

BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI
ORIGINAL APPLICATION NO. 549 OF 2019

IN THE MATTER OF:

Mahakar Singh

...Applicant

VERSUS

State of Uttar Pradesh

...Respondents

INDEX

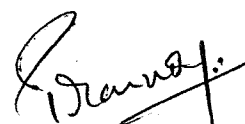
S.No.	Particulars	Page No.
1.	Counter Affidavit and Objections to Joint Committee Reports dated 23.11.2019, 13.07.2020, 09.03.2021 and 21.09.2021 on behalf of Respondent No. 2, M/s Uppal Chadha Hi Tech Developers along with affidavit.	385-416
2.	Annexure R-1 True copy of Supreme Court Order dated 07.03.2022 in <i>M/s Uppal Chadha Hi Tech Developers Pvt. Ltd. vs Mahakar Singh & Anr.</i> (Civil Appeal No. 1845/ 2022)	417-419
3.	Annexure R-2 The true translated copy of the FIR dated 05.12.2018 registered at Police Station, Badalpur, District Gautam Budh Nagar along with its Original	420-426
4.	Annexure R-3 The true translated copy of Final Report dated 18.05.2019 along with its original	427-446
5.	Annexure R-4 True copy of Judgement of Hon'ble Supreme Court in <i>Esteem Properties Pvt. Ltd. vs Chetan Kemble</i> (2022 SCC Online SC 246)	447-457
6.	Annexure R-5 The true translated copy of the Government of UP Order dated 21.05.2005 along with its Original	458-468

7.	Annexure R-6 The true copy of the Memorandum of Understanding dated 30.11.2005 executed between Ghaziabad Development Authority and the Answering Respondent along with its Original	469-476
8.	Annexure R-7 The true translated copy of Letter dated 05.08.2006 by Ghaziabad Development Authority approving the DPR submitted by the Answering Respondent	477-489
9.	Annexure R-8 True copy of amended MOU dated 17.03.2009	490-493
10.	Annexure R-9 True translated copy of Ghaziabad Development Authority's letter dated 23.05.2009 approving the revised DPR	494-496
11.	Annexure R-10 True copy of the revised MOU dated 17.02.2010 executed between Ghaziabad Development Authority and Answering Respondent	497-504
12.	Annexure R-11 The true translated copy of letter dated 03.10.2013 by Ghaziabad Development Authority approving the conceptual DPR of the project along with its Original	505-512
13.	Annexure R-12 True copy of EC dated 07.10.2009	513-517
14.	Annexure R-13 True copy of the EC dated 31.10.2011	518-522
15.	Annexure R-14 True copy of EC dated 31.07.2014	523-530
16.	Annexure R-15 The true translated copy of the CTE dated 10.03.2011 along with its original	531-541

17.	Annexure R-16 The true translated copy of the CTE extension dated 29.11.2017 along with its original	542-548
18.	Annexure R-17 True copy of CTO under the Water Act dated 17.03.2020	549-550
19.	Annexure R-18 True copy of CTO dated 05.08.2021 issued under the Water Act	551-553
20.	Annexure R-19 True copy of CTO dated 17.03.2020 issued by the Air Act	554-557
21.	ANNEXURE R-20 True copy of CTO dated 05.08.2021 issued under the Air Act	558-560
22.	Annexure R-21 True translated copy of NOC dated 08.05.2019 along with its original	561-562
23.	Annexure R-22 True translated copy of NOC dated 29.08.2021 along with its original	563-601
24.	Annexure R-23 True translated copy of NOC dated 24.09.2021 along with its original	602-609
25.	Annexure R-24 True translated copy of one Occupancy Certificate obtained by the Answering Respondent along with its Original	610-614
26.	Annexure R-25 The true Translated copy of the Notices dated 20.11.2019 along with its original	615-624
27.	Annexure R-26 True copy of letter dated 18.02.2020 to UPPCB informing the payment of environment compensation of INR 5,50,000/-	625

28.	Annexure R-27 A copy of letter dated 03.09.2020	626-627
29.	Annexure R-28 True copy letter dated 23.07.2021 by the Answering Respondent to UPPCB regarding Point wise compliance status as per NOC issued by CGWA	628-633
30.	Annexure R-29 The true copy of the letter dated 19.08.2021 by the Answering Respondent to UPPCB providing details regarding construction of buildings	634-651
31.	Annexure R-30 The true copy of letter dated 01.09.2021 from Answering Respondent to UPPCB providing the Status Report regarding compliances	652-675
32.	Vakalatnama alongwith Board Resolution Dated 21.03.2022	676-677
33.	Proof of Service	678

DRAWN AND FILED BY:


VSA Legal

Counsels for Respondent No.2
32, Ground Floor, Uday Park,
South Extension II,
New Delhi 110047
Phone – 01143541022
office@vsalegal.in

DATE: 02.04.2022
PLACE: New Delhi

**BEFORE THE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI
ORIGINAL APPLICATION NO. 549 OF 2019**

IN THE MATTER OF:

Mahakar Singh

...Applicant

VERSUS

State of Uttar Pradesh

...Respondents

**COUNTER AFFIDAVIT AND OBJECTIONS TO JOINT COMMITTEE
REPORTS DATED 23.11.2019, 13.07.2020, 09.03.2021 AND
21.09.2021 ON BEHALF OF RESPONDENT NO. 2 i.e., M/s UPPAL
CHADHA HI TECH DEVELOPERS**

Most Respectfully Showeth:

1. The present Counter Affidavit and Objections to Joint Committee Reports dated 23.11.2019, 13.07.2020, 09.03.2021 and 21.09.2021 are being filed on behalf of Respondent No. 2, M/s Uppal Chadha Hi Tech Developers in Original Application No. 549 of 2019. The instant Original Application was registered based on a purported compliant received by post from Mahakar Singh against alleged illegal cutting of trees, extraction of ground water and construction without Environment Clearance (EC) for the project of Wave City at Ghaziabad and High Tech City at NOIDA.
2. The instant Counter Affidavit and Objections to Joint Committee Reports has been filed on the basis of liberty granted by the Hon'ble Supreme Court vide its Order dated 07.03.2022 in M/s

Uppal Chadha Hi Tech Developers Pvt. Ltd. vs Mahakar Singh & Anr. (Civil Appeal No. 1845/ 2022) and this Hon'ble Tribunal's Order dated 06.01.2022 in the instant matter.

3.The Hon'ble Tribunal considered the present Application for the first time on 13.08.2019 wherein the Central Ground Water Authority (CGWA), Chief Conservator of Forest, Ghaziabad and Uttar Pradesh Pollution Control Board (UPPCB) were directed to look into the matter and take appropriate action and submit a factual and action taken report. Subsequently, in pursuance of the Order dated 13.08.2019, the Joint Committee submitted its Report dated 25.11.2019.

4.Subsequently, this Hon'ble Tribunal considered the said Report on 16.01.2020 and directed the CGWB, Forest Department and State PCB to take further remedial action and file a further compliance report. Further the CGWB was directed to ensure that effective monitoring mechanism are undertaken to remedy any alleged violation.

5.In compliance of the Order dated 16.01.2020, the CGWB submitted its affidavit on 27.02.2020 while the Joint Committee submitted the Compliance report on 13.07.2020 which was considered by this Hon'ble Tribunal on 14.07.2020 wherein the Hon'ble Tribunal was of the view that the report is incomplete and hypothetical and not factual. It is submitted that the Answering Respondent was not made a party to the instant OA

and therefore, could not provide the accurate factual status of all the environmental compliances, which resulted in the inaccurate and incomplete Reports produced by the Committee. Subsequently, this Hon'ble Tribunal vide its Order dated 14.07.2020 constituted yet another Joint Committee comprising of CPCB, Member Secretary, SEIAA, Uttar Pradesh, UPPCB, CGWA and District Magistrate, Ghaziabad.

6.The Joint Committee submitted its Report dated 09.03.2021 in pursuance of the Order dated 14.07.2020 which was considered by this Hon'ble Tribunal on 14.06.2021, wherein this Hon'ble Tribunal noted that the Committee has submitted factually incomplete report, and directed the Joint Committee in coordination with other expert / institution to take/ recommend further remedial action. Further the authorities were directed to exercise their jurisdiction in the matter to comply with the rule of law and file a compliance report.

7.Finally, the Joint Committee submitted its latest Report dated 21.09.2021 which was considered by this Hon'ble Tribunal on 06.01.2022 wherein this Hon'ble Tribunal issued Notice to the Answering Respondents. Further, the Answering Respondent was granted liberty to file its response to the Observations of the Committee and further directed the authorities to take further remedial action in accordance with law. This Hon'ble Tribunal further directed the authorities to take such action only after giving opportunity of being heard to the Answering Respondent.

8. However, despite the specific directions of this Hon'ble Tribunal to give an opportunity to the Answering Respondent, the authorities proposed to initiate action against the Answering Respondent without considering the response by the Answering Respondent on merit.. The Hon'ble Supreme Court vide its Order dated 07.03.2022 in *M/s Uppal Chadha Hi Tech Developers Pvt. Ltd. vs Mahakar Singh & Anr.* (Civil Appeal No. 1845/ 2022) recorded that the Order dated 06.01.2022 by this Hon'ble Tribunal is in the nature of a Show Cause Notice and observed that it cannot be treated as *recording firm and conclusive findings*. It stated that the observations made in the Order dated 06.01.2022 of this Hon'ble Tribunal are *prima facie and tentative* and the Answering Respondent *has right to respond to the Show Cause Notice including the statements made therein, on all grounds including that the assertion/ facts recorded in the Order dated 06.01.2022 are factually incorrect*. It further granted liberty to the Answering Respondent to file an application before this Hon'ble Tribunal for interim relief as some authorities have started taking action on the basis of the Order dated 06.01.2022.

True copy of Supreme Court Order dated 07.03.2022 in *M/s Uppal Chadha Hi Tech Developers Pvt. Ltd. vs Mahakar Singh & Anr.* (Civil Appeal No. 1845/ 2022) has been marked and appended as **Annexure R/1 at pages 417 to 419.**

9. The answering Respondent seeks to file the instant Counter Affidavit and Objections to the Committee Report on the basis of

this liberty granted by the Hon'ble Supreme Court and this Hon'ble Tribunal to present the correct factual and legal position of the environmental compliances followed. However, before responding to the findings of each Committee Report the Answering Respondent seeks to place before this Hon'ble Tribunal its preliminary submissions which are necessary for proper adjudication of the instant OA.

I. PRELIMINARY SUBMISSIONS –

A. Antecedents of the Applicant:

10. It is submitted that the Letter Applicant in the instant OA is a black mailer who has instituted the instant proceedings to achieve his vindictive goals and has no regard for the environment. The present OA is being tainted with *malafide* intentions is liable to be rejected on this ground alone.

11. It is submitted that the Answering Respondent was forced to prefer a criminal complaint against the Applicant and one other on 05.12.2018 for illegal cutting of trees within the Appellant's project. In pursuance of the said Criminal Complaint an FIR came to be registered at Police Station, Badalpur, District Gautam Budh Nagar, under sections 427 of IPC and Sections 4 of 10 of the Indian Forest Act, 1927. Furthermore, in the said case, chargesheet has also been filed against the Applicant under Section 427 of IPC and Section 4 of 10 of the Indian Forest Act, 1927 on 18.05.2019. True translated copy of the FIR dated 05.12.2018 registered at Police Station, Badalpur, District

Gautam Budh Nagar along with its Original has been marked and appended as **Annexure R/2** at page 420 to 426.

True translated copy of Final Report dated 18.05.2019 along with its original is marked and appended as **Annexure R/3** at page 427 to 446.

12. It is submitted that the Applicant herein has initiated the instant proceedings only as a vindictive action against the Answering Respondent for initiating the proceedings against him for illegal tree felling. It is the submission of the answering Respondent that this Tribunal must lay down guidelines and law with respect to whether such Applicants can approach this Tribunal to settle personal scores and if they do, such applications ought to be rejected with exemplary costs. Proceedings under the NGT Act must not be allowed to be misused by persons such as the Applicant. This Hon'ble Tribunal must ensure that frivolous and private interests are not masqueraded as genuine claims and be cautious when examining locus standi and must look into the bonafides of the party in terms of the recent judgement of the Hon'ble Supreme Court in *Esteem Properties Pvt. Ltd. vs Chetan Kemble* (2022 SCC Online SC 246).

True copy of Judgement of Hon'ble Supreme Court in *Esteem Properties Pvt. Ltd. vs Chetan Kemble* (2022 SCC Online SC 246) has been marked and appended as **Annexure R/4** at pages 447 to 457.

13. Further it is submitted that a chargesheeted accused in a case of illegal tree felling cannot certainly claim to be an environmentalist approaching this Tribunal under Section 14 of the NGT Act. It is submitted that the Applicant has instituted the present case with the sole intent of harassing and arm-twisting the Answering Respondent and has thus approached this Hon'ble Tribunal with unclean hands.

B. The Unit has obtained all applicable environmental permissions -

14. The Answering Respondent is a reputed developer and the current project proponent of the smart city "Wave City", a Hi-Tech City being developed with a self-sustainable planning structure and commitment to provide an eco-friendly environment.

15. From the 1990's the State Government and Public Authorities noticed that agricultural areas in proximity of developed urban limits of cities in Uttar Pradesh have a potential to be utilised for urban purposes. It was felt that if the development of land on the outskirts of the urban limits were not regulated then haphazard and unplanned development would take place. For this reason, policy decisions were taken from time to time to ensure that high quality residential facilities were available to citizens at affordable prices by encouraging public private partnerships in the housing sector. Looking at the on-going population growth and the resulting increase in urbanisation.

The State Government and Development Authorities, the Town and Country Planning Department, Uttar Pradesh while bearing in mind the financial constraint of such projects introduced the "Hi-Tech Township Policy- 2003" for development of Hi-Tech Townships in various towns of UP. The answering respondent was selected under the set policy for the development of a Hi-Tech Township in Ghaziabad on 21.05.2005. As such a memorandum of understanding (MOU) was executed between the Ghaziabad Development Authority and the Answering Respondent on 30.11.2005.

True translated copy of the Government of UP Order dated 21.05.2005 along with its Original is marked and appended as **Annexure R/5 at pages 458 to 462**

The true copy of the Memorandum of Understanding dated 30.11.2005 executed between Ghaziabad Development Authority and the Answering Respondent along with its Original is marked and appended as **Annexure R/6 at pages 469 to 476**.

16. Thereafter in terms of the MOU the answering respondent submitted its detailed project report (DPR), comprising of the layout plan, land use plan among others for the project. The Ghaziabad Development Authority approval for DPR submitted by the Answering Respondent on 05.08.2006.

True translated copy of Letter dated 05.08.2006 by Ghaziabad Development Authority approving the DPR submitted by the

Answering Respondent is marked and appended as **Annexure R/7** at pages 477 to 489.

17. Subsequently, due to the amendments in the Hi-Tech Policy the answering respondent and Ghaziabad Development Authority executed an amended MOU dated 17.03.2009, and in terms of the same the Ghaziabad Development Authority approved the revised DPR for the project on 23.05.2009.

True copy of amended MOU dated 17.03.2009 is marked and appended as **Annexure R/8** at pages 490 to 493.

True translated copy of Ghaziabad Development Authority's letter dated 23.05.2009 approving the revised DPR has been marked and appended as **Annexure R/9** at pages 494 to 496.

18. In pursuance of further amendments to the Hi-Tech Policy the answering respondent and Ghaziabad Development Authority executed a revised MOU on 17.02.2010 and the conceptual DPR for 4494.31 acres was approved by Ghaziabad Development Authority on 03.10.2013.

True copy of the revised MOU dated 17.02.2010 executed between Ghaziabad Development Authority and Answering Respondent has been marked and appended as **Annexure R/10** at pages 497 to 504.

True translated copy of letter dated 03.10.2013 by Ghaziabad Development Authority approving the conceptual DPR of the

project along with its Original is marked and appended as **Annexure R/11 at pages 505 to 512.**

(a) Environmental Clearance under Environment Impact Assessment Notification, 2006 –

19. In the meanwhile, SEIAA, UP vide its letter dated 07.10.2009 granted Environmental Clearance (EC) to the Answering Respondent on the basis of the first DPR. It is pertinent to mention here that the EC dated 07.10.2009 clearly mentions that the total plot area of the project is 1503.00 acre and the total built up area is 5992928.00 sq. mtrs.

True copy of EC dated 07.10.2009 has been marked and appended as **Annexure R/12 at pages 513 to 517.**

20. Subsequently, the EC was revised in 2011 as per the new Master Plan vide letter dated 31.10.2011. It is submitted that the revised EC notes that the existing plot area is 6121360.97 sq.mt. while the proposed plot area is 12066817.65 sq.mt., the total project area is 18188178.62 sq.mt. and the total built up area is 22566815 sq. Mt.

True copy of the EC dated 31.10.2011 has been marked and appended as **Annexure R/13 at pages 518 to 522.**

21. Finally, the SEIAA, UP in pursuance to the latest DPR of 2013 approved the changes proposed by the Answering Respondent granted EC dated 31.07.2014 which is valid till 30.07.2022. It is submitted that the latest EC notes that the total builtup area is

51578130.39 sq.mt and the total land area proposed is 4494.31 ha.

True copy of EC dated 31.07.2014 has been marked and appended as **Annexure R/14** at pages 523 to 530.

(b) Consent to Establish and Consent to Operation under the Water (Prevention and Control of Pollution) Act, 1974

22. The answering respondent has been granted Consent to Establish (CTE) by the UPPCB on 10.03.2011 which was valid for a period of five years. Subsequently, the CTE was extended for a further period of five years on 29.11.2017 and is valid till 28.11.2022.

True translated copy of the CTE dated 10.03.2011 along with its original has been marked and appended as **Annexure R/15** at pages 531 to 541.

True translated copy of the CTE extension dated 29.11.2017 along with its original has been marked and appended as **Annexure R/16** at pages 542 to 548.

23. With regard to the Consent to Operate it is submitted that the CTO under the Water Act is granted in phase wise manner at the time of operationalisation of the Sewage Treatment Plant. It is submitted that new STPs are installed and operationalise as and when the possession for the new residential flats is granted to residents. It is submitted that at present, Sewage Treatment Plants having a total capacity of 995 KLD are installed at site to treat waste water. The Answering Respondent was granted

consent to operate under the Water Act for the STPs with 995 KLD capacity with respect to residential flats having built up area of 149292 sq. Mt. The UPPCB granted CTO dated 17.03.2020 under the Water Act for the operation of STPs which treat the effluent from the residential flats having total built-up area of 149292 sq. mt. It is submitted that the same was for a period from 25.02.2019 to 31.12.2021.

True copy of CTO under the Water Act dated 17.03.2020 has been marked and appended as **Annexure R/17 at pages 549 to 550**.

24. Subsequently the UPPCB on 05.08.2021 renewed the Answering Respondent's Consent to Operate under the Water Act which is now valid for a period from 01.01.2021 to 31.12.2025. It is submitted that the latest CTO issued under the Water Act notes that then existing builtup area i.e., 336025 sq.mt. and grants CTO for operation of STPs for with maximum discharge of 995 KLD. It is submitted that latest consent allows the operation of STPs upto the capacity of 995 KLD for the discharge from existing buildings having a builtup area of 336025 sq. mtrs. It further provides that the consent is valid only for approved production capacity of Integrated Township (Total Land area 4494.31 Acre, total proposed builtup area 51578130.39 sq.mt. (as per EC dated 31.07.2014)) and recorded that the total existing built-up area is 336025 sq. mtrs.

True copy of CTO dated 05.08.2021 issued under the Water Act has been marked and appended as **Annexure R/18 at pages 551 to 553**.

25. It is submitted that the Answering Respondent has obtained both, the CTE and CTO under the Water Act, and is operating in strict accordance with the consent conditions.

(c) Consent to Operate under Air (Prevention and Control of Pollution) Act, 1981

26. It is submitted that the Answering Respondent has obtained the Consent to Operate under the Air Act for operation of 24 DG sets in Wave City, which are installed at the premises of different projects within the Hi-Tech City.

27. The Answering respondent was granted consent to operate under the Air Act for the same on 17.03.2020 for a period from 25.02.2019 to 31.12.2020. The same was approved for production capacity of then existing residential flats having built up area of 149292 sq. mtrs.

True copy of CTO dated 17.03.2020 issued by the Air Act has been marked and appended as **Annexure R/19 at pages 554 to 557**.

28. Thereafter the UPPCB renewed the CTO vide its letter dated 05.08.2021 for a period from 01.01.2021 to 31.12.2025. It further provides that the CTO is valid only for the approved

production capacity of Integrated Township (Total land area 4494.31 Acre, total proposed builtup area 51578130.39 sq. mtrs. (as per EC dated 31.07.2014) and recorded that at present the total builtup area is 336025 sq. mtrs.

True copy of CTO dated 05.08.2021 issued under the Air Act has been marked and appended as **Annexure R/20 at pages 558 to 560.**

29. It is submitted that a bare perusal of the CTOs issued under the Water Act and the Air Act makes it abundantly clear that the Answering Respondent has operated the STPs and the DG sets only after obtaining CTOs from the UPPCB and there is no case of violation or exceeding the capacity mentioned in the CTOs. It is submitted that the CTOs are granted in phase wise manner for the part of the project which is to be operationalised which the EC is granted for the whole project.

(d) No Objection Certification (NOC) for extraction of ground water for domestic purposes –

30. The Answering Respondent was granted No Objection Certificate dated 08.05.2019 by the Central Ground Water Authority (CGWA) for meeting the requirements for domestic purposes for its residents. It is submitted that the Answering respondent has been granted NOC for extraction of 38772 cubic meter/day.

True translated copy of NOC dated 08.05.2019 along with its original has been marked and appended as **Annexure R/21** at pages 561 to 562.

