the area of land donated by our Hon'ble Chairman as per the sale deed could be handed over to ISKCON for speedy construction of the temple complex.

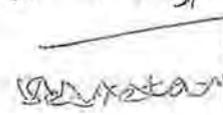
Kind regards,

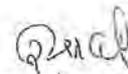
  
 22/09/12

**VINEET SRIVASTAVA**

Copy to: Executive Director [BD] - for information.  
 Sr. Vice President [BD & Mktg.]  
 Vice President [P]

Dr. A. P. Dwivedi

 fl. discuss  
 with details  
 of khasras  
 involved.



25.9.12

ED (O)