31.Further, the CGWA permitted the operation of 45 bore wells in the project. It is submitted that at present only 11 tube wells are energised out of which seven are in regular operation and four are on standby. Further, all 11 energised tube wells are fitted with digital flow metres and a log book is maintained on daily consumption in terms of the NOC granted by CGWA. The NOC dated 08.05.2019 was valid till 07.05.2021.

32.Subsequently, the NOCs granted to Answering Respondent were renewed vide letters dated 29.08.2021 and 24.09.2021 for a period of five years which are valid till 07.05.2026.

True translated copy of NOC dated 29.08.2021 along with its original has been marked and appended as **Annexure R/22** at pages 563 to 601.

True translated copy of NOC dated 24.09.2021 along with its original has been marked and appended as **Annexure R/23** at pages 602 to 609.

(e) Occupancy Certificates obtained by the Answering Respondent –

33.It is submitted that the Answering Respondent has completed parts of the project and has even obtained Occupancy

Certificates for the same and thus has delivered possession of 6038 units till date.

True translated copy of one such Occupancy Certificate obtained by the Answering Respondent along with its Original is marked and appended as **Annexure R/24 at pages 610 to 614**.

34.It is submitted that the answering Respondent has obtained all the environmental permissions and consents applicable to the Answering Respondent and has duly complied with all the conditions specified in them. It is submitted that the Answering Respondent has obtained EC for the whole project as per the latest DPR, CTO under Water Act for operation for STP for the existing builtup area, CTO under Air Act for operation of DG Sets for the existing builtup area and Ground water NOC for extraction of ground water for domestic use. The present Application must be disposed of on this ground alone.

35.Be that as it may, the Answering Respondent seeks to place before this Hon'ble Tribunal its objections/ submissions on the findings of the Joint Committee Reports for this Hon'ble Tribunal's kind perusal.

II. Objections / Response to findings of Joint Committee Reports -

36.It is submitted that the Answering Respondent before responding to each Joint Committee Report individually, seeks

to respond to the preliminary findings of this Hon'ble Tribunal in its Order dated 06.01.2022.

(a) Response to the preliminary findings of Hon'ble Tribunal in its Order dated 06.01.2022 –

37. It is submitted that this Hon'ble Tribunal vide its Order dated 06.01.2022 noted its prima facie observations on the basis of the Joint Committee Report. The Answering Respondent seeks to briefly address and respond to each observation in the following table.

Prima Facie Observations in Order dated 06.01.2022	Response by the Answering Respondent
ILLEGAL CONSTRUCTION Construction of 6,87,059 sq. mtrs in excess of permitted builtup area of 1,49,292 sq. mtrs permitted by CTO dated 17.03.2020	1. Environmental Clearance dated ____ of the project is for 5,15,78,130.39 sq. Mtrs built up area over an area of 4494.31 acres. (Annexure R/14 at pages <u>523</u> to <u>530</u>) 2. Consent to Establish granted on 10.03.2011 is for 4464.31 acres. (Annexure R/15 at pages <u>531</u> to <u>541</u>) 3. Consent to establish extended for five years in 29.11.2017. (Annexure R/16 at pages <u>542</u> to <u>548</u>) 4. Consent to Operate under Water Act and Air Act - - Dt. 17.03.2020 - CTO granted for then existing flats with builtup area of 1,49,292 sq. Mtrs.

	- Dt. 05.08.2021 - CTO granted to then existing builtup area of 3,36,025 sq. mtrs and notes the total builtup area is 5,15,78,130.39 sq. Mtrs Note – CTO is granted in phase wise manner for operation of STPs and DG sets. STPs/ DG sets are operated in areas where possession is to be delivered and not for the entire project. 60 STPs in total are to be established as per the EC.
DAMAGE TO TREES	1. Project area is devoid of any major vegetation and the area is free from any notified forest land. 2. Dt. 12.08.2016 - Permission for cutting of 70 trees granted by Forest Department 3. Compensation of INR 1,70,000/- paid for damage of 31 trees in 2021 & Compensation of INR 1,00,000/- paid in 2015. 4. Planted 14,130 trees and 2,55,500 shrubs
ILLEGAL EXTRACTION OF GROUNDWATER Illegal extraction of 99,903 KL groundwater from 2016 to 2021 for construction purposes.	1. From 2016-2021 water sourced from tanker for construction purposes. Receipt of 90,858 KL water provided to the committee. 2. Committee has established illegality only on the basis of conjecture and assumption that the authenticity cannot be

	proved and therefore the Answering Respondent is guilty of illegal withdrawal of ground water. Note - Committee does not have power to examine evidence and therefore the finding that the <i>"authenticity of vendors has not been proved"</i> is beyond the scope of the Committee.
--	---

38.A bare perusal of the forgoing table would establish that the no illegality committed by the Answering Respondent be it with respect to the construction of the project as per EC, or operation of STP/ DG sets as per latest CTO or the use of ground water for any purpose other than domestic use.

39.It is submitted that the Answering Respondent now seeks to respond/object to each Committee Report individually –

(b) Response to Joint Committee Report dated 23.11.2019

40.In compliance of the Order dated 13.08.2019, Joint Committee conducted inspection on 19.09.2019 and submitted its Report dated 23.11.2019 which noted certain irregularities with respect to the compliance of conditions imposed under the Consent to Operate and for not having proper arrangement for control of dust emissions. In view of the same the Committee recommended the seizure of Bank Guarantee of Rs 10 Lacs which was deposited with UPPCB at the time of issuance of consent to establish.

41. Further the CGWA found certain non-compliances with the conditions to NOC such as installation of flow meters, construction of piezometers and monitoring of ground water quality. The CGWA directed that the Answering Respondent submits a self-compliance report on the recommendations of the CGWA report.

42. It is submitted that although the Report pertained to the Answering Respondent, he was never served the copy of the Report dated 23.11.2019 until 28.01.2022.

43. It is submitted that the Joint Committee did not return any severe adverse findings against the Answering Respondent. However, this Hon'ble Tribunal directed the Joint Committee to take further remedial action on 16.01.2020. Further it is submitted that if the answering Respondent had exceeded the permissible construction, the same would have certainly been reflected in the Joint Committee's report.

44. In the meanwhile, the District Magistrate, Ghaziabad imposed an amount of INR 5,00,000/- and INR 50,000/- as environment compensation due to for improper storage of construction materials.

True Translated copy of the Notices dated 20.11.2019 along with its original is marked and appended as **Annexure R/25** at pages 615 to 624.

45. The Answering Respondent is pursuance of the instant Notices, paid the environment compensation on 18.02.2020 which was informed to the UPPCB.

True copy of letter dated 18.02.2020 to UPPCB informing the payment of environment compensation of INR 5,50,000/- has been marked and appended as **Annexure R/26** at pages 625 to .

46. It is submitted that as per the Committee Report dated 23.11.2019, the Answering Respondent had paid penalty / environmental compensation of INR 10,00,000 + 5,00,000 + 50,000 = INR 15,50,000.

(c) Response/ Objections to Joint Committee Report dated 13.07.2020 -

47. The Joint Committee in pursuance of the Order dated 16.01.2020 submitted its second Report providing the Pointwise status of compliance with regard to observation made by UPPCB.

48. The Report notes that the Answering Respondent has obtained EC, CTE and CTO.

49. With respect to the discrepancies regarding STP, which the Committee observed in its earlier inspection, it notes that the Answering Respondent has rectified the discrepancies with

regard to the operation of STP and the connections have been rectified. Further, it provides that the bypass arrangement has been removed. The report states that the sewage is being received by the STP and the treated water is being used within the premises for horticulture.

50. Further with respect to the operation of the DG Sets in compliance of the CTO, it notes that the minimum stack height of 6 feet has been maintained on DG Sets.

51. With regard to the earlier observation regarding the arrangement for disposal of solid waste generated, it was now noted that the Answering Respondent has installed an organic waste composter of capacity 200 kg/day for processing of organic waste.

52. Finally with regard to the earlier observation that the Answering Respondent has not undertaken pollution control method, it notes that the Answering respondent has obtained CTO for operation of Ready-Mix Concrete Plant and the raw material is covered with cloth and the infrastructure for sprinkling has been installed.

53. Further, the CGWA issued Show Cause Notice dated 04.08.2020 for noncompliance of conditions of NOC as per the observations made during the inspection carried out on 19.09.2019 and imposed a penalty of INR 1,00,000/-. The

Answering Respondent deposited the penalty of INR 1,00,000/- for non-compliance of NOC conditions vide its letter dated 03.09.2020 and the same was deposited through Challan on 21.09.2020.

A copy of letter dated 03.09.2020 has been marked and appended as **Annexure R/ 27** at pages 626 to 627.

54.It is submitted that a bare perusal of the said Report makes it clear that the Answering Respondent had complied with all the deficiencies noted by the Joint Committee and has even paid the penalty/environment compensation for the lapses.

(d)Response/ Objections to Joint Committee Report dated 09.03.2021 -

55.The Report dated 09.03.2021 was submitted by a newly constituted Joint Committee as per the Order dated 14.07.2020 which gave specific directions with respect to alleged illegal withdrawal of ground water.

56.The Report dated 09.03.2021 noted that the Answering Respondent has paid the penalty for non-compliance of NOC granted by CGWA.

57.However, the Joint Committee came to the incorrect conclusion that there were 31 existing tube wells and no evidence could be

shown by the Answering Respondent with regard to commissioning of these tube wells.

58. The Joint Committee came to the conclusion that there is a need to ascertain total water consumption from construction phase to till date for assessment of environment compensation on the basis of the incorrect assumption that the just because there were pre-existing tube wells, there was extraction of ground water since the inception of the project.

59. It is the humble submission of the Answering Respondent that it has obtained NOC for operation of 45 borewell out of which only 11 are commissioned. The Answering Respondent has commissioned only 11 tube wells due to the limited requirement at present. The other borewells will be commissioned as and when the requirement arises after the possession of new flats are given to prospective buyers. The mere fact that there are pre-existing borewells cannot be used to establish that the Answering Respondent has withdrawn ground water from borewells for construction activities. It is also pertinent to mention here that the area was earlier used for agricultural activity and therefore has pre-existing tube wells in the project site.

**(e) Response/ Objections to Joint Committee Report dated
21.09.2021 -**

60. The Joint Committee in compliance of Order dated 14.06.2021 directed the Answering Respondent to submit details regarding land conversion certificate obtained from concerned authorities, details of Form 1 and Form 1A submitted to SEIAA, UP, details of project, total built up area and its quantities, payments made during construction phase for purpose of procurement of water through approver or authorised tanker/ vendor etc.

61. Subsequently in compliance of the directions from the Joint Committee, the Answering Respondent submitted the following details -

- a. Details of Form 1 & Form 1A submitted to SEIAA for grant of EC
- b. Details of building constructed till date
- c. Summary of built up of all types of construction
- d. Project wise built-up area details,
- e. Work orders pertaining to water tankers procured from vendors
- f. Status report of the project.

True copy letter dated 23.07.2021 by the Answering Respondent to UPPCB regarding Point wise compliance status as per NOC issued by CGWA has been marked and appended as **Annexure R/28 at page 628 to 633.**

The true copy of the letter dated 19.08.2021 by the Answering Respondent to UPPCB providing details regarding construction of buildings has been marked and appended as **Annexure R/29 at pages 634 to 651.**

The true copy of letter dated 01.09.2021 from Answering Respondent to UPPCB providing the Status Report regarding compliances has been marked and appended as **Annexure R/30** at pages 652 to 675.

62.It is submitted that the PWD, Ghaziabad carried out the assessment of water consumption by the Answering respondent during the construction phase and stated that 99903.19 KL water would be for construction activity.

63.It is submitted that the Joint Committee despite noting that the area had pre-existing tubewells on the project site (used for agricultural purposes) and despite submission of details of work order with tanker vendors for supply of water during construction phase came to erroneous conclusion that the possibility of illegal extraction of ground water for construction cannot be ruled out.

64.It is submitted that the committee has incorrectly recommended the imposition of INR 59,93,892.00/- on mere possibility of illegality. It is submitted that this act strikes at the core tenets of jurisprudence wherein there is no substantial evidence against the Answering Respondent that it has undertaken illegal withdrawal of ground water.

65.It is submitted that the Joint Committee does not have the power to examine the evidences to conclude that the

authenticity of vendors has not been proved by the Answering Respondent. It is submitted that it is for this Hon'ble Tribunal to decide on the question of admissibility of evidence and the Committee which constitutes of members that are creatures of statute, cannot exceed the scope within which they were envisaged to operate. The Committee ought to have further considered that the answering Respondent had cleared the invoices of the vendor by cheque and the same is also reflected in the books of the accounts of the company. Therefore the finding to the effect that the authenticity of the vendors has not been proved is perverse, beyond jurisdiction and liable to be rejected.

66.It is the humble submission of this Answering Respondent that the recommendation of the Committee cannot be accepted by this Hon'ble Tribunal as it has been imposed by the committee which lack such power.

(f) Detailed Objections / Response to prima facie observations made in Order dated 06.01.2022 on the basis Joint Committee Report dated 21.09.2021

67.It is submitted that the Joint Committee has failed in its responsibility to provide the correct and complete factual report on the allegations against the Answering Respondent.

68.It is submitted in response to the prima facie finding of this Hon'ble Tribunal in para 4 of the Order dated 06.01.2022, it is

submitted that the EC dated 31.07.2014 was for the total project with the built-up area of 51578130.39 sq. mt. for the total area of the project spanning over 4494.31 ha.

69. It is submitted that the Consent to Operate under the Water Act and the Air Act is granted for operation of STPs and DG Sets respectively. The CTO is granted in a phase wise manner as per the current operation occupancy and the numbers of dwelling units constructed.

70. The CTOs dated 17.03.2020 under the Water Act and the Air Act issued for operation of STPs and DG Sets clearly indicate that the builtup area at the time of grant of CTO was 149292 sq. Mtr. However, the maximum daily discharge capacity is 995 KLD. Although it is submitted that the current built up area is immaterial as the Answering Respondent can undertake further construction as per the EC. This is substantiated by the subsequent CTO dated 05.08.2021.

71. The CTOs dated 05.08.2021 mentions the current builtup area of the project along with the proposed builtup area as per EC. It states that the current builtup area is 336025 Sq. mtr while the proposed builtup area is 51578130.39 sq. mtr. It is submitted that the maximum daily discharge permitted is still 995 KLD and there is no change in the permitted quantity by virtue of the increase in the existing builtup area. It is the humble submission of the Answering Respondent that the CTO merely

mentions the existing built-up area at the time of grant of CTO and is by no means a bar on further construction.

It is submitted that the Answering Respondent has continued the construction as per the CTE dated 22.03.2011, EC dated 31.07.2014 and CTO dated 05.08.2021 and now has a builtup area of 6,87,059 sq. mtr.

72. Further with respect to the applicability of Goel Ganga Developers India Pvt. Ltd. Vs UOI (2018) 18 SCC 257 in the instant case, it is submitted that the abovementioned Judgement of the Hon'ble Supreme Court was for undertaking construction activities beyond the permitted capacity under EC. In the present context the answering Respondent has constructed the built-up area of only 6,87,059 sq. mtr. while the EC permits construction over built-up area of 5,15,78,130.39 sq. mtr. which is merely a fraction of the permitted capacity.

73. Thus, it is submitted that the Goel Ganga Developer India Pvt. Ltd. Vs UOI (2018) 18 SCC 257 will not be applicable in the instant case.

74. It is submitted that the UPPCB has proceeded to initiate misplaced proceedings against the Answering Respondent for imposition of environmental compensation as per the judgement in supposed compliance of Order of this Tribunal dated 06.01.2022. The Hon'ble Supreme Court recorded that the

Order dated 06.01.2022 is in the nature of a Show Cause Notice and observed that it cannot be treated as recording firm and conclusive findings. It stated that the observations made in the Order dated 06.01.2022 of this Hon'ble Tribunal are prima facie and tentative and the Answering Respondent has right to respond to the Show Cause Notice including the statements made therein, on all grounds including that the assertion/ facts recorded in the Order dated 06.01.2022 are factually incorrect. It further granted liberty to the Answering Respondent to file an application before this Hon'ble Tribunal for interim relief as some authorities have started taking action on the basis of the Order dated 06.01.2022.

75. In view of the forgoing paragraphs, it is submitted that no case of illegality has been established against the Answering Respondent. It is submitted that the Answering Respondent has obtained valid EC and CTE/CTO along with NOC for domestic use of groundwater. Further, no case of illegal withdrawal of ground water has been proved against the answering Respondent.

76. Further with respect to noncompliance with respect to certain conditions of CTO and Groundwater NOC, it is submitted that the Joint Committee has verified that corrective measure have been undertaken by the Answering Respondent along with payment of fine for each such discrepancy.

415

77.A bare perusal of the actual facts of the case would clearly reflect that there is no violation of environmental norms on part of the Answering Respondent as wrongly alleged by the Applicant. Further, it is submitted that a combined reading of the Joint Committee Report and the contentions raised in the present Reply would clearly establish that the Answering Respondent has not committed any act which could result in environmental pollution.

78.In view of the foregoing paragraphs, the present OA deserves to be dismissed with heavy costs.

DRAWN AND FILED BY:



VSA Legal
Counsels for Respondent No.2
32, Ground Floor, Uday Park,
South Extension II,
New Delhi 110047
Phone – 01143541022
office@vsalegal.in

DATE: 02.04.2022
PLACE: New Delhi

416

**BEFORE THE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI
ORIGINAL APPLICATION NO. 549 OF 2019**

IN THE MATTER OF:

Mahakar Singh

...Applicant

VERSUS

State of Uttar Pradesh.

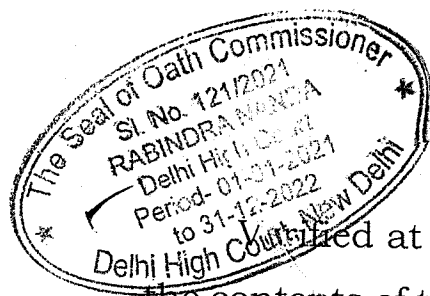
...Respondent

AFFIDAVIT

I, Shri **Naresh Patel** S/o Shri G R Patel, Aged about 42 years, R/o 841, 1st Floor, Shakti Khand-4, Indirapuram, Ghaziabad-201014, presently at New Delhi, do hereby solemnly affirm and state on oath as under:-

1. That I am the Authorized Representative for Respondent, M/s Uppal Chadha Hi Tech Developers in the abovementioned matter and as such I am well conversant with the facts and circumstances of the case and hence I am competent to swear and sign the present Affidavit.
2. That the accompanying Reply has been drafted as per my instructions by my counsel, and I have read the contents thereof and I understood the same.
3. That the Annexure enclosed with the Reply are true and correct copies of their respective originals.

Pranay
I identify the Deponent who has signed in my presence
That the contents of the aforesaid Reply are true and correct to the best of my knowledge and belief, no part of it is false and no material has been concealed therefrom.



For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

[Signature]
Deponent Signatory

VERIFICATION:

Certified at New Delhi on this **02 APR 2022** of April 2022 that the contents of the abovesaid affidavit are true and correct to the best of my knowledge and belief, no part of it is false and no material has been concealed therefrom.

CERTIFIED THAT THE DEPONENT
S/o, W/o, D/o..... *Naresh Patel*
R/o..... *G. R. Patel*
Identified by Oath Commissioner *Pranay G. Saravanan*
has solemnly affirmed that the contents of the affidavit which have been read & explained to him are true and correct to his knowledge.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

[Signature]
Authorised Signatory
Deponent

(Oath Commissioner Delhi)

02 APR 2022

417
Annexure R-1

1

IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NO. _____ OF 2022
(@ Diary No.4033/2022)

M/S UPPAL CHADHA HI TECH DEVELOPERS PVT. LTD.

Appellant

VERSUS

MAHAKAR SINGH & ANR.

Respondents

O R D E R

I.A. No. 28321/2022, which is an application for permission to file an appeal, is allowed.

Heard the learned counsel for the appellant.

The impugned order dated 06.01.2022 is in the nature of a Show Cause Notice. The impugned order dated 06.01.2022 cannot be treated as recording firm and conclusive findings. The observations are *prima facie* and tentative. The appellant have right to respond to the Show Cause Notice including the statement(s) made therein, on all grounds including that the assertions/facts recorded in the order dated 06.01.2022 are factually incorrect. It is now a settled position of law that the National Green Tribunal enjoys *Suo Moto* jurisdiction as held in *Municipal Corporation of Greater Mumbai v. Ankita Sinha & Ors.*¹

However, we clarify that we have not commented on the merits of the contentions raised by the appellant, which are to be raised before the National Green Tribunal and to be decided by the said Tribunal. In case and if the appellant be aggrieved by the final

1 2021 SCC OnLine SC 897.

Signature Not Verified
Digital Signature
Mukesh Kumar
Date: 2024.03.11
18:38:58 IST
Reason:

TRUE COPY
SIGN.....

418

2

order, it will be at liberty to challenge the same in accordance with law.

It will be open to the appellant to file an application before the National Green Tribunal for interim relief, as it is stated that some authorities have started taking action on the basis of the order dated 06.01.2022.

Recording the above, the appeal is disposed of._

Pending application(s), if any, stand disposed of.

..... J.
(SANJIV KHANNA)

..... J.
(BELA M. TRIVEDI)

NEW DELHI;
MARCH 07, 2022

TRUE COPY
SIGN.....

419

3

ITEM NO.4 Court 16 (Video Conferencing) SECTION XVII

S U P R E M E C O U R T O F I N D I A
RECORD OF PROCEEDINGS

CIVIL APPEAL Diary No(s). 4033/2022

(Arising out of impugned final judgment and order dated 06-01-2022 in OA No. 549/2019 passed by the National Green Tribunal), Principal Bench, New Delhi.

M/S UPPAL CHADHA HI TECH DEVELOPERS PVT. LTD. Petitioner(s)

VERSUS

MAHAKAR SINGH & ANR. Respondent(s)

(IA No.28324/2022-EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT and IA No.28323/2022-STAY APPLICATION and IA No.28321/2022-PERMISSION TO FILE APPEAL)

Date : 07-03-2022 This petition was called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE SANJIV KHANNA
HON'BLE MS. JUSTICE BELA M. TRIVEDI

For Petitioner(s) Mr. Mukul Rohatgi, Sr. Adv.
Mr. Shyam Divan, Sr. Adv.
Mr. Sumeer Sodhi, AOR
Ms. Shreya Nair, Adv.
Mr. Prannoy Joe Sebastian, Adv.

For Respondent(s)

UPON hearing the counsel the Court made the following
O R D E R

The appeal is disposed of in terms of the signed order.

Pending application(s), if any, stand disposed of.

(BABITA PANDEY)
COURT MASTER (SH)

(DIPTI KHURANA)
COURT MASTER (NSH)
(Signed order is placed on the file)

TRUE COPY
SIGN.....

420
Annexure R-2

N.C.R.B.
I.I.F.-I

FIRST INFORMATION REPORT
(Under Sec. 154 Cr.P.C.)

1. District: Gautam Budh Nagar P.S. Badalpur
Year : 2018 FIR No. 0507 Date and Time
of FIR : 05.12.2018
23:04 hrs

2.S. NO.	ACTS	SECTIONS
1.	IPC 1860	427
2.	Indian Forest Act, 1922	4
3.	Indian Forest Act, 1922	10

3. Occurrence of offence::

1. Day : Friday Date from: 02.11.2018
Date to: 02.11.2018 Time Period: Pahar 0
Time From: 16.00 hrs Time to: 16.00 Hrs.

(b) Information received at P.S.:

Date: 05.12.2018 Time: 23.04 Hrs.

(c) General Diary Reference:

Entry No. : 055 Date & Time: 05.12.2018 23.04 Hrs

4. Type of Information: Written

5. Place of occurrence:

1. (a) Direction and distance from P.S. : North-West 5 KM
Beat No.:

(b) Address: Wave City

(c) In case, outside the limit of this Police Station, then

Name of P.S.: District (State):

6. Complainant/ informant:

(a) Name: Shri Rajneesh Jha

TRUE COPY
SIGN.....

421

(b) Father's Name: Achyutanand Jha

(c) Date/ Year of Birth: 1988

(d) Nationality: India

(e) UID NO.

(f) Passport No. Date of Issue

Place of Issue:

(g) ID details (Ration Card, Voter ID Card, Passport, UID No., Driving License, PAN)

(h) Address:

S. No.	Address Type	Address
1	Present Address	Plot No., Kazipura Mode, Hasna, Ghaziabad, Uttar Pradesh, India.
2	Permanent Address	Plot No., Kazipura Mode, Hasna, Ghaziabad, Uttar Pradesh, India.

(i) Occupation:

(j) Phone Number: Mobile

7. Details of known/ suspected/ unknown accused with full particulars:

Accused More than:

S. No.	Name	Alias	Relative's Name	Present Address
1	Charan Singh		Father's Name: Khacheru	1, Kachera, Varsavad, Badalpur, Gautam Budh Nagar, Uttar Pradesh
2	Mahkar Singh		Father's Name: Rame	1, Dujana, Badalpur, Gautam Budh Nagar, Uttar Pradesh

TRUE COPY
SIGN.....

422

8.Reasons for delay in reporting by the Complainant/
informant:

9.Particulars of properties of interest:

S. No.	Property Category	Property Type	Description	Value (IN Rs)

10.Total value of property (IN Rs./-)

11.Inquest Report/ U.D. Case No., if any:

S. No. UIDB Number:

12.First Information Contents:

Copy of Typed Hindi Complaint "Letter No. 1336/UCHD /18 dated 02.12.2018, To, The Station In Charge, P.S. Badalpur, District Gautambudh Nagar, Subject: Information for registration of report for illegally cutting of tree. Sir, It is humbly submitted that in the Village Kacheda Varsabad in Khasra No.1023 which is situated within D.P.R. area of Wave City there Charan Singh son of Khacheru Resident of Village Kacheda Varsavad and Mahkar Singh son of Rame Village Dujana P.S. Badalpur District Gautam Budh Nagar have illegally cut green trees on 02.11.2018 at 4.00 p.m. after noon which are standing on the boundary and they are removing them with the help of Tractor. Therefore it is requested to your goodself that in the interest of environment kindly register report against above Charan Singh Son of Khacheru resident of Village Kachera Varsavad and Mehkar Singh son of Rame Village Dujana and take necessary legal action against them. Thanking you. Complainant Sd/- Illegible Rajnesh Jha son of Shri Achyutanand Jha Authorized Signatory for the

TRUE COPY
SIGN

423

Company Uppal Chadha Hightech Developers Pvt. Ltd.,
Plot No. 757, Kazipura Mode, Village Dasna, Ghaziabad.

Note: I CC 1533 Veer Singh do hereby certify that I got
entered in the computer copy of typed complaint by
dictating it word by word.

13. Action taken: Since the above information reveals
commission of offence(s) as mentioned at Item

(1) Registered the case and took up the investigation:

(2) Directed (Name of IO) Rank: SI (Sub Inspector)

No. 890549365 to take up the investigation.

(3) Refused investigation due to:

Or

(4) Transferred to P.S. District

on point of jurisdiction.

F.I.R. read over to the complainant/ informant admitted to be
correctly recorded and a copy given to the complainant/
informant free of cost.

R.O.A.C.

14. Signature / thumb impression of
the complainant/ informant.

15. Date and time of dispatch to the Court.

Sd/- Signature of officer in charge

Police Station

Name: Nagendra Chobe

Rank: I (Inspector)

No.: 802292304

Gumay Sodh.
// True Translated Copy //

TRUE COPY
SIGN.....

FIRST INFORMATION REPORT

(Under Section 154 Cr.P.C.)
प्रथम सूचना रिपोर्ट
(धारा 154 दंड प्रक्रिया संहिता के तहत)

1. District (जिला): गौतम बुद्ध नगर P.S. (थाना): वादलपुर Year (वर्ष): 2018
FIR No. (प्र.सू.रि. सं.): 0507 Date & Time of FIR (प्र.सू.रि. की दिनांक/समय): 05/12/2018 23:04 बजे

S.No. (क्र.सं.)	Acts (अधिनियम)	Sections (धाराएं)
1	भा.द.सं. 1860	427
2	भारतीय वन अधिनियम, 1927	4
3	भारतीय वन अधिनियम, 1927	10

3. (a) Occurrence of offence (अपराध की घटना):

1. Day (दिन): शुक्रवार Date From (दिनांक से): 02/11/2018 Date To (दिनांक तक): 02/11/2018
Time Period (समय अवधि): पहर 6 Time From (समय से): 16:00 बजे Time To (समय तक): 16:00 बजे

(b) Information received at P.S. (थाना) (जहाँ सूचना प्राप्त हुई):

Date (दिनांक): 05/12/2018 Time (समय): 23:04 बजे

(c) General Diary Reference (रोजनामचा संदर्भ):

Entry No. (प्रविष्टि सं.): 055 Date & Time (दिनांक और समय): 05/12/2018 23:04 बजे

4. Type of Information (सूचना का प्रकार): लिखित

5. Place of Occurrence (घटनास्थल):

1. (a) Direction and distance from P.S. (थाना से दूरी और दिशा): उत्तर - पश्चिम, 5 किमी Beat No. (घीट सं.):

(b) Address (पता): वेवसिटी

(c) In case, outside the limit of this Police Station, then (यदि थाना सीमा के बाहर है तो):

Name of P.S. (थाना का नाम): District (State) (जिला (राज्य)):

6. Complainant / Informant (शिकायतकर्ता/सूचनाकर्ता):

(a) Name (नाम): श्री रजनीश झा

(b) Father's Name (पिता का नाम):

अध्युतानन्द झा

(c) Date/Year of Birth (जन्म तिथि/वर्ष): 1988

(d) Nationality (राष्ट्रियता): भारत

(e) UID No. (यूआईडी सं.):

(f) Passport No. (पासपोर्ट सं.):

Date of Issue (जारी करने की तिथि):

Place of Issue (जारी करने का स्थान):

(g) Id details (Ration Card, Voter ID Card, Passport, UID No., Driving License, PAN)

S.No. (क्र.सं.)	Id Type (पहचान पत्र का प्रकार)	Id Number (पहचान संख्या)
1		

(h) Address (पता):

S.No. (क्र.सं.)	Address Type (पता का प्रकार)	Address (पता)
1	वर्तमान पता	प्लॉट सं0, काजीपुरा मोड, डासना, गाजियाबाद, उत्तर प्रदेश, भारत
2	स्थायी पता	प्लॉट सं0, काजीपुरा मोड, डासना, गाजियाबाद, उत्तर प्रदेश, भारत

425

115

N.C.R. B (एन.सी.बी.)
I.I.F.-1 (एन.सी.बी. ऑफ फॉर्म-1)

(I) Occupation (व्यवसाय):

(II) Phone number (दूरभाष सं.):

Mobile (मोबाइल सं.):

7. Details of known/suspected/unknown accused with full particulars

(जात / संदिग्ध / अज्ञात अभियुक्त का पूरा विवरण सहित वर्णन):

Accused More Than (अज्ञात आरोपी एक से अधिक हों तो संख्या):

S.No. (क्र. सं.)	Name (नाम)	Alias (उपनाम)	Relative's Name (रिश्तेदार का नाम)	Present Address (वर्तमान पता)
1	चरण सिंह		पिता का नाम: खचेड़	1. कचेड़ा वारसाबाद, वादलपुर, गौतम बुद्ध नगर, उत्तर प्रदेश, भारत
2	महकार सिंह		पिता का नाम: राम	1. दुजाना, वादलपुर, गौतम बुद्ध नगर, उत्तर प्रदेश, भारत

8. Reasons for delay in reporting by the complainant/informant (शिकायतकर्ता / सूचनाकर्ता द्वारा रिपोर्ट देरी से दर्ज कराने के कारण):

9. Particulars of properties of interest (संबन्धित सम्पत्ति का विवरण):

S.No. (क्र. सं.)	Property Category (संपत्ति श्रेणी)	Property Type (संपत्ति का प्रकार)	Description (विवरण)	Value (In Rs/-) (मूल्य (रु. में))
------------------	------------------------------------	-----------------------------------	---------------------	-----------------------------------

10. Total value of property (In Rs/-) (सम्पत्ति का कुल मूल्य (रु. में):

11. Inquest Report / U.D. case No., If any (मृत्यु समीक्षा रिपोर्ट / यू.डी. प्रकरण सं., यदि कोई हो)

S.No. (क्र. सं.)	U.D. Number (यू.डी. प्रकरण सं.)
------------------	---------------------------------

12. First Information contents (प्रथम सूचना तथ्य):

नकल प्रा०पत्र टाईपशुदा हिन्दी वादी पत्रांक 1336/UCHD/18 दिनांक 02.12.2018 सेवा में, थानाध्यक्ष महोदय, थाना वादलपुर, जिला- गौतमबुद्धनगर। विषय- अवैध पेड़ कटान के सम्बन्ध में रिपोर्ट दर्ज कराए जाने हेतु सूचना। महोदय, सादा निवेदन है कि ग्राम-कचेड़ा वारसाबाद के खसरा संख्या-1023 जो कि बेवसिटी के डी०पी०आर० क्षेत्र में स्थित है, में चरण सिंह पुत्र खचेड़ निवासी ग्राम कचेड़ा वारसाबाद व महकार सिंह पुत्र राम ग्राम दुजाना थाना वादलपुर जिला गौतमबुद्धनगर द्वारा अवैध रूप से दिनांक 02.11.2018 को समय लगभग 4 बजे अपराह्न में पेड़ पर खड़े हो वृक्षों को काटा जा रहा है एवम् ट्रैक्टर से उखाड़ा जा रहा है। अतः श्रीमान जी से प्रार्थना है कि पर्यावरण हित में उक्त चरण सिंह पुत्र खचेड़ निवासी ग्राम कचेड़ा वारसाबाद व महकार सिंह पुत्र राम ग्राम दुजाना गौतमबुद्धनगर के निवासियों के अधिकारों का पालन करवाया जाय। कृपा करें। धन्यवाद। प्राप्ति ०० अपठित रजनीश झा पुत्र श्री अच्युतानन्द झा प्राधिकृत हस्ताक्षरी वास्ते कम्पनी उत्पल चाडवा हाईटेक डवलपर्स प्रा०लि०, प्लॉट संख्या-757, काजीपुरा गोंड, ग्राम डासना, गाजियाबाद। नोट:- मैं सीरी 1533 वीरसिंह प्रमाणित करता हूँ कि टाईपशुदा प्रा०पत्र की नकल कम्प्यूटर पर शब्द-व-शब्द मेरे द्वारा बोल बोलकर टंकित कराई गई।

13. Action taken: Since the above information reveals commission of offence(s) u/s as mentioned at Item (की गयी कार्यवाही: चूंकि उपरोक्त जानकारी से पता चलता है कि अपराध करने का तरीका मद सं. 2 में उल्लेख द्वारा के महल

(1) Registered the case and took up the investigation:

(2) Directed (Name of I.O.): (जांच अधिकारी का नाम): MAHIPAL SINGH Rank (पद): SI (Sub-Inspector) No. (890540365) to take up the investigation (को जांच अपने पास में लेने के लिए निर्देश दिया गया)

(3) Refused investigation due to (जांच के लिए):

or (के कारण इंकार किया)

(4) Transferred to P.S.

District:

on point of Jurisdiction (को क्षेत्राधिकार के कारण)

F.I.R. read over to the complainant / informant, admitted to be correctly recorded and a copy given to the complainant / Informant free of cost. (शिकायतकर्ता / सूचनाकर्ता को प्राथमिकी पढ़ कर सुनाई गयी, सही दर्ज हुई गयी और R.O.A.C. (आर. ओ. ए. सी.):

TRUE COPY
SIGN.....

426

N.C.R.B (एन.सी.आर.बी)
I.I.F.-I (एकीकृत नॉन बा फॉर्म -I)

14. Signature/Thumb impression of the complainant /
informant. (शिकायतकर्ता / सूचनाकर्ता के हस्ताक्षर / अंगूठे का
निशान):

15. Date and time of dispatch to the court (अदालत में प्रेषण की
दिनांक और समय):

Signature of Officer in charge, Police Station
(थाना प्रभारी के हस्ताक्षर)

Name (नाम): Nagendra Chobe

Rank (पद): I. (Inspector)

No. (सं.): 802292304

Gurinder Sodhi
(True copy)

TRUE COPY
SIGN.....

427

Domestic R-3

N.C.R.B.

I.I.F.-V

FINAL REPORT FORM
(Under Section 173 Cr.P.C.)
IN THE COURT OF - J.M.

1. District Gautam P.S. Badalpur Year
Budh :2018
Nagar
FIR No. 0507 Date 05.12.2018

2. Final Report/ Charge Sheet No. 01

3. Date: 18.05.2019

4. S. No. Act Sections:

(1) IPC 1860 427

(2) Indian Forest Act, 1927 4

(3) Indian Forest Act, 1927 10

5. Type of Final Form /Report: Charge Sheet

6. IF FR un-occurred :

7. IF charge sheet : Original

TRUE COPY

SIGN.....

428

8. Name of IO at the time of charge sheet: Mahipal

Singh Rank: SI (Sub Inspector) No. 890540365

9. (a) Name of the complainant/ Informant: Sh.
Rajneesh Jha.

(b) Father's name: Achutanand Jha

10. Details of Properties Articles/ Documents
recovered/ seized during investigation and relied
upon :

Sl. N o.	Property descripti on	Estimat ed value	P.S. Proper ty Regist er No.	Form where/ when recover ed or seized	Dispos al
-	-	-	-	-	-

11. Particulars of accused Persons Charge

Sheeted:

S. No.1

TRUE COPY
SIGN.....

429

i. Name: Charan Singh

Whether verified:

Yes

ii. Father's Name: Khachedu

iii. Date / Year of birth: 1977

iv. Sex Male

v. Nationality Indian

vi. Passport No.

Date of issue

Place of issue

vii. Religion Hindu

viii. Whether SC/ST/
OBC:

ix. Occupation

x. Address:

S. ADDRESS TYPE ADDRESS

NO

1 Present Address Khacheda,
Varsabad,
Badalpur, Gautam

TRUE COPY
SIGN.....

430

Budh Nagar, Uttar Pradesh India

2 Permanent Address Khacheda, Varsabad, Badalpur, Gautam Budh Nagar, Uttar Pradesh India

Whether verified:

xi. Yes Regular Criminal No. (if known)

xii. Date of arrest:

xiii. Date of release on bail

xiv. Date on which forwarded to court

xv. Under acts and sections

S. No	Acts	Sections
1	IPC 1860	427
2	Indian Forest Act, 1927	4
3	Indian Forest Act, 1927	10

TRUE COPY
SIGN.....

431

xvi Details of bailer/ :

sureties

Name:

Father's/ Husband's Name:

Occupation :

Address :

S. No. Address Type

Address

Identification : Date of Birth:

UID Number:

Any other ID Proof

S. No. ID Type ID

Number

xvii Previous convictions with cases
references:

xviii. Status of the accused:

(xix) Brief details of crime related with accused:

S. No.2

i. Name: Mahkar Singh

TRUE COPY
SIGN.....

432

Whether verified:

Yes

ii. Father's Name: Rame

iii. Date / Year of birth: 1970

iv. Sex: Male

v. Nationality: Indian

vi. Passport No.

Date of issue

Place of issue

vii. Religion: Hindu

viii. Whether SC/ST/
OBC:

ix. Occupation

x. Address:

S. ADDRESS TYPE ADDRESS

NO

1 Present Address Dujana, Badalpur,
Gautam Budh
Nagar, Uttar
Pradesh India

TRUE COPY
SIGN.....

433

2 Permanent Address Dujana, Badalpur,
Gautam Budh
Nagar, Uttar
Pradesh India

Whether verified:

xi. Yes

Regular Criminal

No. (if known)

xii. Date of arrest:

xiii. Date of release on
bail

xiv. Date on which
forwarded to court

xv. Under acts and sections

S. No	Acts	Sections
1	IPC 1860	427
2	Indian Forest Act, 1927	4
3	Indian Forest Act, 1927	10

xvi. Details of bailer/ sureties

Name:

TRUE COPY
SIGN.....

434

Father's/ Husband's Name:

Occupation :

Address :

S. No. Address Type

Address

Identification : Date of Birth:

UID Number:

Any other ID Proof

S. No. ID Type ID

Number

xvii Previous convictions with cases
references:

xviii. Status of the accused:

(xix) Brief details of crime related with accused:

12. Particular of Accused persons: Not charge
sheeted (suspects)(use separate sheet for each
suspect)

TRUE COPY
SIGN.....

435

13. Particulars of witness to be examined:-

S. NO	Name	Father/ husband's name	Date of birth / year	Occupation	Address	Type of evidence which the witness will give
1	Rajneesh Jha	Son of Achutana nd Jha	1988	Present address: Plot No. Kazipur Road, Dasna, Ghaziabad, Uttar Pradesh, India. Permanent address: Plot No. Kazipur Road, Dasna, Ghaziabad, Uttar Pradesh, India.	complainant	
2	Bhupender	Wife of Lakshmi Singh		Present address: Plot No. 757, NH-24, Dasna Mode, Ghaziabad, Ghaziabad, Uttar Pradesh, India. Permanent address: Plot No. 757, NH-24, Dasna Mode, Ghaziabad, Ghaziabad, Uttar Pradesh, India.	Eye witness	
3	Susheel	Son of Krishna Raj Singh		Present address: Plot No. 757, NH-24, Dasna Mode, Ghaziabad, Ghaziabad, Uttar Pradesh, India. Permanent address: Plot No.	Eye witness	

TRUE COPY
SIGN..

436

				757, NH-24, Dasna Mode, Chaziabad, Chaziabad, Uttar Pradesh, India.	
4	Ravinder	Son of Prakash Chander		Present address: Village Kacheda, Badalpur Gautam Budh Nagar, Uttar Pradesh, India. Permanent address: Village Kacheda, Badalpur Gautam Budh Nagar, Uttar Pradesh, India.	Eye Witness
5	Rampal	Son of Chatar Singh		Present Address: Village Dujana Badalpur Gautam Budh Nagar, Uttar Pradesh, India. Permanent Address: Village Dujana Badalpur Gautam Budh Nagar, Uttar Pradesh, India.	Eye Witness
6	H.Ct. 141, Bhushan Kumar			Present Address: P.S. Badalpur, Badalpur, Gautam Budh Nagar, Uttar Pradesh, India. Permanent Address: P.S. Badalpur, Badalpur, Gautam Budh Nagar, Uttar Pradesh, India.	Witness to FIR

TRUE COPY
SIGN.....

437

7	SI Mahipal Singh			Present Address: P.S. Badalpur, Badalpur, Gautam Budh Nagar, Uttar Pradesh, India.	Witness to investigati on
---	------------------------	--	--	---	---------------------------------

14. IF FR is false indicate action taken or proposed to be taken u/s 182/211 IPC :

15. Result of Laboratory analysis:

16. Brief Facts of the case:- (add separate sheet if necessary)

Sir, the above case was registered on the basis of written complaint given by the above complainant and investigation handed over to me SI. In the investigation carried out so far, statement of complainant, statement of witnesses, inspection of place of incident, it is found that the named accused (1) Charan Singh Son of Khachedu R/o Village Kacheda Varsavad, P.S. Badalpur, Gauta Budh Nagar, (2) Mahkar Singh son of Rame

TRUE COPY
SIGN.....

438

Resident of Village Dujana P.s. Badalpur, Gautam Budh Nagar, have forcefully with the help of tractor have removed the green trees from the authorized land bearing Khata No. 1023 of Hightech Wave City. In compliance of the directions of Hon'ble Supreme Court a Notice under sections 41(A) was issued to accused persons and statements were recorded. Though the offence committed by accused persons is punishable for less than 7 years. Thus the offence punishable under Section 427 of IPC and 4/10 of Indian Forest Act is very well proved against the above named accused Charan Singh and Mehkar Singh. Therefore the charge sheet vide challan against the above accused Charan Singh and Mehkar Singh is submitted before the Hon'ble Court. It is requested to the Hon'ble Court that

TRUE COPY
SIGN.....

439

upon verification punish the accused persons.

Upon investigation charge sheet no. 72/19 is closed.

17. Refer Notice served: Date:
(Acknowledgment to be placed):
18. Despatched on:
19. No of enclosures:
20. List of enclosures: As annexed:
21. Name and address of the accused, who have not been challenged, whether caught or not:
- 21A. Suspected accused name, address and age:
- 21B The absconding accused name, address and age:
22. Names and addresses of the accused, who have been challaned.
- 22A Name, address and age of the accused on bail.
- 22B Mafarur accused name, address and age:
23. Case property (including weapons) with details of where and when they were recovered and the

TRUE COPY
SIGN.....

440

details of recovering officer and also whether they were sent to the magistrate or not.

24. Result of trial:
25. Complete Punishment:

25A Date:

25B Place:

25G Punishment:

Forwarded by Officer in Charge

Name: Vinay Kumar

Rank: SI (Sub Inspector)

No.: 980931149

Signature of Investigating
Officer submitting final
report/ charge sheet

Name : Mahipal Singh

Rank: SI (Sub-Inspector)

No.: 890540365

Sumit Singh
(True Translated copy)

TRUE COPY
SIGN.....

441

N.C.R.B (एन.सी.आर.बी)
I.I.F.-V (एकीकृत फॉर्म -V)

FINAL FORM/ REPORT
अंतिम फॉर्म/रिपोर्ट
(Under Section 173 Cr.P.C.)
(दण्ड प्रक्रिया संहिता धारा 173 के अन्तर्गत)

IN THE COURT OF : जे०एम० (के न्यायालय में)

1. District (जिला): गौतम बुद्ध नगर P.S. (थाना): वाटलपुर Year (वर्ष): 2018
FIR No. (प्र.सू.रि.सं.): 0507 Date (दिनांक): 05/12/2018

2. Final Report / Charge Sheet No. (अंतिम रिपोर्ट/आरोप पत्र संख्या.): 01

3. Date (दिनांक): 18/05/2019

4. S.No. (क्र.सं.)	Acts (अधिनियम)	Sections (धाराएं)
1	भा द सं 1860	427
2	भारतीय वन अधिनियम, 1927	4
3	भारतीय वन अधिनियम, 1927	10

5. Type of Final Form/Report (अंतिम फॉर्म/रिपोर्ट का प्रकार): आरोप पत्र

6. If FR Unoccurred (यदि अंतिम रिपोर्ट अघटित):

7. If Charge sheet (यदि आरोप पत्र दाखिल किया): मूल

8. Name of I.O. at the time of charge sheet (आरोप पत्र दाखिल करते समय जॉच अधिकारी का नाम): MAHIPAL SINGH

Rank (पद): SI (Sub-Inspector)

No. (सं.): 890540365

9. (a) (क) Name of complainant / Informant (शिकायतकर्ता/इतिहा देने वाले का नाम):

श्री रजनीश झा

(b) (ख) Father's Name (पिता का नाम):

अच्युतानन्द झा

10. Details of Properties/Articles/Documents recovered/seized during investigation and relied upon:

(जॉच के दौरान बरामद/जब्त सम्पत्ति/वस्तु/दस्तावेज का विवरण जिन्हें आधार बनाया गया हो):

S.No	Property Description	Estimated Value (in Rs.)	Police Station Property Register No.	From whom/ where recovered or seized	Disposal
(क्र.सं.)	(सम्पत्ति का विवरण)	(अनुमानित मूल्य (रु.में))	(थाना सम्पत्ति रजिस्टर सं.)	(कहाँ/किससे जब्त अथवा बरामद की गई)	(निराकरण)

11. Particulars of accused persons charge-sheeted (आरोप पत्र दाखिल अभियुक्तों का विवरण):

TRUE COPY
SIGN.

442

N.C.R.B (एन. सी. आर. बी)
I.I.F.-V (एकीकृत फॉर्म -V)

S. No.(क्र.सं.): 1

(i) Name(नाम): धरम सिंह

Whether verified(क्या सत्यापित है?): हाँ

(ii) Father's Name(पिता का नाम): खचेड़

(iii) Date/ Year of birth (जन्मतिथि/वर्ष): 1977

(iv) Sex(लिंग): पुरुष

(v) Nationality(राष्ट्रियता): भारत

(vi) Passport No.(पासपोर्ट संख्या):

Date of Issue(जारी करने की तिथि):

Place of Issue(जारी करने का स्थान):

(vii) Religion (धर्म):

(viii) Whether SC/ST/OBC (अनु.जाति/अनु.जन जाति/अन्य पिछड़े वर्ग):

(ix) Occupation(व्यवसाय):

(x) Address(पता):

S.No.(क्र.सं.)	Address Type (पता का प्रकार)	Address(पता)
1	वर्तमान पता	कचैडा वारसाबाद, बादलपुर, गौतम बुद्ध नगर, उत्तर प्रदेश, भारत
2	स्थायी पता	कचैडा वारसाबाद, बादलपुर, गौतम बुद्ध नगर, उत्तर प्रदेश, भारत

Whether verified (क्या सत्यापित है?): हाँ

Regular Criminal No. (If known)नियमित अपराधी संख्या (यदि ज्ञात हो):

(xii) Date of arrest (गिरफ्तारी की तिथि):

(xiii) Date of release on bail (जमानत पर रिहाई की तिथि):

(xiv) Date on which forwarded to court (न्यायालय को भेजने की तिथि):

(xv) Under Acts & Sections (अधिनियम एवं धाराएं):

S.No.(क्र.सं.)	Acts(अधिनियम)	Sections(धाराएं)
1	भा द सं 1860	427
2	भारतीय वन अधिनियम, 1927	4
3	भारतीय वन अधिनियम, 1927	10

(xvi) Details of bailers / sureties (जमानतियों का ब्यौता):

TRUE COPY
SIGN

443

N.C.R.B (एन.सी.अनर.बी)
I.I.F.-V (एकीकृत नॉच फॉर्म -V)

Name (नाम):

Father's/Husband's Name (पिता/पति का नाम):

Occupation (व्यवसाय):

Address (पता):

S.No.(क्र.सं.) Address Type (पता का प्रकार) Address(पता)

Identification (पहचान): Date of Birth (जन्मतिथि):

UID Number (यूआईडी सं.):

Any Other ID Proof (अन्य प्रमाण पत्र):

S.No.(क्र. सं.) ID Type (पहचान पत्र का प्रकार) ID Number (पहचान पत्र सं.)

(xvii) Previous convictions with case references (मामले के संदर्भ सहित, पहले हुई सजा का विवरण):

(xviii) Status of the accused (अभियुक्त की स्थिति): गिरफ्तार नहीं

(xix) Brief details of crime related with accused (अभियुक्त से सम्बन्धित अपराध का संक्षिप्त विवरण):

(xx) Crime evidence related with accused (अभियुक्त से सम्बन्धित अपराध का साक्ष्य):

S. No.(क्र.सं.): 2

(i) Name(नाम): महफार सिंह

Whether verified(क्या सत्यापित है?): हाँ

(ii) Father's Name(पिता का नाम): रामे

(iii) Date/ Year of birth (जन्मतिथि/वर्ष): 1970

(iv) Sex(लिंग): पुरुष

(v) Nationality(राष्ट्रियता): भारत

(vi) Passport No.(पासपोर्ट संख्या):

Date of Issue(जारी करने की तिथि):

Place of Issue(जारी करने का स्थान):

(vii) Religion (धर्म):

(viii) Whether SC/ST/OBC (अनु.जाति/अनु.जन जाति/अन्य पिछड़े वर्ग):

(ix) Occupation(व्यवसाय):

(x) Address (पता):

S.No.(क्र.सं.)	Address Type (पता का प्रकार)	Address(पता)
1.	वर्तमान पता	दुजाना, ब्यादलपुर, गौतम बुद्ध नगर, उत्तर प्रदेश, भारत
2.	स्थायी पता	दुजाना, ब्यादलपुर, गौतम बुद्ध नगर, उत्तर प्रदेश, भारत

TRUE COPY
SIGN.....

444

N.C.R.B (एन. सी. आर. बी)
I.I.T.-V (एन. सी. आर. बी - V)

Whether verified (क्या सत्यापित है?): हाँ

Regular Criminal No. (if known) नियमित अपराधी संख्या (यदि जान हो):

(xii) Date of arrest (गिरफ्तारी की तिथि):

(xiii) Date of release on bail (जमानत पर रिहाई की तिथि):

(xiv) Date on which forwarded to court (न्यायालय को भेजने की तिथि):

(xv) Under Acts & Sections (अधिनियम एवं धाराएँ):

S.No. (क्र.सं.)	Acts (अधिनियम)	Sections (धाराएँ)
1	भा.द.सं. 1860	427
2	भारतीय वन अधिनियम, 1927	4
3	भारतीय वन अधिनियम, 1927	10

(xvi) Details of bailers / sureties (जमानतियों का व्यौरा):

Name (नाम):

Father's/Husband's Name (पिता/पति का नाम):

Occupation (व्यवसाय):

Address (पता):

S.No. (क्र.सं.) Address Type (पता का प्रकार) Address (पता)

Identification (पहचान): Date of Birth (जन्मतिथि):

UID Number (यूआईडी सं.):

Any Other ID Proof (अन्य प्रमाण पत्र):

S.No. (क्र.) ID Type (पहचान पत्र का प्रकार) ID Number (पहचान पत्र सं.)

(xvii) Previous convictions with case references (भागले के संदर्भ सहित, पहले हुई सज़ा का विवरण):

(xviii) Status of the accused (अभियुक्त की स्थिति): गिरफ्तार नहीं

(xix) Brief details of crime related with accused (अभियुक्त से सम्बन्धित अपराध का संक्षिप्त विवरण):

(xx) Crime evidence related with accused (अभियुक्त से सम्बन्धित अपराध का साक्ष्य):

12. Particulars of accused persons - not charge sheeted (suspect) (आरोप पत्र दाखिल न किए गए (सदिग्ध) अभियुक्तों का विवरण):

13. Particulars of witnesses to be examined (पूछताछ किए जाने वाले गवाहों का विवरण):

S. No. (क्र. सं.)	Name (नाम)	Father's/Husband's Name (पिता/पति का नाम)	Date/Year of birth (जन्मतिथि/वर्ष)	Occupation (व्यवसाय)	Address (पता)	Type of evidence to be tendered (प्रस्तुत किए जाने वाले साक्ष्य का प्रकार)
1	श्री रमेश झा	पिता: अच्युतानन्द झा	1988		वर्तमान पता: प्लॉट सं 0, कान्हीपुरा मोड़, झारना, गाजियाबाद, उत्तर प्रदेश, भारत प्राचीन पता: प्लॉट सं 0, कान्हीपुरा मोड़, झारना, गाजियाबाद, उत्तर प्रदेश, भारत	गिरफ्तारकर्ता
2	प्रपेन्द्र	पिता: लक्ष्मी सिंह			वर्तमान पता: प्लॉट सं 0 757 NH 24 झारना मोड़, गाजियाबाद, उत्तर प्रदेश, भारत प्राचीन पता: प्लॉट सं 0 757 NH 24 झारना मोड़, गाजियाबाद, उत्तर प्रदेश, भारत	चक्षुश्रुती साक्ष्य
3	गुबीन	पिता: कृष्णराज सिंह			वर्तमान पता: प्लॉट सं 0 757 NH 24 झारना मोड़, गाजियाबाद, उत्तर प्रदेश, भारत प्राचीन पता: प्लॉट सं 0 757 NH 24 झारना मोड़, गाजियाबाद, उत्तर प्रदेश, भारत	चक्षुश्रुती साक्ष्य

TRUE COPY
SIGN.....

445

N.C.R.B (एन.सी.आर.बी)

I.I.F.-V (एकीकृत नॉन फॉर्म -V)

4	चिन्ह	पिता: प्रकाश शर्मा	वर्तमान पता: ग्राम कच्चेडा, वाटनपुर, गौतम बुद्ध नगर, उत्तर प्रदेश, भारत स्थायी पता: ग्राम कच्चेडा, वाटनपुर, गौतम बुद्ध नगर, उत्तर प्रदेश, भारत	चक्षुदर्शी साक्ष्य
5	रामपल्ल	पिता: प्रताप सिंह	वर्तमान पता: ग्राम दुनाना, वाटनपुर, गौतम बुद्ध नगर, उत्तर प्रदेश, भारत स्थायी पता: ग्राम दुनाना, वाटनपुर, गौतम बुद्ध नगर, उत्तर प्रदेश, भारत	चक्षुदर्शी साक्ष्य
6	होमन 141 भूपन कुमार		वर्तमान पता: ग्राम वाटनपुर, वाटनपुर, गौतम बुद्ध नगर, उत्तर प्रदेश, भारत स्थायी पता: ग्राम वाटनपुर, वाटनपुर, गौतम बुद्ध नगर, उत्तर प्रदेश, भारत	साक्ष्य
7	उज्ज्वल महाराज सिंह		वर्तमान पता: ग्राम वाटनपुर, वाटनपुर, गौतम बुद्ध नगर, उत्तर प्रदेश, भारत स्थायी पता: ग्राम वाटनपुर, वाटनपुर, गौतम बुद्ध नगर, उत्तर प्रदेश, भारत	अनुरोधन साक्ष्य

14. If FR is false (F.R. false), indicate action taken or proposed to be taken w/s 182/211 I.P.C :
(यदि अन्तिम रिपोर्ट झूठी है तो भा.द.स. की धारा 182/211 के अन्तर्गत की गई अथवा प्रस्तावित कार्रवाई का विवरण):

15. Result of Laboratory analysis (प्रयोगशाला में किए गए विश्लेषण का परिणाम):

16. Brief facts of the case (सामान्य से संबंधित संक्षिप्त तथ्य):

श्रीमान जी मुकदमा उपरोक्त वादी की लिखित तहरीर के आधार पर पंजीकृत होकर विवेचना मुझ उ०नि० के द्वारा की गयी। अब तक की तमामी विवेचना बयान वादी, बयान गवाहन, निरीक्षण घटनास्थल आदि से नामित अभियुक्त 1. चरण सिंह पुत्र खचेडू नि० ग्राम कच्चेडा वारसावाद थाना वाटनपुर गौतम बुद्ध नगर 2. महकार सिंह पुत्र रामे नि० ग्राम दुनाना थाना वाटनपुर गौतम बुद्ध नगर हाइटेक वेव सिटी की अधिकृत भूमि के खाता संख्या 1023 में लगे हरे पेड़ को ट्रैक्टर के द्वारा उखाड़े कर खरबन ले जाना पाया गया। माननीय सर्वोच्च न्यायालय के आदेशानुसार अभियुक्तों को नोटिस अन्तर्गत धारा 41 (ए) एच बयान दर्ज किये गये। चूंकि अभियुक्तों का अपराध सात वर्ष से कम का है अतः नामित अभियुक्त चरण सिंह व महकार सिंह उपरोक्त के विरुद्ध जुर्म धारा 427 भादवि व 4/10 भारतीय दण्ड अधिनियम का अपराध वास्तविकी साधित है। अतः अभियुक्त चरण सिंह व महकार सिंह उपरोक्त का बालान द्वारा आरोप पत्र माननीय न्यायालय प्रेषित किया जा रहा है। माननीय न्यायालय से अनुरोध है कि सर्वत तलब फरमाकर उचित दण्ड से दण्डित करने की कृपा करे। विवेचना द्वारा आरोप पत्र संख्या 72/19 समाप्त की जाती है।

17. Refer Notice served (जारी किए नोटिस): नहीं

Date (दिनांक):

(Acknowledgement to be placed) (पावती नकदी करें):

18. Despatched on (प्रेषण की तिथि):

19. No. of enclosures (संलग्नकों की संख्या):

20. List of enclosures : As annexed (संलग्नकों की सूची):

21. Name and address of the accused, who have not been challaned, whether caught or not:
(नाम और पता अभियुक्त, जो चालान नहीं किये गए हैं/धाहे पकड़े गए हो या नहीं पकड़े गए हों):

21क. Suspected accused name, address and age / संदिग्ध अभियुक्त का नाम, पता और आयु :

21ख. The absconding accused name, address and age / फरार अभियुक्त का नाम, पता और आयु :

22. Names and addresses of the accused, who have been challaned
(अभियुक्तों के नाम पते जिनका चालान किया गया हो) :

22क. Name, address and age of the accused on bail

(जमानत या जाती मुचलके पर अभियुक्त का नाम, पता और आयु) :

22ख. Name, address and age of the accused on bail

23. Case property (including weapons) with details of where and when they were recovered and the details of recovering officer and also whether they were sent to the magistrate or not. (माल (हथियार सहित) जो पाये गये हो इस विवरण के साथ कि कहाँ और कब पकड़ा गया और किसने पकड़ा और वह मजिस्ट्रेट के पास भेजा गया या नहीं) :

24. Result of trial (मुकदमे का परिणाम) :

25. Complete Punishment (पूर्ण सजाएं) :

25क. Date (दिनांक) :

25ख. Place (स्थान) :

25ग. Punishment (सजा) :

TRUE COPY
SIGN.....

446

N.C.R.B (एन.सी.आर.बी)
I.I.F.-V (एकीकृत फॉर्म -V)

Forwarded by Officer in charge
(प्रभारी अधिकारी द्वारा अंग्रेजित)

Name (नाम): VINAY KUMAR

Rank (पद): SI (Sub-Inspector)

No.(सं.): 980931149

Signature of Investigating Officer submitting final
report/charge sheet

(अंतिम रिपोर्ट/आरोप पत्र दायर करने वाले अधिकारी के हस्ताक्षर)

Name (नाम): MAHIPAL SINGH

Rank (पद): SI (Sub-Inspector)

No.(सं.): 890540365

Amor Sachu-
(True copy)

TRUE COPY
SIGN:.....

447
Annexure R-4

2022 SCC OnLine SC 246

In the Supreme Court of India

(BEFORE N.V. RAMANA, C.J. AND A.S. BOPANNA AND HIMA KOHLI, JJ.)

Civil Appeal No. 10425 of 2010

Esteem Properties Pvt. Ltd. ... Appellant;

Versus

Chetan Kamble and Others ... Respondents.

With

Civil Appeal No. 10764 of 2010

Coral Gonsalves and Others ... Appellants;

Versus

Chetan Kamble and Others ... Respondents.

Civil Appeal No. 10425 of 2010 and Civil Appeal No. 10764 of 2010

Decided on February 28, 2022

Constitution of India — Art. 32 — Public Interest Litigation — Maintainability — Locus Standi

Impugned judgment of Bombay High Court, *reversed*
The Judgment of the Court was delivered by

N.V. RAMANA, C.J.:— The present appeals have been preferred against the judgment dated 07.05.2010 passed by the Bombay High Court in a Public Interest Litigation, being PIL No. 47 of 2008.

2. The matter pertains to rights and ownership over the subject land admeasuring 5 acres and 20 gunthas in CTS No. 229 (in short 'subject land'). The dispute regarding title was originally between one Gonsalves family (appellants in C.A. No. 10764 of 2010) and the State of Maharashtra (respondent no. 3). Esteem Properties Pvt. Ltd. (appellant in C.A. No. 10425 of 2010) is the successor-in-interest to the Gonsalves family.

3. Before we analyze the case, the facts necessary for the disposal of the case are as follows : From 1819 onwards, the land belonged to the Khot of Kurla, as per a grant made to them by the East India Company under a Deed. The appellants' purported predecessor-in-interest became the absolute owners of the subject land by way of a Deed of Exchange dated 12.03.1894, wherein the title of the land vested in the ancestors of the Gonsalves family.

4. On 25.11.1953, in an enquiry under the Salsette Estate (Land Revenue Exemption Abolition) Act, 1951 for all the land belonging to the Khot, the land in question was declared as Government land. The successors of the Khot (viz. A.H. Wadia Trust) preferred Civil Suit No. 921 of 1954 against such finding, which was subsequently settled by a Consent Decree dated 02.05.1963. The Consent Decree affirmed the findings in favour of the State under the Salsette Estates Act. It must be noted that the Gonsalves family were not a party to the decree or the proceedings.

5. In 1962, another enquiry ('City Survey enquiry') was conducted under Section 126 of the Maharashtra Land Revenue Code ('MLR Code') for the entire Mumbai Suburban District. *Vide* order dated 27.02.1969, the Enquiry Officer held that the land vests in the State Government. The order was confirmed in appeal by the Sub-Divisional Officer on 30.04.1970.

6. The Gonsalves family preferred Civil Suit No. 698 of 1971, stating that the orders

TRUE COPY
SIGN.....

passed in the City Survey enquiry were *void* and illegal, and that the Consent Decree dated 02.05.1963 was not binding on them. Subsequently, proceedings under Section 20(2) of the MLR Code were initiated by the Sub-Divisional Officer and a fresh enquiry was conducted. In light of the aforesaid enquiry under Section 20(2) of the MLR Code, Civil Suit No. 698 of 1971 became redundant.

7. The Sub-Divisional Officer, *Vide* order dated 07.11.1988, declared the subject land as State land. This was confirmed in appeal by both, the Additional Collector on 19.12.1989 and the Additional Commissioner, Konkan Division on 30.08.1991.

8. Against the said order of the Additional Commissioner, Konkan Division, the Gonsalves Family preferred a Revision Application before the Revenue Minister. *Vide* order dated 11.10.1995, the Revenue Minister allowed the Gonsalves family's revision application and held that they were the absolute owners of the subject land on the basis of the 1894 Deed of Exchange. The Revenue Minister concluded that occasion to hold the 1951 enquiry under the Salsette Estates Act did not arise as the land in question had become private land. It was also observed that the land which vested in the State was some other land, not the subject land. It may be relevant to note certain observations made in the aforesaid order, which read as under:

"22. On going through the evidence and documentary record in particular I am convinced that Shri Gonsalves & Others have proved their possession on this land. Though Shri Gonsalves has not produced a copy of Deed of Exchange signed between him and Shri Wadia in 1894, the same deed was accepted by the representative of Shri Wadia before the Lower Court. The Statement recorded before the lower courts clearly indicate the existence of deed of exchange of 1894.

23. The appellant have also proved that they are in correspondence with the Revenue Authority since 1943 requesting them to show their name in Record of Right. However, till now they are treated as encroacher on this land.

24. The possession of the appellant on this land is proved beyond doubt. Whether the appellants' possession is authorized or he is an encroacher is to be decided on the basis of evidence. One fact of the case is that this land is not Government land before 1951, as it was owned by Shri Wadia. The land was declared as Government land in the year 1954. However, the possession of the appellant on this land is much before 1951, hence the appellant cannot be treated as encroacher on the Government land.

25. The question to be decided now is whether the land in possession of Shri Gonsalves & Others is the same land which is declared as Government land in the consent terms. The consent terms are silent on this issue. Only part of the land of Survey No. 90 is declared as vested in Government. Shri Gonsalves has proved his possession and hence the land in the possession of Shri Gonsalves before the consent terms could not be declared as Government land. As per the provisions of Salsette Inam Abolition Act 1951. The Act clearly lays down that the lands which are [not] appropriated to any individual or Khot vest in Government. However, here the possession of Shri Gonsalves is proved and hence this land cannot be treated and has not appropriated and vested in Government. Shri Gonsalves has proved their possession to Shri Wadia, ex-owner of the whole village. Thus the land which are declared as Government land as to which different land than which is in possession of Shri Gonsalves.

26. In view of the above discussions I have no hesitation in coming to the conclusion that the land comprised in C.T.S. 229 has been in possession of Shri Gonsalves & Others. Since year 1894 when the deed was exchanged and signed. Thus this land become a private land and the question of making enquiry under section 4 of Salsette Estate Act, 1951 in respect of this land does not arise.

27. I have also come to the conclusion the land who vested in Government are

TRUE COPY
SIGN.....

449

the land other than C.T.S. No. 229. The consent terms of 1954, does not identify and locate the land. I, therefore, hold that all authorities before they have erred in treating C.T.S. No. 229 as Government land.

28. I have no hesitation in holding that the petitioner are in possession of land before C.T.S. No. 229 and it is their private property."

29.....

ORDER

The revision petition is allowed, Order of all authorities below are set aside, I hold and declare that petitioners are owners of the land admeasuring 5 Acres and 20 gunthas comprised in CTS 229, at Village Sahar, Taluka Andheri, Bombay Suburban District."

9. Subsequently, by an *ex-parte* order dated 17.03.1998, the Revenue Minister set aside the aforesaid order and restored the order of the Additional Commissioner, Konkan Division dated 30.08.1991 vesting the land in the State. It may be relevant to note that no notice was issued to the Gonsalves family in the aforesaid review proceedings under Section 258(1) of the MLR Code. We may also note that notice was issued to one Mr. S. Kapoor, who was not the Power of Attorney holder at the relevant time. His Power of Attorney was cancelled by the Gonsalves family on 05.12.1996. To this extent, the order itself notes as under:

"..In all these matters, as nobody remained present for the hearing on behalf of Smt. Koleti, an *ex-parte* decision had been [taken] in this matter."

10. Esteem Properties Pvt. Ltd. (appellant in C.A. No. 10425 of 2010), successor-in-interest of the Gonsalves family, filed a Writ Petition before the Bombay High Court seeking review of the *ex-parte* order dated 17.03.1998 wherein the Gonsalves family was also joined as a party. *Vide* order dated 22.09.2006, the High Court directed to maintain status quo and to inform the Court if there was any change in the circumstances.

11. On 12.06.2007, Esteem Properties succeeded the Gonsalves family with respect to the land in question. An Agreement to Sell dated 22.02.1996 was executed between the two appellants, when Esteem Properties made an initial payment of Rs. 1 crore. Subsequently, Esteem Properties filed a suit for specific performance in respect of the said Agreement, which was finally settled in accordance with the Consent Terms recorded by the Bombay High Court in the order dated 12.06.2007. Through the aforesaid decree, Esteem Properties is said to have become absolute owners of the land in question. In these changed circumstances, i.e., transfer of ownership or the appellants coming together, Esteem Properties moved a Notice of Motion in the writ petition, wherein the Bombay High Court *Vide* order dated 17.08.2007, while dismissing the Notice of Motion granted Esteem Properties liberty to make a representation before the appropriate authority.

12. Thereafter on 10.12.2007, on a Revision Application moved by Esteem Properties, the Revenue Minister recalled the *ex-parte* order dated 17.03.1998 and restored the order dated 11.10.1995. It was held that the *ex-parte* order was *void ab initio*, as it was against the principles of natural justice since the Gonsalves family were not given an opportunity of hearing. It was also observed that Section 258 of the MLR Code requires notice to be served upon the affected party, which was not so done.

13. In February 2008, respondent nos. 1 and 2 filed a Public Interest Litigation challenging the Revenue Minister's order of 10.12.2007. It must be noted that the State did not initiate any proceedings against such an order. It is matter of record that the State had itself filed a counter-affidavit dated 12.06.2008 stating that the Revenue Minister's order dated 17.03.1998 needed to be recalled as it was passed in the absence of the affected party, i.e. the Gonsalves family. The relevant portions of the counter-affidavit read as under:

TRUE COPY
SIGN.....

450

"6. In so far as the averments in para 6 of the memo of Petition are concerned, I say that the petitioners seem to have overlooked the fundamental difference between a power of review and power of recall. I say that in view of the fact that the earlier order dated 17th March 1998, was an order passed in the absence of original land owners and without hearing them and was thus an *ex parte* order, the said order has merely been recalled by the order dated 10th December 2007. I say that that the earlier order dated 17.3.1998, was recalled as the same was an *ex parte* order. I say that it is a settled position of law that there is a fundamental difference in exercising a power of review on merits and in exercising the power of review on account of procedural infirmity. I say that the procedural review belongs to a different category. In such a review, the court or quasi judicial authority having jurisdiction to adjudicate proceeds to do so, but in doing so commits, a procedural illegality which goes to the root of the matter and invalidates the proceeding itself and consequently, the order passed therein also becomes invalidated. I say that when it is revealed that a decision is given by a quasi judicial authority without notice to the opposite party or under mistaken impression that the notice has been served upon the opposite party a power of procedural review is required to be invoked. I say that once it is found that the order was passed in the absence of an affected party, the order has to be recalled. I say that the order dated 10.12.2007, passed by the Quasi Judicial Authority clearly records that at the time of passing of the earlier order dated 17.3.1998, the fact that the original land owners or their new constituted attorney had not been given any notice but the notice had been served on the earlier constituted attorney Shri Kapoor is specifically recorded. I say that in fact, the earlier order dated 17.3.1998 passed by the State Government itself records that since nobody remained present for the hearing on behalf of Smt. Colette, an *ex-parte* decision had been taken in the said matter. The order further records that as no representative remained present at the time of hearing on behalf of M/s Anjali Real Estate Pvt. Ltd. The Government took an *ex-parte* decision. The order further records that no clarification whatsoever from them in that regard was received. I say that when it was brought to the notice of the State Government, that the original land owners had not been given notice but the notice was served only on their previously constituted attorney, it was apparent that the earlier order suffered from a procedural lapse, viz., breach of Rules of Natural Justice and hence, by exercising the aforesaid power of procedural review, the earlier order dated 17th March 1998 has been recalled.

.....
8. In so far as the averments in paragraph 9 of the memo of writ petition are concerned, I say that according to the available records, it is seen that an area of 5 acres 20 guntha from Survey No. 98 of Village Sahar was the subject matter of a Deed of Exchange.

.....
11. I say that the available record further indicates that though the land admeasuring 5 acres 20 gunthas was given to the members of Gonsalves Family, apparently by a Deed of Exchange in the year 1894, the said Gonsalves Family was not a party to Civil Suit No. 921 of 1954 and the consent decree passed in the said suit was thus passed behind their back.

12. In so far as averments in para 12 to 15 of the memo of Writ Petition are concerned, I say that in the City Survey Inquiry which was conducted in the year 1965 or thereabout, the members of the Gonsalves family who are seen to be in actual possession of the said land admeasuring 5 Acres 20 gunthas produced substantial documentary evidence showing their cultivation and possession and also showed that a portion of land was being used by them for brick kiln activity.

TRUE COPY
SIGN.....

.....
14. ... I say that the then Hon'ble Revenue Minister on the basis of available evidence on record has reached a conclusion that the members of Gonsalves family were in possession of the said land much prior to 1951 when the Salsette Estate (Land Revenue Exemption Abolition) Act, 1951 came into force and hence, their possession of 5 Acres 20 gunthas in respect of land bearing C.T.S. No. 229 cannot be termed as encroachment as the land was a private land.

.....
16. In so far as the averments in paras 23 and 24 of the memo of Writ Petition are concerned, I deny that the order passed by the State Government is contrary to the provisions of the Maharashtra Land Revenue Code as alleged. I say that the order dated 10.12.2007 is not an order of review on merits but the same is really an order passed by exercising the power of recall in quasi judicial capacity on account of procedural infirmity as indicated herein above and not a review on merits as is being wrongly contended and is being wrongly misconstrued by the Petitioners. I say that the allegation of suspicious situation are factually incorrect and in fact the order dated 10.12.2007 is a speaking order which is passed after taking into consideration the fact that the earlier order dated 17th March 1998 was an exparte order and after taking into consideration the written opinion which was produced on behalf of the Applicants before the State Government which clearly distinguishes about the powers of Review and Recall.

(emphasis supplied)"

14. In any case, the Bombay High Court allowed the Writ Petition preferred by the respondent nos. 1 and 2 by order dated 07.05.2010, which is impugned herein. The Bombay High Court restored the *ex-parte* order of 17.03.1998, i.e., the land vests with the State Government, subject to the outcome of Civil Suit 698 of 1971 preferred by the Gonsalves family. While coming to the aforesaid conclusion, the impugned order notes as under:

"10. Subsequent to the withdrawal of the Motion an application was moved by Esteem Properties Private Limited before the Minister for Revenue. Gonsalves family were not the applicants in the said application. Except for the agreement to sell with the Gonsalves family, Esteem Properties Private Limited had no other right to the property. The learned Minister proceeded to hold that the Power of Attorney given to Shri Kapoor has been cancelled by the Gonsalves family and a suit had been filed before this Court and this Court (Writ Petition) had granted status quo and this had not been taken into consideration by the Minister. The order, therefore, it was submitted, is against the principles of natural justice. It was noted that under Section 258 it was necessary to give a hearing. It is not necessary to go into this aspect as the earlier order of the Minister shows that notices were sent. It was noted that Shri Gonsalves or the Power of Attorney of Gonsalves had agreed that the land was of the Government and had required to be given on lease. The Minister then proceeded to hold that the High Court had sent the matter to the Government for decision and as opportunity had not been given to the original Revenue Applicants, reviewed the earlier order. Whilst reviewing the order set aside the earlier order. P.I.L. has been filed against the said order."

15. The High Court framed three questions, which were:

- "1. Whether the petitioners have locus standi to maintain this petition?
2. Whether a person who was not a party to the revision proceedings without succeeding to the property from the original applicant merely based on an agreement to sell could have maintained the second Review Application (Procedural Review)?
3. Whether it was open to the Minister in exercise of review (substantial review)

TRUE COPY
SIGN.....

moved at the instance of the State Government when there was a consent decree holding that the land have vested in the Government and further as the title to the land, being the subject matter of a civil suit by persons claiming to be the owners (Gonsalves family) other than on the Deed of Exchange could have passed an order, decreeing the land to be entered in the revenue records in favour of such owners and against the Government without the consent decree of 1953 being set aside in the suit which was pending?

16. Regarding the first question on locus standi, the High Court observed as under:

"13. (...) In our opinion, merely because against the petitioner No. 1 there were and/or are some criminal cases by itself can be no reason for this Court not to entertain the petition if in law otherwise the petition raises questions which can be considered in a P.I.L. The challenge no doubt is to a quasi judicial order, but the larger question is, when a quasi judicial authority, holds land which has vested in the State Government as not public land and the State Authorities take no steps to challenge an order which would result in affecting the public revenue, can locus be denied to public spirited citizens who bring these facts to the notice of this Court. Can such an order be allowed to stand, if it otherwise be illegal and can not this Court in the exercise of its extra ordinary jurisdiction of superintendence interfere with the same."

17. The High Court answered the second question in the following terms:

"18. Was the Review Application maintainable at the instance of Esteem Properties Private Limited and another? Review under Section 258 lies at the instance of a party interested. The substantive review was not preferred by Esteem Properties. What they preferred is the procedural review. The order states that notices were served on the Gonsalves family. Whether in fact they were served, the material before us does not show whether the observations in the order are correct. The only persons who can complain of no notice are the persons who were parties to the proceedings. Gonsalves family did not move the authority for procedural review. More importantly the order was the subject matter of a pending Writ Petition. Order dated 17th March, 1998 was the subject matter of a petition filed not by the Gonsalves family, but by Esteem Properties Private Limited and another in the year 2006. The Motion taken out being Notice of Motion No. 333 of 2007 which was withdrawn to make representation before the Competent Authority was allowed by order of this Court dated 17th August, 2007. That would not mean that if otherwise there was no locus an order of the Court would give locus to such a party to maintain a review petition. The Review Application was made thereafter again by Esteem Properties Private Limited and not by Gonsalves family. The matter was pending and status quo had been ordered. Even the power of procedural review has to be exercised within reasonable time. When the petitioner filed the petition before this Court if they were entitled they could have moved the application for review. That was not done. Instead they challenged the order by petition before this Court by invoking its extra ordinary jurisdiction. An application was thereafter moved only on 17th August, 2007. The petition itself was filed on 22nd June, 2006. Ordinary time of filing Review is within 90 days from the date of the order. In instant case the petitioners cannot contend that they had no knowledge. The issue of petitioners having knowledge would not arise as they were not parties and question of giving notice to them consequently would not arise. Procedural review has to be by parties to the original proceedings. Esteem Properties were not parties to the proceedings. They would have no locus standi to file the procedural review. In our opinion, therefore, this was not a case where the Minister could have exercised his review jurisdiction on two counts (i) that there was a delay and (ii) that the Esteem Properties Ltd., had no title to the land on the date the application for review was made and they were not parties to the proceedings. There were proceedings

TRUE COPY
SIGN.....

453

between them and the Gonsalves family for enforcement of the agreement. They, therefore, could not have complained that no notice was given to them. They therefore, had no locus to maintain the review. Further this Court was seized of the matter and had admitted the petition. In our opinion, on this ground itself the impugned order is liable to be set aside and the original order passed in the review restored."

18. In response to the third question, the High Court observed as under:

"19. The issue also raises a larger question as to whether the Authorities under the Maharashtra Land Revenue Code when the issue of title is in issue before the Civil Court could have by-passed those proceedings and proceeded to pass an order in favour of the Gonsalves family. The first order of the Minister was passed on 11th October, 1995 allowing the Revision Application preferred by the Gonsalves family. That order was totally perverse on two counts. The Gonsalves family had filed a suit bearing L.C. Suit No. 698 of 1971 which was pending before this Court wherein they have claimed a prayer to declare them as owners. This was because the Revenue Authorities had held that they had no title to the land and they were encroachers upon the land. In the suit the claim to the land was that they were in open possession, for more than 60 years, and had acquired absolute title by adverse possession. They did not claim right to the land based on the Deed of Exchange which as rightly pointed out by the Revenue Authorities was never produced. The mere statement on the part of the Wadia Trust that there was a deed of exchange in the absence of documents produced, could not have been accepted when the Gonsalves family themselves had not relied upon the said Deed of Exchange in their suit. The land was earlier of the Khot. The Gonsalves family, therefore, had to establish their title by adverse possession. Secondly, the Wadias in the consent terms filed in the suit filed by them had admitted the right of the State to that land under the Salsette Abolition Act. This was only application of the authority under Salsette Act. Once an order had been passed under the Salsette Act, the Revenue Authority examining jurisdiction under the Land Revenue Code could not hold that order could not have been passed.

Material has come by way of affidavit in the companion petition that the land is in occupation of slum dwellers. In our opinion considering these aspects the original order dated 17th March, 1998 passed in the review preferred by the State against the order passed in Revision was correctly passed. The question, therefore, of recalling the order and upholding the earlier order in revision was really arbitrary and per se illegal. In our opinion, the issue being in issue before the Competent Civil Court at the instance of the Gonsalves family, the Revisional Authority ought to have declined to exercise jurisdiction."

19. Aggrieved by the aforesaid order, the appellants have approached this Court.

20. Mr. Mukul Rohatgi, learned Senior Counsel appearing for the appellants in C.A. No. 10425 of 2010, has submitted as under:

- Respondent No. 1 herein (PIL petitioner in impugned order) has an indecorous history with criminal antecedents. Thus, the Hon'ble High Court grossly erred in entertaining the PIL.
- Allowing such a person to file PILs should be rejected at the threshold, in line with the judgment of this Court in *State of Uttaranchal v. Balwant Singh Chaufal*, (2010) 3 SCC 402.
- The present dispute is only a dispute of ownership of land between a private party and State Government, wherein the High Court could not exercise PIL jurisdiction - especially against a quasi-judicial order.
- No suit was filed against the order dated 11.10.1995 as provided under Section 20(4) of the MLR Code, and therefore, such an order has attained finality. Despite

TRUE COPY
SIGN.....

attaining finality, the Additional Collector filed a delayed Review Petition, i.e. beyond the limitation period of 90 days.

- No notice was issued to the Gonsalves family in the review proceedings, as is mandatory under Section 258(1)(ii) of the MLR Code. The review proceedings, resulting in order dated 17.03.1998, were a result of non-compliance of the provisions of the MLR Code.

- The Hon'ble High Court erred in not appreciating that the State Government itself filed an affidavit dated 12.06.2008 stating that the order dated 11.10.1995 was correct.

- The State Government has also filed an affidavit dated 18.11.2010 before this Court stating that the appellants were not given an opportunity of hearing before the order dated 17.03.1998 came to be passed.

21. Mr. Rahul Chitnis, learned counsel appearing for the State of Maharashtra, submitted as under:

- The order passed by a quasi-judicial authority cannot be permitted to be challenged by a stranger and/or third party to the proceeding in the guise of a Public Interest Litigation.

- On merits, he states that the effect of the order dated 10.12.2007 is that the earlier order dated 11.10.1995 stood restored.

22. Mr. Tapes Kumar Singh, learned counsel appearing for the respondent nos. 1 and 2 (PIL petitioners in the impugned order), contended as under:

- The respondent nos. 1 and 2 do not have any interest in the private property. They moved the writ petition as public property belonging to the State Government was being transferred to private individuals and would lead to loss of public revenue.

- It was only the contrary orders passed by various authorities that prompted the respondent nos. 1 and 2 to file such a petition.

23. Having heard the parties at length and on perusing the records, the following questions arise for our consideration:

I. Do the respondent nos. 1 and 2 have sufficient locus to maintain the aforesaid Public Interest Litigation?

II. Is the order dated 10.12.2007 passed by the Revenue Minister valid in law?

QUESTION NO. I

24. The appellants have primarily contended that the contesting respondents do not have sufficient locus to maintain a writ petition. They have alluded to the following cases filed against the respondent no. 1:

- (i) P.S. Chhawani C.R. No. 22/05 Sec 143, 147, 149, 427 of IPC, 135 Maharashtra Police Act (MPA)
- (ii) P.S. Chhawani C.R. No. 55/05 Sec 337, 323, 341, 504 of IPC
- (iii) P.S. Chhawani C.R. No. 56/05 Sec 395, 452, 147, 149, 427 of IPC
- (iv) P.S. Chhawani C.R. No. 57/05 Sec 337, 143, 148, 149, 427 of IPC
- (v) P.S. Chhawani C.R. No. 58/05 Sec 353, 332, 341, 224, 147, 148, 149 of IPC
- (vi) P.S. Chhawani C.R. No. 59/05 Sec 143, 147, 148, 149, 338, 342, 504, 506 of IPC
- (vii) P.S. Chhawani N.C. No. 670/04 Sec 504, 506 of IPC
- (viii) P.S. Chhawani N.C. No. 417/05 Sec 323, 504, 506, 23 of IPC
- (ix) P.S. City Chowk C.R. No. 3016/2005 Sec 135 MPA
- (x) P.S. Jincy C.R. No. 4/2005 Sec 353, 448, 504, 506, 34 of IPC
- (xi) P.S. Cidco N.C. 5/2002 Sec 186 IPC (A.B are recorded)
- (xii) PS. M. Cidco C.R. No. 59/2002 Sec 341, 143 IPC 135 MPA

TRUE COPY
SIGN.....

(xiii) P.S. Chhawani C.R. No. 36/1994 Sec 420, 34 of IPC

25. In this regard, it is contended that the PIL filed before the High Court was not maintainable, more so against a quasi-judicial order concerning title of a property.

26. Public Interest Litigation is not a new concept in this Court. Although the jurisprudence in this regard has matured, many claims filed in the Courts are sometimes immature. Thousands of frivolous petitions are filed, burdening the docket of both this Court and the High Courts. Noble intentions behind expanding the Court's jurisdiction to accommodate socially relevant issues, in recent decades, have been critically analyzed. In our view, PIL litigation has had a beneficial effect on the Indian jurisprudence and has alleviated the conditions of the citizens in general. For those at the receiving end of the Court's directions, we can only advise "C'est la vie".

27. One of the measures this Court can adopt to ensure that frivolous or private interests are not masqueraded as genuine claims, is to be cautious when examining *locus standi*. Generally, PIL, being a summary jurisdiction, has limited powers to examine the *bonafides* of parties. It is usually on the pleadings that the Court should take a *prima facie* view on the *bonafides* of the party. If the Court concludes that the litigation was initiated under the shadow of reasonable suspicion, then the Court may decline to entertain the claims on merits. In these cases, Courts have multiple options - such as dismissing the PIL or appointing an *amicus curiae*, if the cause espoused in the case requires the immediate attention of the Court. [refer *T.N. Godavarman Thirumulpad v. Union of India*, (2006) 5 SCC 28]

28. In the case of *Balwant Singh Chaufal* (supra), this Court held as under:

"181. We have carefully considered the facts of the present case. We have also examined the law declared by this Court and other courts in a number of judgments. In order to preserve the purity and sanctity of the PIL, it has become imperative to issue the following directions:

- (1) The Courts must encourage genuine and *bona fide* PIL and effectively discourage and curb the PIL filed for extraneous considerations.
- (2) Instead of every individual Judge devising his own procedure for dealing with the public interest litigation, it would be appropriate for each High Court to properly formulate rules for encouraging the genuine PIL and discouraging the PIL filed with oblique motives. Consequently, we request that the High Courts who have not yet framed the rules, should frame the rules within three months. The Registrar General of each High Court is directed to ensure that a copy of the rules prepared by the High Court is sent to the Secretary General of this Court immediately thereafter.
- (3) The Courts should *prima facie* verify the credentials of the petitioner before entertaining a PIL.
- (4) The Courts should be *prima facie* satisfied regarding the correctness of the contents of the petition before entertaining a PIL.
- (5) The Courts should be fully satisfied that substantial public interest is involved before entertaining the petition.
- (6) The Courts should ensure that the petition which involves larger public interest, gravity and urgency must be given priority over other petitions.
- (7) The Courts before entertaining the PIL should ensure that the PIL is aimed at redressal of genuine public harm or public injury. The Court should also ensure that there is no personal gain, private motive or oblique motive behind filing the public interest litigation.
- (8) The Courts should also ensure that the petitions filed by busybodies for extraneous and ulterior motives must be discouraged by imposing exemplary costs or by adopting similar novel methods to curb frivolous petitions and the

TRUE COPY
SIGN.....

petitions filed for extraneous considerations."

29. In *Jaipur Shahar Hindu Vikas Samiti v. State of Rajasthan*, (2014) 5 SCC 530, this Court reiterated the same, specifying that the concept of public interest litigation has evolved to bring justice to people who are "handicapped by ignorance, indigence, illiteracy" and observed that Courts are required to be cautious while entertaining such litigation.

30. From the above it is clear that the *bonafides* of the respondent nos. 1 and 2 were not considered in a proper perspective by the High Court. Even otherwise, it is this Court's opinion that the PIL petitioners had no reason to file a public interest litigation when the subject matter was evidently a title claim between a private party and the State.

31. Interestingly, the State Government itself concedes the title to the appellants herein and has filed affidavits to such effect, both before this Court and the High Court. In this scenario, we are not dealing with an ignorant or illiterate respondent; the State Government has accepted the title vesting in the Gonsalves family and subsequently in Esteem Properties.

32. We may also note that the title dispute is not a recent issue; it has been agitated for the past six decades. The present round of litigation concerning the subject land had its genesis in the inquiry initiated by the Revenue and Forest Department, Government of Maharashtra under Section 20 of MLR Code. It is clear that these proceedings were conducted after giving due notice to the State as well as the Gonsalves family. These proceedings were eventually brought before the Revenue Minister, which resulted in the order of 11.10.1995 vesting the property in the Gonsalves family (predecessor-in-interest of Esteem Properties).

33. Order dated 17.03.1998 against the aforesaid order was passed without following the principles of natural justice and without providing adequate hearing to the Gonsalves family. This Court has clearly advocated the importance of natural justice and an opportunity of hearing to be afforded to the affected party in any administrative or quasi-judicial proceedings umpteen number of times. The aforesaid principle also finds its place in Section 258 of the MLR Code, which reads as under:

"258. (1) The State Government and every revenue or survey office may, either on its or his own motion or on the application of any party interested, review any order passed by itself or himself or any of its or his predecessors in office and pass such orders in reference thereto as it or he thinks fit:

Provided that,-

(i)

(ii) no order shall be varied or reversed unless notice has been given to the parties interested to appear and be heard in support of such order"

34. From the above, it is clear that the Gonsalves family had not been provided adequate hearing before the order was passed in review.

35. It may be relevant to note that Esteem Properties filed a Writ Petition, being W.P. No. 1657 of 2006, before the High Court of Bombay challenging the order dated 17.03.1998. During pendency of the said Writ Petition, the suit between Esteem Properties and the Gonsalves family (appellants in C.A. Nos. 10425 of 2010 and 10764 of 2010 respectively) was decreed through a consent order dated 12.06.2007 wherein the aforesaid subject land was conveyed in favour of Esteem Properties.

36. In this context, Esteem Properties filed a Notice of Motion No. 333 of 2007 in Writ Petition No. 1657 of 2006 before the High Court. The High Court while dismissing the Notice of Motion granted appellants liberty to make a representation before the appropriate authority.

37. It is in this backdrop that the representation of the appellants was taken up as

TRUE COPY
SIGN.....

second review proceedings on procedural grounds before the Revenue Minister. After hearing the appellants as well as the State Government, the Revenue Minister passed the order dated 10.12.2007 (impugned in High Court proceedings), which observed as under:

"1. 10 acre 36 gunthas of land out of Old Survey No. 98 was given by East India Company to the then Khot Shri Wadia. By doing partition of the said land, the said land bifurcated into two hissass (parts), i.e., CS No. 229 and CS No. 145. Basically, the land in question was of ownership of Khot and the said Khot out of the said land, 5 acre 20 gunthas was given to the family of Shri Gonsalves in the year 1894 and accordingly their legal heirs are enjoying possession and using the said land. In the meanwhile, in connection with settlement arrived in the Hon'ble High Court between the said Khot and State Government the land shown in Appendix - 1 is of the Khot and the land shown in Appendix-2 is of Government Land. **However, at that time families of Shri Gonsalves having their vested interest in the land in question were not made party and they were not able to get opportunity for stating their say, as it is seen from the papers.**

2..... Therefore, review orders passed in the year 1998 are not found to be reasonable and justifiable on the point of principle of natural justice.....

.....
.....
.....

ORDER

1. In this matter, as per the direction given by the Hon'ble High Court the Order dated 17.03.1998 by the then Hon'ble Minister, Revenue is hereby reviewed and the said order is hereby made cancelled.

2.....

3. Order dated 11.10.1995 passed by the then Hon'ble Minister, Revenue Shri Sudhir Joshi is hereby re-established."

(Emphasis supplied)

38. Given the above facts and circumstances, we do not find it appropriate for the High Court to have allowed respondent nos. 1 and 2 to have agitated issues concerning title and ownership in a public interest litigation. The conduct and history of the respondent nos. 1 and 2 is also not inspiring for continuing this unnecessary litigation.

39. Our conclusion is further bolstered by the fact that the State has clearly indicated that they do not have any interest in pursuing the ownership of the land in question and have admitted to the title of the appellants herein. In this light, we hold that institution of the public interest litigation was nothing more than an abuse of the process which cannot be allowed in the facts and circumstance so narrated. Question No. 1 framed above, is answered accordingly.

40. In the light of such a conclusion and the context in which it has been arrived at, we do not consider it necessary to delve into a detailed discussion with respect to the validity of the order dated 10.12.2007. It has been clearly observed in the said order that the Gonsalves family was not afforded an adequate hearing. Accordingly, Question No. 2 is also answered in terms of our discussion above while answering Question No. 1.

41. Therefore, we allow these Civil Appeals with costs. Pending applications, if any, are also disposed of accordingly.

Disclaimer: While every effort is made to avoid any mistake or omission, this casenote/ headnote/ judgment/ act/ rule/ regulation/ circular/ notification is being circulated on the condition and understanding that the publisher would not be liable in any manner by reason of any mistake or omission or for any action taken or omitted to be taken or advice rendered or accepted on the basis of this casenote/ headnote/ judgment/ act/

TRUE COPY
SIGN.....

458
Annexure R-5

Number-2712-Eight-1

From,

J.S. Mishra

Secretary,

Govt. of Uttar Pradesh

To,

1. Housing Commission,

Uttar Pradesh Housing and Development Board,
Uttar Pradesh

2. Vice-President

Ghaziabad, Agra, Lucknow, Varanasi and Mathura-
Vrindavan Development Authority, Uttar Pradesh
Housing and Urban Planning Branch-1

Lucknow: Dated: 21 May, 2005

Subject: Regarding selection of Developer Company
/Consortium to promote the Private Capital
Investment for the development of Hi-Tech
Township in the Uttar Pradesh.

Sir

I am directed to say while drawing your kind attention
to the above topic that Policy for the development of
Hi-Tech townships in the state of Uttar Pradesh was

TRUE COPY
SIGN.....

459

announced vide Govt. order number-6087/9-A-2-2003-34 V./03, dated 22.11.2003. In compliance with the said policy, proposals were invited from the Private Sector Developer Companies/Consortium by publishing advertisements in the National Level Newspapers on 16.07.2004. The evaluation of the received proposals was conducted by the Technical Evaluation Committee formed under the Chairmanship of the Executive Director, Awas Bandhu on 19.03.2005 and the proposal was presented before the consideration of High Level Committee formed under the Chairmanship of the Chief Secretary, Govt. of Uttar Pradesh for the selection of Developer Company/Consortium. According to the decision taken in the High Level Meeting dated 13.04.2005, below mentioned Developer Company/Consortium have been selected according to the "Merit List" for the development of the Township mentioned in front of them:-

TRUE COPY
SIGN.....

Sr. No.	Name of Developer Company/ Consortium	Proposed Township
1.	M/s Uppal and Chaddha Hi-Tech Dev. Pvt. Ltd.	Ghaziabad
2.	M/s Suncity Projects Pvt. Ltd.	Ghaziabad
3.	M/s Unitech Ltd.	Agra
4.	M/s IVRCL-Narsi	Agra
5.	M/s Ansal Properties and Industries Pvt. Ltd.	Lucknow
6.	M/s Sahara India Commercial Corporation Ltd.	Lucknow
7.	M/s Sahara India Commercial Corporation Ltd.	Kanpur
8.	M/s Uniteck Ltd.	Varanasi
9.	M/s Suncity Projects Pvt. Ltd.	Mathura

(1). It is important to mention this fact that for a city more than one selected companies have been listed in the merit on the basis of the marks obtained by them in the evaluation.

TRUE COPY
SIGN.....

(2). Below mentioned decisions have been taken by the High Level Committee regarding the project and for the development of Hi-Tech Township.

1. Arrangement will be ensured to complete the project within the stipulated time period of 05 years. Various important phases of the development/construction of the project will be identified and the time period of their start and completion will be fixed so that implementation of the project and evaluation of its regular review and progress can be done.
2. Clear provision will also be made regarding the action to be taken against the developer companies/consortium in case the developer company/consortium complete the development work in the prescribed time-schedule fixed for various stages for the development of Hi-Tech Township.
3. There is provision to transfer the plans developed by the developers to the general local body for its

TRUE COPY
SIGN.....

maintenance after completing the public services of the plans developed by the developers up to the prescribed level.

In view of the proposed world class infrastructure in the "Hi-Tech Township", the maintenance of public services will be done by the Developer Company/Consortium.

In this regard, a proposal will be submitted for the after-care and maintenance of the public services in the "Detailed Project Report" to be submitted by the developer company/consortium before the Authority prescribed by the administration for its approval, in which the developer company itself will mention the progress report of the arrangement to be done for the maintenance of 'Hi-Tech' township on its own. But, there will be a provision to hand over it to the residents of the 'Hi-Tech' township or to the public sector services as option.

TRUE COPY
SIGN. 

463

4. If, a proposal to develop a Hi-tech township is submitted by more than one selected Developer Companies/Consortium for the same place then first seniority preference will be given to the Developer Companies/Consortium getting more marks in the evaluation done by the Technical Evaluation Committee.
5. The above mentioned provisions will be included in the "Memorandum of Understanding" signed between the Developer Companies/Consortium and named Authority.
3. Awas Bandhu will be the Nodal Agency for drafting the Contract between the Developer Companies / Consortium, for the work of co-ordination and review from time to time from the Administrative level and evaluation of implementation progress etc.

Kindly, take action accordingly.

Yours sincerely,
Sd/- (J. S. Mishra)
Secretary

TRUE COPY
SIGN.....

464

Number-2712(1)/Eight-1-2005 dated.

Copy to the below mentioned for information and necessary action:-

1. Commissioner, Industrial Development, Industrial Development Department, Govt. of Uttar Pradesh.
2. Chief Secretary, Taxes and Registration, Govt. of Uttar Pradesh.
3. All, Divisional Commissioners, Uttar Pradesh.
4. Inspector General, Taxes and Registration, Uttar Pradesh.
5. Concerned District Officers, Uttar Pradesh.
6. Chief Town and Country Planner, Uttar Pradesh, Lucknow.
7. Concerned Land Acquisition Officer, Uttar Pradesh.
8. Executive Director, Awas Bandhu with direction to inform the concerned Developer Companies/Consortium accordingly and for taking further action.
9. Guard file.

By order,

Sd/-
(Ramvriksh Prasad)
Special Secretary

Gurpreet Singh
[True Translated Copy]

TRUE COPY
SIGN.....

465

प्रेषक,

संख्या—2712-आठ-1-

जै0एस0मिश्र

सचिव,

उत्तर प्रदेश शासन।

सेवा में,

1- आवास आयुक्त,

उत्तर प्रदेश आवास एवं विकास परिषद,
उत्तर प्रदेश।

2- उपाध्यक्ष,

गजियाबाद,आगरा,लखनऊ,कानपुर,बाराणसी तथा मथुरा-वृन्दावन
विकास प्राधिकरण, उत्तर प्रदेश।

आवास एवं शहरी नियोजन अनुसंधान-1

लखनऊ: दिनांक 21 मई 2005

विषय:- उत्तर प्रदेश में हाई-टेक टाउनशिप का विकास करने के लिए निजी पूँज
निवेश के प्रोत्साहन हेतु विकासकर्ता कम्पनी/कन्सॉर्शियम का नियम।

महोदय,

उपर्युक्त विषय की ओर आपका ध्यान आकृष्ट करत हुए मुझे यह कहना तो
निदेश हुआ कि उत्तर प्रदेश में 'हाई-टेक टाउनशिप' के विकास हेतु शासनादेश
संख्या-6087/9-आ-2-2003-34वि0/03, दिनांक-22-11-2003 के अधीन नीति
घोषित की गई थी। उक्त नीति के अनुपालन में राष्ट्रीय स्तर के महत्वपूर्ण
समाचार-पत्रों में दिनांक 16-7-2004 को विज्ञापन प्रकाशित कर निजी क्षेत्र की
विकासकर्ता कम्पनी/कन्सॉर्शियम से प्रस्ताव आमंत्रित किये गये थे। प्राप्त प्रस्तावों का
मूल्यांकन अधिशासी निदेशक, आवास बन्धु की अध्यक्षता में गठित तकनीकी मूल्यांकन
समिति द्वारा दिनांक 19-3-2005 को पूर्ण कर विकासकर्ता कम्पनी/कन्सॉर्शियम के
चयन हेतु मुख्य सचिव, उत्तर प्रदेश शासन की अध्यक्षता में गठित उच्चस्तरीय समिति
के विचारार्थ प्रस्तुत किया गया। उच्चस्तरीय समिति की दिनांक 13-04-2005 को
सम्पन्न बैठक में लिए गए निर्णय के अनुसार विकासकर्ता कम्पनी/कन्सॉर्शियम को
उनके सम्मुख अंकित टाउनशिप के विकास हेतु निम्नवत् 'मैरिट क्रम' में चयनित किये

TRUE COPY

SIGN.....

जाने का निर्णय लिया गया है:-

क्र.सं.	विकासकर्ता कम्पनी/कन्सॉर्शियम का नाम	प्रस्तावित टाउनशिप
1	2	3
1.	मेसर्स उप्पल एण्ड बर्ड्वा हाई-टेक डेव. प्रा.लि०	गाजियाबाद
2.	मेसर्स सनसिटी प्रोजेक्ट्स प्रा.लि.	गाजियाबाद
3.	मेसर्स यूनीटेक लि.	आगरा
4.	मेसर्स आईवीआरसीएल-नरसी	आगरा
5.	मेसर्स असल प्रापर्टीज एण्ड इण्डस्ट्रीज प्रा.लि.	लखनऊ
6.	मेसर्स सहारा इंडिया कमर्शियल कारपोरेशन लि.	लखनऊ
7.	मेसर्स सहारा इंडिया कमर्शियल कारपोरेशन लि.	कानपुर
8.	मेसर्स यूनीटेक लि.	वाराणसी
9.	मेसर्स सनसिटी प्रोजेक्ट्स प्रा.लि.	मथुरा

उल्लेखनीय है कि एक नगर हेतु एक से अधिक चयनित कम्पनियों के मूल्यांकन में उनके द्वारा प्राप्त अंको के आधार पर मेरिट में सुचीबद्ध किया गया है।

2- उच्चस्तरीय समिति द्वारा हाई-टेक टाउनशिप के विकास हेतु परियोजना व कियान्वयन के संबंध में निम्नलिखित निर्णय भी लिये गये हैं:-

परियोजना को 05 वर्ष की निर्धारित समयावधि के अन्दर ही पूर्ण किए जाने की व्यवस्था सुनिश्चित की जायेगी। परियोजना के विकास/निर्माण व विभिन्न महत्वपूर्ण चरणों को विहित करके उनके प्रारम्भ एवं समापन व समय-सारिणी निर्धारित की जायेगी, जिससे प्रोजेक्ट कियान्वयन व नियमित समीक्षा एवं प्रगति का समुचित मूल्यांकन किया जा सके।

2- विकासकर्ता कम्पनी/कन्सॉर्शियम द्वारा हाई-टेक टाउनशिप के विकास लिए विभिन्न चरणों हेतु निर्धारित टाइम-शिड्यूल में विकास कार्य पूर्ण किए जाने की स्थिति में विकासकर्ता कम्पनियों/कन्सॉर्शियम के विरुद्ध जाने वाली कार्यवाही के सम्बन्ध में भी स्पष्ट प्राविधान किया जायेगा।

3- विकासकर्ताओं द्वारा विकसित की गई योजनाओं की सार्वजनिक सेवाओं निर्धारित स्तर तक पूर्ण करने के उपरान्त रख-रखाव हेतु सामान्य स्थानीय निकाय को हस्तान्तरित किए जाने की व्यवस्था है। पर

TRUE COPY
SIGN.....

हाई-टेक टाउनशिप में वर्ल्ड क्लास इन्फ्रास्ट्रक्चर प्रस्तावित होने दृष्टिगत सार्वजनिक सेवाओं का रख-रखाव विकासकर्ता कम्पनी/कन्सॉर्शियम द्वारा ही किया जायेगा।

इस सम्बन्ध में विकासकर्ता कम्पनी/कन्सॉर्शियम द्वारा शासन निर्धारित अभिकरण के समक्ष स्वीकृति हेतु प्रस्तुत की जाने वाली डि. प्रोजेक्ट रिपोर्ट में सार्वजनिक सेवाओं के अनुरक्षण एवं रख-रखाव हेतु प्रस्ताव प्रस्तुत किया जाएगा, जिसमें विकासकर्ता कम्पनी द्वारा स्वयं हाई-टेक टाउनशिप के अनुरक्षण हेतु की जाने वाली व्यवस्था का विवरण दिया जाएगा। परन्तु हाई-टेक टाउनशिप के निवासियों/अन्यथा विकल्प दिए जाने की स्थिति में सार्वजनिक सेवाओं को अनु हेतु स्थानीय निकायों को हस्तान्तरित किये जाने का विकल्प उप रहेगा।

4- यदि किसी नगर में एक से अधिक चयनित विकासकर्ता कम्पनी/कन्सॉर्शियम द्वारा एक ही स्थल पर हाई-टेक टाउनशिप विकसित की जाने का प्रस्ताव प्रस्तुत किया जाता है, तो तकनीकी मूल्यांकन सत्र द्वारा किये गये मूल्यांकन में अधिक अंक पाने वाली कम्पनी/कन्सॉर्शियम स्थल चयन में प्रथम वरीयता दी जायेगी।

5- उपरोक्त प्राविधान विकासकर्ता कम्पनी/कन्सॉर्शियम व नामित अभिकरण बीच होने वाले मेमोरैण्डम ऑफ अण्डरस्टैंडिंग (एमओआयू) में सम्मिलित किया जायेगा।

3- प्रदेश में हाई-टेक टाउनशिप के विकास हेतु निम्न अभिकरणों विकासकर्ता कम्पनियों/कन्सॉर्शियम के मध्य अनुबन्ध का प्रारूप तैयार करने, 3 समन्वय के कार्य एवं समय-समय पर शासन स्तर से समीक्षा एवं कियान्वयन प्रगति के मूल्यांकन, इत्यादि हेतु आवास-बन्धु नोडल एजेंसी रहेगी। कृपया उपरोक्तानुसार कार्यवाही सुनिश्चित करने का कष्ट करें।

भवदीय,

(जे.एस. मिश्र)

सचिव।

TRUE COPY
SIGN.....

468

संख्या- 2712(1)/आठ-1-2005 तददिनांक।

- प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित:-
- 1- औद्योगिक विकास आयुक्त, औद्योगिक विकास विभाग, उत्तर प्रदेश शासन।
 - 2- प्रमुख सचिव, कर एवं निबन्धन, उत्तर प्रदेश शासन।
 - 3- समस्त, मण्डलायुक्त, उत्तर प्रदेश।
 - 4- महानिरीक्षक, कर एवं निबन्धन, उत्तर प्रदेश।
 - 5- संबंधित, जिलाधिकारी, उत्तर प्रदेश।
 - 6- मुख्य नगर एवं ग्राम नियोजक, उत्तर प्रदेश लखनऊ।
 - 7- संबंधित भूमि अध्याप्ति अधिकारी, उत्तर प्रदेश।
 - 8- अधिशासी निदेशक, आवास बंधु को संबंधित विकसकर्ता कम्पनियों कन्सोर्शियम को तदनुसार सूचित करने एवं इस संबंध में अग्रेतर कार्यवाही करने हेतु।
 - 9- गार्डफाईल।

आज्ञा से,

(रामचंद्र प्रसाद)

विशेष सचिव।

Gurur Sodh
(True copy)

TRUE COPY
SIGN.....

469

Annexure R-6

MEMORANDUM OF UNDERSTANDING FOR THE DEVELOPMENT OF HI-TECH TOWNSHIPS IN UTTAR PRADESH

This Memorandum of Understanding is made on this 30th day of November, Two Thousand and Five between Ghaziabad Development Authority constituted under the provisions of Uttar Pradesh Urban Planning and Development Act, 1973 through Sri D.S. Sharma its Secretary (hereinafter called the first party which expression shall unless the context does not so admit, include its successor and assigns) of the One Part,

And

M/s Uppal Chaddha Hi-Tech Developer Pvt. Ltd., a company registered under companies Act, 1956 having Registered Office at S-39 A, Panchsheel Park, New Delhi- 17, through its Director Sri Ajal Mangal S/o Shri. B.B. Mangal R/o A-22, Anand Vihar, Delhi-92, (Hereinafter called the second party which expression shall unless the context does not so admit, include its heirs, executors, administrators, representatives and permitted assigns) of the other part.

WHEREAS on-going population growth and increasing urbanisation are creating major development problems relating to provision of urban services and planned housing in large cities of the state.

AND WHEREAS resource constraints of the public sector agencies has made it imperative to promote private investment in the provision of urban housing and infrastructure, therefore, keeping in view of the mandates of the National and State Housing Policies, the State Government has announced a policy vide Government Order No. 6087/9-A-1-2003-34V/03, dated 22nd November, 2003 to promote and facilitate private sector participation in developing Hi-Tech Townships with world-class infrastructure.

WHEREAS as a follow up of the above policy proposals to develop Hi-Tech Townships in and around various cities of Uttar Pradesh were invited from the Developer Companies or Consortium of Developer Companies by Awas Bandhu on behalf of Housing and Urban Planning Department, Government of Uttar Pradesh to fulfill the following objectives:-

- (i) to produce competitive hi-tech marketable estates with an attractive environment for high quality living, work and recreation,
- (ii) to encourage high technology and knowledge-based Industries, tourism and provide facilities for business organizations engaged in modern technologies.

For Uppal Chaddha Hi-Tech Developer Pvt. Ltd.

[Signature]
Director

[Signature]
सचिव

TRUE COPY
SIGN.....

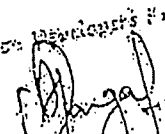
- (iii) to facilitate and create an enabling environment for attracting maximum private investment in housing and infrastructure development;
- (iv) to support and enable private investment in other sectors of the State economy.

AND WHEREAS the High Power Committee constituted by the Government of Uttar Pradesh has selected M/s Uppal Chaddha Hi-Tech Developer Pvt. Ltd. for the development of Hi-Tech Townships at Ghaziabad on land measuring 1500 acres or more.

AND WHEREAS the second party i.e. M/s M/s Uppal Chaddha Hi-Tech Developer Pvt. Ltd. is required to sign a Memorandum of Understanding (hereinafter referred to as "MOU") with the first party to initiate further action for the development of Hi-Tech Townships at Ghaziabad.

NOW THIS DEED WITNESSES AS FOLLOWS :-

1. That the second party shall identify the land for the development of Hi-Tech Township in consultation with the first party, if not identified earlier.
2. That the second party shall submit the proposal for acquisition of land along with key plan, site plan and Saira plan with delineation of the site identified for the proposed township to the first party within 45 days after signing of this MoU.
3. That after receiving the land acquisition proposal from the second party, the first party shall initiate the land acquisition proceedings and submit the acquisition proposal to the collector of the District within 30 days from the date of receipt of land acquisition proposal from the second party.
4. That the land for the development of the township shall be acquired by the first party under the provisions of Land Acquisition Act, 1894 or purchased by the second party directly and as far as possible, compensation shall be determined through negotiation. The second party shall also be involved in the process of negotiation. In such cases where compensation could not be settled through negotiation the same shall be determined by the Collector of the District under the provisions of Land Acquisition Act, 1894.

for Uppal Chaddha Hi-Tech Developer Pvt. Ltd.

 Director
 सहिव

TRUE COPY

SIGN.....

5. That the total cost of land acquisition shall be borne by the second party, however, 10% land acquisition charges payable to the collector of the District shall not be charged as per Government Order No 6087/9-Aa-1-2003-34VI/03, dated 22.11.03. of Housing and Urban Planning Department, Government of Uttar Pradesh. In case of any dispute relating to land acquisition or increase of compensation by any Court in future, all liabilities shall rest with the second party. Besides any financial liability arising out of any order of Court or adjudication relating to the development of Hi-Tech Township shall also rest with the second party.
6. That the second party shall be exempted from stamp duty for initial purchase or transfer of land, which shall be on a leasehold title for ninety years. Stamp duty charges on the instrument regarding sale of the properties sold after the development of land and freehold conversion charges at the rate of 12 percent of the lease premium of the land shall be payable by the second party or the allottees to the Government/First Party at the time of subsequent sale/freehold conversion.
7. That all other land which presently vests with the Gram Sabha will also be resumed by following the prescribed procedures. Whenever any permission/s are required by the second party for purchase or resumption of the land belonging to scheduled caste, scheduled tribe/ backward classes or Gram Sabha, all necessary permissions will be procured in accordance with law at the earliest.
8. That if the site selected by the second party falls outside the limits of Development Area, it shall be brought under the statutory jurisdiction of the first party by following the due process of law. However if the land belonging to second party (whether owned by second party itself or acquired by the first party and subsequently transferred to second party), needs conversion of land use for the purpose of Hi-Tech Township, the same shall be completed according to law at the earliest and land use conversion charges as prescribed by the State Government shall be payable by the second party.
9. That the second party shall comply with the following land use planning norms and regulation in the preparation of lay out plan of the proposed Hi-Tech Township:-
 - (a) Development Area Average Density shall be 150 to 200 Persons Per hectare.

For Uttar Pradesh Hi-Tech Developments Pvt. Ltd.

TRUE COPY
SIGN.....

[Signature]

Director
[Signature]
सचिव

472

(b) Land use Structure:

Sl.No.	Land Use Category	Percentage of Developed Area
1.	Residential	35-40
2.	Commercial and offices	4-6
3.	Industrial (Pollution free)	4-6
4.	Public and semi-public	8-10
5.	Green Cover, Parks, Open Spaces, Playground & Water Bodies	17-20
6.	Transport and communication	20-22
7.	Recreational	3-5
	Average	100

(c) Zoning Regulations as applicable in the respective Development Area shall be followed.

(d) Building Bye -Laws as applicable in the respective Development Area shall be followed.

(e) Prevailing density norms shall not be applicable to housing for the Economically Weaker Sections and Low Income Groups:

Note: Under category 2 and 3, percentage of land use can be interchanged to the extent of 30 percent (of the above 4-6% mentioned at serial No.2 and 3) depending upon the dominant functional character of the proposed Hi-Tech Township.

10. That if the site selected by the second party falls within the Master Plan area and needs conversion of land use for the purposes of Hi-Tech Township, the same shall be completed by the State Government through amendment of the Master Plan in accordance with law for which conversion charges as prescribed by the State Government shall be payable by the second party.

11. That the second party shall prepare and submit a Detail Project Report (DPR) of the proposed township to the first party within 180 days from the date of signing of this MoU. The DPR shall comprise layout plan of the proposed township, land use plan, infrastructure and services development plan, important phases of development and construction works, time-schedule for their commencement and completion, standards and specifications, resource mobilization, property management, operation and maintenance details, etc.

For Upper Office: Hi-Tech Township, Ltd.

[Signature]

Director

[Signature]

TRUE COPY

SIGN.....

12. That the first party shall examine the DPR and approve the same within 30 days of its submission provided it is in accordance with the prescribed norms and specifications. The approval shall be accorded by the Vice-Chairman of the first party on the recommendation of a committee constituted by the State Government. The second party shall also enter into a Development Agreement with the first party for implementation of the project at the time of approval of the DPR.
13. That the Development Agreement shall contain detailed terms and conditions for implementation of the project in accordance with the approved DPR. The second party shall indemnify the first party against liabilities that may arise by any acts or deeds of the second party.
14. That the second party shall complete the Hi-Tech Township Project within a period of five years from the date of signing of the "Development Agreement". However, Development Agreement would be signed provided minimum 500 acres of land as a contiguous chunk has been assembled and transferred to the second party. If there is delay in acquisition of land, extension in the project period up to one year shall be permissible by the first party and beyond that by the Government.
- Township development shall be carried out in a phased manner depending on availability of land and the first party shall release the lay out plan of subsequent phases only after assembly/transfer of balance land in favour of second party. If owing to inevitable circumstances, there is any delay in providing connectivity to off-site infrastructure viz, road, water supply, sewerage, electricity etc., extension in the project period would be permissible by the Government on case to case basis.
15. That the second party shall adhere to the concept and features of Hi-Tech Township as outlined in the original proposal submitted by the second party as per the Document for Submission of Proposals.
16. That the second party shall have the option to carry out the internal and external development works as per the standards and specifications laid in the approved DPR without any extra charges payable to the first party. However, connectivity to trunk services such as road connection, drainage and sewage disposal water supply, electricity, solid waste management or any such other community facility may be extended to the second party by the concerned Government Agency on actual cost basis. If any major infrastructure such as embankment, ring road, fly over, metro etc., is provided by the first party during the project period consequent to

TRUE COPY
SIGN.....

[Signature]
Director

[Signature]
सचिव

which the proposed township would be directly benefited, the second party shall pay proportionate cost of such infrastructure to the first party, for which prior approval of the State Government would be necessary.

17. That the second party shall construct and sell 10% of the total houses/plots to the Economically Weaker Section and another 10% house/plots to the Lower Income Group families as per the norms and cost ceiling prescribed by the first party. Allotment of houses/plots for the above categories shall be through committee constituted by the State Government under the chairmanship of the District Collector/Vice-Chairman of the Development Authority.
18. That the land for Government and Public Sector community facilities such as police station, fire station, post office, telephone exchange, etc. shall be provided free of cost by the second party to the concerned department through the first party. The government will facilitate establishment of above facilities in the proposed township. However, the State Government shall establish the Police Station free of cost on the land earmarked for the purpose.
19. That the second party shall provide basic infrastructure such as road, drainage, water supply, sanitation and electricity etc. free of cost of the village abadis falling within the Hi-Tech Township area. The beneficiaries will pay user charges to the service provider.
20. That the Government policies and the relevant codes of B.I.S./I.S relating to disaster management shall be strictly adhered to by the second party in the land use planning, infrastructure development and construction works of the proposed township.
21. That the first party shall have the right to supervise the implementation of project in accordance with and as per time-schedule prescribed in the approved DPR and to inspect the quality of external and internal development works to ensure that they are as per the provisions of approved DPR. The second party shall pay the requisite inspection charges to the first party as per the prevailing policy of the State Government.
22. That to ensure timely completion of the project as per the provisions of the approved DPR, the first party shall retain the transferable rights on 25 percent of total saleable land which shall be released in proportion to the second party on successful completion of various services to the functional stage. If the second party leaves any development work incomplete the same shall be completed by the first party through sale of the land so retained.

TRUE COPY
SIGN.....


सचिव
महानगरपालिका विकास प्राधिकरण

475

23. That the permission if required for generation of power for the proposed Hi-Tech Township shall be admissible in accordance with the prevailing Energy Policy of the State Government.
24. That the second party shall maintain the various services of the Hi-Tech Township for which it shall have the right to collect maintenance expenditure from the allottees as per provisions of DPR. During this period the Local Bodies shall not collect house tax, water tax and sewerage tax, etc, from the residents or users of the township. However, the services may be handed over to the local bodies for maintenance at any point of time with the consent of the resident of the township.
25. That the first party reserves the right to make such amendments, additions and alteration of modifications in these terms and conditions as may be considered just and expedient with the consent of the second party.
26. That any issue which is not covered under this MoU, shall be remedied as per the bid terms and the prevailing laws of the land.
27. **Force Majeure**
 - (a) If at any time during the continuance of this MoU, the performance in whole or in part by either party of any obligation under the MoU, shall be prevented or delayed by reason of any war, or riot or natural calamities or the second party within 7 days of occurrence and cessation of each Force Majeure conditions shall intimate the first party by a registered letter, the beginning and end of the above causes of delay.
 - (b) The second party shall not claim extension of time mentioned in the preceding paragraphs beyond the period affected by the Force Majeure.
28. That in the event of any dispute with regard to terms and conditions of the MoU, the same shall be referred to the decision of an arbitrator to be appointed in writing by the parties, or if they can not agree upon a single arbitrator to the decision of three persons as arbitrators, one to be appointed by each party and they shall appoint the third arbitrator who shall act as the presiding arbitrator.
29. That any notice letter or communication to be given by one party to the other shall be in writing in Hindi or English language through registered post with due acknowledgement. In addition, such communication shall also be transmitted by fax.

For Official Use Only

[Signature]
Director
सचिव

TRUE COPY
SIGN..

476

IN WITNESS WHERE OF the parties hereto have set their hands on the
day and in the year herein first above written.

In the presence of

FOR AND ON BEHALF OF FIRST PARTY

20-11-05

सचिव
प्राजियावाद विकास आधिकारण
प्राजियावाद

(I) Witness.....

CAIP 9466 प्रासुवि एवं नगर नियोजन
प्रतिकार्य विभाग, नगरपालिका
नगरपालिका

Address.....

FOR AND ON BEHALF OF SECOND PARTY

For Uppal Chandra Enterprises Pvt. Ltd

(II) Witness.....

VIJAY AGGARWAL
Address..... A-186 Sector-19
NOIDA 201 301

Director

Sumit
Sodhi
(True Copy)

TRUE COPY

SIGN.....

Annexure E-7

477

Ghaziabad Development Authority

Letter Number-44 Planning Section/06,

Dated: 05.08.06

To,

M/s Uppal Chadda Hi-Tech Developers,
33, Community Centre, New Defense Colony,
New Delhi.

Subject: Regarding approval of Conceptual D.P.R. of the
Hi-Tech Developers through Private Capital
Investment.

Sir,

It is to inform in respect of above subject that you had presented Conceptual D.P.R. before the Committee formed by the Administration in meeting dated 01.07.2006 held for the approval of D.P.R. of the Hi-tech city. The matter in question was kept before the Authority Board for consideration, in which your Conceptual D.P.R. has been granted approval along

TRUE COPY

SIGN.....

R

478

with certain amendments after due consideration. It is
for your kind information.

Enclosures:

Copy of the minutes of the meeting dated 01.07.06 of the
Committee

Yours sincerely,

Sd/-
(R.C. Mishra)

TRUE COPY

SIGN.....

479

Minutes of the meeting dated 01.07.2006 held at the Meeting Hall of Ghaziabad Development Authority of the Committee constituted by the Administration vide Govt. Order Number 2258/8-1-06-53 Misc./03, dated 27.04.2006 in respect of the approval of the Conceptual D.P.R. of proposed Hi-Tech Township at Ghaziabad, submitted by M/s Uppal Chaddha Hi-tech Developers Pvt. Ltd. and M/s Suncity Projects Pvt. Ltd.

Present: According to Annexure "1"

- (1) Two Developer Companies/Consortium as, M/s Uppal Chaddha Hi-tech Developers Pvt. Ltd. And (2) Suncity Projects Pvt. Ltd. Were selected under the Hi-tech Township Development Policy through Private Capital Investment in the state of Uttar Pradesh. The said Developer Companies/Consortium has executed a M.O.U. with the Ghaziabad Development Authority on 30.11.2005 and on 22.12.2005.

- (1). M/s Uppal Chaddha Hi-tech Developers Pvt. Ltd.

TRUE COPY
SIGN.....

A meeting was held at the Meeting Hall of Ghaziabad Development Authority on 15.06.2006 in respect of the approval of D.P.R. presented by M/s Uppal Chadha Hi-tech Developers Pvt. Ltd. for the Hi-tech Township. According to the decisions taken in the said meeting, certain amendments were pointed out in the D.P.R. in compliance of which the developer company has presented Revised D.P.R. once again before the Ghaziabad Development Authority. The meeting of the committee on the presented D.P.R. was held on 01.07.2006 at 11:00 A.M. in the Meeting Hall of the Ghaziabad Development Authority. At the same time the development Company also presented "Power Point Presentation" of the Revised D.P.R. After examining the Revised D.P.R. by the committee, recommendation was made to grant in-principal approval on the conceptual D.P.R. along with below mentioned observations:-

1. Detail of the proportion of Group Housing and Plotted Development under Conceptual Planning Concept,

TRUE COPY
SIGN.....

Urban Farm and Residential Land use and detail of the area of various categories of plots shall be presented.

2. Clear provision shall be made there in the D.P.R. regarding uninterrupted electricity supply and 24 hours water supply on the basis of actual need after conducting its assessment from the available resources and to ensure the supply of future requirement.
3. The provision of a separate network shall be made there according to the present policy of the administration for the Rain Water Harvesting for the proposed township on the township and sectors level under which connectivity for rain water coming from the roof top of the personal plots will be provided and the water flowing through the network shall be used for ground water recharging through recharge structures on the suitable places.
4. Environmental clearance shall be taken from the Forest and Environment Department, Govt. of India according to law in respect of the proposed Hi-tech township.

TRUE COPY
SIGN.....

482

5. The developer company is directed to present revised D.P.R. before the Ghaziabad Development Authority after doing the rectification of the deficiencies and including the suggestions pointed out in the previous meeting dated 15.06.2006 and in the today's meeting dated 01.07.2006.

(2). M/s Sun City Projects Pvt. Ltd.:-

The meeting of the committee regarding D.P.R. presented by M/s Sun City Projects Pvt. Ltd. Was held on 01.07.2006 at 12:00 afternoon at the meeting hall of the Ghaziabad Development Authority. At the same time the development Company also presented "Power Point Presentation" in the meeting. After examining the revised D.P.R. by the committee, recommendation was made to grant in-principal approval on the conceptual D.P.R. along with below mentioned observations:-

1. According to the M.O.U., the developer company is expected to provide free basic infrastructure facilities to the rural population falling under Hi-tech Township.

TRUE COPY

SIGN.....

483

Arrangement of integration of the population present there in the proposed Township and funding for their development has not been mentioned in the D.P.R. presented by the developer company. It has been recommended by the committee that necessary arrangements should be made in this regard as per the provisions of the Hi-tech Township Policy and according to the provisions of the M.O.U.

2. The strength and opportunities of the site in question has been mentioned there in the D.P.R. in which weaknesses and threats shall also be mentioned in it.
3. According to M.O.U., it is supposed to provide 20% Plot/Building E.W.S. and L.I.G. hence, the provision of only 17% is mentioned there in the D.P.R., which shall be done minimum 20%.
4. According to the D.P.R. although, the phasing of development has been mentioned but, said phasing has not been pointed out under the proposed Lay-out Plan of the Township. Though, the Township will be developed in maximum 3 phases therefore, it has been

TRUE COPY
SIGN.....

484

recommended by the committee that phasing shall be shown there in the lay-out plan of the Township on the basis of the possibilities of the land assembly.

5. The developer company had presented proposals regarding High technology such as- street lights with solar panel, photo sessions house for the preservation of energy, in-house satellite links, smart card and entry pass, provisions of solar chimneys, use of methane gas from biodigester for cooking and centralized electronic billing etc. in its original proposal submitted by the company at the time of the selection. Provisions should be included under D.P.R. for the said arrangements.

Sd/-

(S.K. Yadav)

Finance Controller

Sd/-

(R. Niwas)

Assistant Commissioner

Town and Country Planning Department,

Govt. of India

TRUE COPY

SIGN.....

485

Sd/- (illegible)

(N.R. Verma)

Chief Planner Housing and Urban, Uttar Pradesh

Sd/-

(S.P. S. Raghav)

Chief Engineer

G.D.A.

Sd/-

(P.K. Patel)

Professor- I. I. T. Ruraki

Sd/-

(D.P. Singh)

Vice-President

G.D.A.

*Simar
Sachhi*
[True Translated copy]

TRUE COPY
SIGN.....

486

गौजियाबाद

विकास

प्राधिकरण

पत्र संख्या :- 44 निजीकरण विभाग / 06 दिनांक :- 05/07/06

सेवा में,

मैसर्स उप्पल चढढा हाईटेक डवलपर्स

33, कम्यूनिटी सेन्टर, न्यू डिफेन्स कालोनी,
नई दिल्ली।विषय :- निजी पूँजी निवेश के माध्यम से हाईटेक डवलपर्स के कनसेप्चुएल
डी0पी0आर0 के अनुमोदन के सम्बन्ध में।

महोदय,

उपरोक्त विषयक अवगत कराना है कि हाईटेक सिंटी की डी0पी0आर0 के अनुमोदन हेतु शासन द्वारा निर्धारित समिति की अगस्त बैठक दिनांक 01.07.2006 के समक्ष आप द्वारा कनसेप्चुएल डी0पी0आर0 का प्रस्तुतिकरण किया गया था। प्रश्नगत प्रकरण प्राधिकरण बोर्ड के समक्ष विचारार्थ रखा गया था। जिसमें समयक विचारोपरान्त आपके कनसेप्चुएल डी0पी0आर0 पर अनुमोदन प्रदान कर दिया गया है। कृपया अवगत होने का कष्ट करें।

संलग्नक :
समिति की बैठक दिनांक 01.07.06
के कार्यवृत्त की प्रति।

भवदीय

(आर0सी0 मिश्र)

HTC - 2PR

TRUE COPY

SIGN.....

मैसर्स उप्पल-चड़दा हाई-टैक डेवलपर्स प्रा०लि०एव० मैसर्स सनसिटी प्रोजेक्ट्स प्रा०लि० द्वारा गाजियाबाद में प्रस्तावित हाई-टैक टाऊनशिप की कन्सेप्चुएल डी०पी०आर० के अनुमोदन के सम्बन्ध में शासनादेश संख्या 2258/8-1-06-53 विविध/03, दिनांक 27-4-2006 द्वारा गठित समिति की दिनांक 01-7-2006 को गाजियाबाद विकास प्राधिकरण के सभाकक्ष में आयोजित बैठक का कार्यवृत्त।

उपस्थिति :- परिशिष्ट '1' के अनुसार

उत्तर प्रदेश में निजी पूँजी निवेश के माध्यम से हाई-टैक टाऊनशिप विकास की नीति के अधीन गाजियाबाद नगर में दो विकासकर्ता कंपनियों / कन्सॉरशियम (1)- मैसर्स उप्पल-चड़दा हाई-टैक डेवलपर्स प्रा०लि०एव० (2)-मैसर्स सन सिटी प्रोजेक्ट्स प्रा०लि०) को चयनित किया गया था। उक्त विकासकर्ता कंपनियों / कन्सॉरशियम द्वारा गाजियाबाद विकास प्राधिकरण के साथ क्रमशः 30-11-2005 तथा दिनांक 22-12-2005 को एम०ओ०यू० निष्पादित किया गया है।

(1) मैसर्स उप्पल-चड़दा हाई-टैक डेवलपर्स प्रा०लि०

मैसर्स उप्पल चड़दा हाई-टैक डेवलपर्स प्रा०लि०द्वारा हाई-टैक टाऊनशिप के लिए प्रस्तुत डी०पी०आर० के अनुमोदन के सम्बन्ध में एक बैठक दिनांक 15-6-2006 को गाजियाबाद विकास प्राधिकरण के सभा कक्ष में आयोजित की गई थी। उक्त बैठक में लिए गए निर्णयानुसार डी०पी०आर० में कतिपय संशोधन इंगित किए गए थे, जिसके अनुपालन में विकासकर्ता कंपनी द्वारा संशोधित डी०पी०आर० पुनः गाजियाबाद विकास प्राधिकरण को प्रस्तुत की गई। प्रस्तुत डी०पी०आर० पर समिति की बैठक दिनांक 01-7-2006 को पूर्वाह्न 11.00 बजे गाजियाबाद विकास प्राधिकरण के सभा कक्ष में आयोजित की गई। बैठक के समय विकासकर्ता कंपनी द्वारा संशोधित डी०पी०आर० का "पावर प्वाइंट प्रेजेंटेशन" भी किया गया। समिति द्वारा संशोधित डी०पी०आर० के परीक्षणोपरान्त निम्न अंगुवित्त के साथ कन्सेप्चुएल डी०पी०आर० पर सैद्धान्तिक अनुमोदन प्रदान किए जाने की संस्तुति की गई :-

1- प्रस्तावित टाऊनशिप हेतु परिकल्पित प्लानिंग कॉन्सैप्ट, अर्बन फार्म तथा आवासीय लैण्ड यूज के अन्तर्गत ग्रुप हाऊसिंग एवं प्लॉटेड डेवलपमेंट का अनुपात एवं विभिन्न श्रेणियों के भूखण्डों के क्षेत्रफल का विवरण दिया जाए।

2- निर्बाध विद्युत आपूर्ति एवं 24 घण्टे जलापूर्ति के सम्बन्ध में वारन्तविक आवश्यकता के आधार पर आंकलन कर विद्यमान स्रोतों से उपलब्ध आपूर्ति एवं भावी आवश्यकता की आपूर्ति सुनिश्चित करने हेतु डी०पी०आर० में स्पष्ट प्राविधान किया जाए।

Lucie *Signature* *Signature*

TRUE COPY

SIGN.....

- 3- प्रस्तावित टाऊनशिप के अन्तर्गत रैन वाटर हारवेस्टिंग के लिए शासन की वर्तमान नीति के अनुसार टाऊनशिप तथा सेक्टर के स्तर पर स्टॉर्म वाटर ड्रेनेज की भाँति एक पृथक नेटवर्क का प्राविधान किया जाए जिससे व्यक्तिगत भूखण्डों के रूफ टॉप से आने वाले वर्षा जल के लिए कनेक्टिविटी प्रदान की जायेगी तथा नेटवर्क के माध्यम से प्रवाहित होने वाला जल उपयुक्त स्थलों पर रिचार्ज स्ट्रक्चर्स के माध्यम से ग्राउन्ड वाटर रिचार्जिंग के उपयोग में लाया जायेगा।
- 4- प्रस्तावित हाई-टैक टाऊनशिप परियोजना के सम्बन्ध में तन एवं पर्यावरण मंत्रालय भारत सरकार से नियमानुसार पर्यावरणीय स्वीकृति प्राप्त करनी होगी।
- 5- पूर्व बैठक दिनांक 15-6-2006 तथा आज की बैठक दिनांक 01-7-2006 में इगित कमियों का निराकरण एवं सुझावों का समावेश करते हेतु विकासकर्ता कम्पनी द्वारा संशोधित डी0पी0आर0 गाजियाबाद विकास प्राधिकरण को प्रस्तुत की जाए।

(2) मैसर्स सन सिटी प्रोजेक्ट्स प्रा0लि0

मैसर्स सन सिटी प्रोजेक्ट्स प्रा0लि0 द्वारा प्रस्तुत डी0पी0आर0 पर समिति की बैठक दिनांक 01-7-2006 को पूर्वाह्न 12:00 बजे गाजियाबाद विकास प्राधिकरण के सभा कक्ष में आयोजित की गई। बैठक के समय विकासकर्ता कम्पनी द्वारा डी0पी0आर0 का पावर प्वाइंट प्रेजेंटेशन भी किया गया। समिति द्वारा डी0पी0आर0 के परीक्षणोपरान्त निम्न अभ्युक्ति के साथ कनसेन्सुएस डी0पी0आर0 पर सैद्धान्तिक अनुमोदन प्रदान किए जाने की संस्तुति की गई :-

1- एम0ओ0यू0 के अनुसार हाई टैक टाऊनशिप के अन्तर्गत आने वाली ग्रामीण आबादियों के लिए आधारभूत अवस्थापना सुविधाएँ विकास कर्ता कम्पनी द्वारा निःशुल्क उपलब्ध कराए जाने की अपेक्षा है। प्रस्तुत डी0पी0आर0 में प्रस्तावित टाऊनशिप से विद्यमान आबादियों का इन्टीग्रेशन एवं उनके विकास के लिए वित्त पोषण व्यवस्था नहीं दी गई है। समिति द्वारा संस्तुति की गई कि इस सम्बन्ध में हाई टैक टाऊनशिप नीति एवं एम0ओ0यू0 के प्राविधानों के अनुसार आवश्यक व्यवस्था सुनिश्चित की जाए।

2- डी0पी0आर0 के अन्तर्गत प्रश्नगत स्थल की स्ट्रेन्थ एवं ऑपरचुनिटीज का उल्लेख किया गया है, जिसके अन्तर्गत वीकनेसिस एवं श्रेट्स का भी उल्लेख किया जाए।

3- एम0ओ0यू0 के अनुसार योजनान्तर्गत 20 प्रतिशत भूखण्ड/भवन ई0डब्लू0एस0 एवं एल0आई0जी0 के लिए उपलब्ध कराए जाने की अपेक्षा है, परन्तु डी0पी0आर0 के अनुसार केवल 17 प्रतिशत का प्रस्ताव है, जो कि न्यूनतम 20 प्रतिशत किया जाए।

4- डी0पी0आर0 के अनुसार यद्यपि विकास की फेजिंग दी गई है, परन्तु टाऊनशिप के प्रस्तावित ले आउट प्लान के अन्तर्गत उक्त फेजिंग इंगित नहीं की गई

Munish Dushie

TRUE COPY
SIGN.....

है। टाऊनशिप का विकास चूँकि अधिकतम 3 फेजिंग में किया जायेगा अतः समिति द्वारा यह संस्तुति की गई कि लैण्ड एसेम्बली की सम्भावनाओं के आधार पर टाऊनशिप के ले आउट प्लान में फेजिंग को दर्शाया जाए।

5- विकासकर्ता कम्पनी द्वारा चयन के समय प्रस्तुत मूल प्रस्तावानुसार हाई टेक्नोलोजी यथा- सौर पैनल युक्त स्ट्रीट लाइट, ऊर्जा के संरक्षण हेतु फोटो सेंसर युक्त भवन, इन-हाऊस सेटलाइट लिंक, स्मार्ट कार्ड एवं एन्ट्री पास, सौर चिमनियों का प्राविधान, खाना पकाने के लिए बायोडाईजेस्टर से मिथेन गैस का प्रयोग तथा केन्द्रीयित इलेक्ट्रॉनिक बिलिंग, आदि के प्रस्ताव दिए गए थे। उक्त व्यवस्थाओं के लिए डी०पी०आर० के अन्तर्गत प्राविधान शामिल किया जाना चाहिए।

[Signature]

(एस०के०यादव)
वित्त नियंत्रक
गा०वि०प्रा०

[Signature]

(आर०निवास)
सहयुक्त नियोजक
नगर एवं ग्राम नियोजन संगठन
भारत सरकार

[Signature]

(एन०आर० वर्मा)
मुख्य नगर एवं ग्राम नियोजक, उ०प्र०

[Signature]

(एस०पी०एस०सम्रव)
मुख्य अभियन्ता
गा०वि०प्रा०

[Signature]

(पी०के० पटेल)
प्रॉफेसर-आई०आई०टी रुडकी

[Signature]

(डी०पी०सिंह)
उपाध्यक्ष
गा०वि०प्रा०

[Signature]
(True Copy)

TRUE COPY
SIGN.....

Amendment to the Memorandum of Understanding dated 30/11/2005 for the Development of
Hi-Tech Township at Ghaziabad

This Amendment to the Memorandum of Understanding (AMoU) is made on this 17th day of March, two thousand, nine between Ghaziabad Development Authority constituted under the provisions of Uttar Pradesh Urban Planning and Development Act, 1973 through Sri R.K. Sachan, its Secretary (hereinafter referred to as the "First Party", which expression shall unless the context does not so admit, include its successors) of the One Part;

And

M/s. Uppal Chadha Hi-Tech Developers Pvt. Ltd., a company registered the Companies Act, 1956 having its registered office at 33, Community Center, New Friends Colony, New Delhi-110065 through Sh. Ginni Chadha S/o. Sh. Narender Singh Chadha R/o S-559, Greater Kailash-II, New Delhi (hereinafter referred to as the "Second Party", which expression shall unless the context does not so admit, include its successor) of the Other Part;

WHEREAS a Memorandum of Understanding for the development of Hi-Tech Township at Ghaziabad in the State of Uttar Pradesh was executed between the parties above on 30/11/2005 (hereinafter referred to as "Principal MoU") under the Hi-Tech Township Policy-2003;

AND WHEREAS to further meet the requirement of ever-growing demand of housing and civic infrastructure and to promote private investment in the housing sector, the Government of Uttar Pradesh (hereinafter referred to as "GoUP") has announced Hi-Tech Township Policy-2007 vide Government Order No. 3189/Eight-1-07-34/Vividh/03, dated 16th August, 2007 which was revised by Government Order No. 3872/Eight-1-07-34/Vividh/03, dated 17th September, 2007 and Government Order No. 4916/8-1-07-34-vividh/03 dated 27th August, 2008.

AND WHEREAS the Second Party i.e. M/s. Uppal Chadha Hi-Tech Developers Pvt. Ltd. is required to sign the Amendment to the Principal MoU dated 30/11/2005 with the First Party to initiate further action for the development of the Hi-Tech Township.

NOW THIS DEED WITNESSES AS FOLLOWS:-

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

dv

[Signature]

TRUE COPY

SIGN.....

The following clauses shall be inserted in Principal MOU:-

- (1) That as far as possible, land for the development of the Hi-Tech Township shall be acquired through negotiation with the land owners. For this purpose, the entire land proposed for the Hi-Tech Township shall be notified under section-4 of the Land Acquisition Act, 1894 or section-28 of Uttar Pradesh Housing and Development Board Act, 1965. The Second Party may purchase the land through direct negotiation with the land owners and the First Party shall provide necessary cooperation to the Second Party by acquiring land under the provisions of "Karar Niyamawali". Acquisition of land under the Land Acquisition Act, 1894 or the Uttar Pradesh Housing and Development Board Act, 1965 shall be carried out in special circumstances only for such remaining pockets which are necessary for the integrated development of the Hi-Tech Township and fall within the land purchased through direct negotiation and land acquired under the "Karar Niyamawali". Provided that the land acquired under the Land Acquisition Act, 1894 or the Uttar Pradesh Housing and Development Board Act, 1965 shall not exceed 25 per cent of the total area of the Hi-Tech Township. The land acquired by the First Party under the provisions of "Karar Niyamawali" or the Land Acquisition Act, 1894 or the Uttar Pradesh Housing and Development Board Act, 1965 shall be transferred to the Second Party on 90 years lease. Exemption from stamp duty on maximum 1500 acres of entire area of the proposed Hi-Tech Township shall be permissible to the Second Party as per the provisions of Notification No. K.N.-5-2915/11-2004-500 (87)/2001 dated 9th July, 2004 and as amended vide Notification No. K.N.-5-3497/11-2005-500 (83)/2005 dated 9th September, 2005 of Karar and Nibandhan Anubhag-5, GoUP. Initially, the Second Party shall deposit 10 per cent of the estimated acquisition cost of the total land to be notified under section-4 of the Land Acquisition Act, 1894 and requisite acquisition charges in excess of first 1500 acres of land. However, the Second Party shall not pay the acquisition charges on the land to be purchased through direct negotiation but pay 100 per cent value of land directly to the land owners. Thus, the excess charges deposited by the Second Party against the land purchased directly from the land owners, shall be adjusted towards the land acquired under the "Karar Niyamawali" or the Land Acquisition Act, 1894 or the Uttar Pradesh Housing and Development Board Act, 1965, as the case may be. In case of any dispute relating to land acquisition or increase of compensation by any Court in future arises, all financial liabilities shall rest with the Second Party. Besides that, any

For Uttar Chadha Hi-Tech Developers Pvt. Ltd.

[Signature]

TRUE COPY
SIGN.....

financial liability arising out of any order of Court of adjudication relating to the development of Hi-Tech Township shall also rest with the Second Party.

गाजियाबाद विकास प्राधिकरण, प्रथम पक्ष (First Party) तथा विकासकर्ता कंपनी, द्वितीय पक्ष (Second Party) के मध्य निम्नलिखित मूल समझौता दिनांक 30.11.05 के अनुसार दोनों पक्षों द्वारा जो कार्यवाही पूर्ण की जा चुकी है, को बिना किसी आपत्ति के जारी रखा जाएगा, जिसके अंतर्गत भूमि अधिग्रहण अधिनियम 1894 की धारा-4 के अधीन जारी अधिसूचना जो कठिण प्रकरणों में प्रांतीय उच्चतम न्यायालय के निर्णय हेतु विवादाधीन है, भी शामिल होगी। यदि प्रांतीय उच्चतम न्यायालय द्वारा उक्त अधिसूचना निरस्त की जाती है तो केवल उसी दशा में नयी अधिसूचना जारी की जाएगी।

(II) That the land acquired by the First Party or other Government Agencies or under the process of acquisition or notified for acquisition by the First Party or other Government Agencies under section-4 of Land Acquisition Act, 1894 or under section-28 of Uttar Pradesh Housing and Development Board Act, 1965 for their own schemes, shall not be denotified / left in favour of the Second Party for the purpose of Hi-Tech Township.

(III) That in case the Second Party has received pre-launch booking money, the same shall be returned with interest equivalent to SBI prime lending rate if demanded by the investors in writing within 30 days from the date of demand. Moreover, if the Second Party is entitled to accept public deposit in accordance with law, then the Second Party itself shall find out the substitute to convert it into authorized public deposit.

(IV) That the Second Party has been selected under Hi-Tech Township Policy-2003. However, procedure for assembling land would be governed by the provisions of para 26 of Hi-Tech Township Policy-2007 which is stated as under:-

विकासकर्ता कंपनी, द्वितीय पक्ष (Second Party) द्वारा प्रत्येक चरण में 60 प्रतिशत परन्तु न्यूनतम 300 एकड़ भूमि सीधे क्रय अथवा करार/नियमावली के अंतर्गत अर्जित कर लिए जाने पर डिटेल्ड ले आउट प्लान स्वीकृति हेतु गाजियाबाद विकास प्राधिकरण, प्रथम पक्ष (First Party) को प्रस्तुत किया जा सकेगा, क्योंकि 300 एकड़ भूमि पर लगभग 25 हजार जनसंख्या के लिए संपूर्ण सुविधाओं युक्त सैलफ-कन्टेनड नैपेरहुड/सेक्टर का विकास संभव हो सकेगा। परन्तु अनुवर्ती प्रत्येक चरण में डिटेल्ड ले आउट प्लान के अनुमोदन हेतु 500 एकड़ से एतनी अधिक भूमि क्रय/अर्जित होगी आवश्यक होगा, ताकि 1500 एकड़ के टाउनशिप के संपूर्ण विकास कार्य अधिकतम तीन चरणों में पूर्ण हो सकें। टाउनशिप का क्षेत्रफल 1500 एकड़ से अधिक होने पर भी डिटेल्ड ले आउट प्लान

Dr. Upendra Chaudhary, Hi-Tech Development Pvt. Ltd.

TRUE COPY
SIGN.....

के अनुगोदन हेतु उपरोक्तानुसार ही व्यवस्था रहेगी परन्तु क्षेत्रफल 1500-3000 एकड़ होने पर विकास कार्य अधिकतम 4 चरणों में तथा 3000 एकड़ से अधिक होने पर विकास कार्य अधिकतम 5 चरणों में पूर्ण किये जाने होंगे।

2. The terms and conditions of Principal MoU which are repugnant or contrary to the clause-1 of this AMoU shall be deemed to be deleted to the extent of repugnancy or contradiction.
3. This AMoU shall come into effect from 03-02-2009.
4. Subject to above all other terms and conditions of the Principal MoU executed on dated 30/11/2005 between the parties shall remain effective.

IN WITNESS WHEREOF the parties hereto have set their hands on the day and in the year herein first above written.

In the presence of
 (1) Witness: [Signature]
 Address: [Address]
[Stamp]

([Signature])
 Seal
 For and on behalf of First Party
[Signature]
 For Uppal Chandra Hi-Tech Developers Pvt. Ltd.
[Signature]
 Authorized Signatory
 For and on behalf of Second Party

(2) Witness: [Signature]
 Address: [Address]
[Stamp]

(3) Witness by [Signature]
[Signature]
 Vicky Agarwal
 Vice President
 Uppal Chandra Hi-Tech
 Dev. (P) Ltd. GZB

[Signature]
[Signature]
 (True Copy)

TRUE COPY
 SIGN: [Signature]

494
Annexure R-9

Ghaziabad Development Authority
Ghaziabad

Letter Number: 535/M.P./09

Dated: 23.05.09

To,

M/s Uppal Chaddha Hi-tech Developers Pvt. Ltd.

33, Community Centre, New Friends Colony,

New Delhi-65

Subject: Regarding approval of Conceptual D.P.R. of the
Hi-tech Township.

Sir,

It is to inform in respect of the above mentioned subject that according to the decision taken in the meeting dated 27.02.2009 of the Committee constituted by the administration for the approval of the D.P.R. of the Hi-tech Township, meeting was held on 19.05.2009 for the approval of Revised conceptual D.P.R. presented by you, in furtherance to the recommendation done in the said meeting, the Vice-President has granted approval on 22.05.09 regarding the Revised Conceptual D.P.R. presented on 21.05.2009 with the below mentioned conditions:-

TRUE COPY

SIGN.....

495

1. Implementation of the Undertaking given regarding providing the required land for the Solid Waste Disposal shall be done up to 21.05.2009.
2. No Objection Certificate shall be presented before this office after getting it from all the concerned Departments.
3. In case of requirement, additional land shall be provided according to undertaking dated 21.05.2009 given for the L/I/G//E.W.S.
4. Land of Cremation and cemetery situated in the plan shall be kept as it.
5. The decision taken by Administration regarding the liability of the Charge of Land Use of the land in question shall be acceptable to you.

Kindly, refer to the above mentioned. Copy of the approved D.P.R. has been enclosed with the letter.

Enclosures: as above.

Yours sincerely,

Sd/-

Chief Architect and Town Planner

TRUE COPY

SIGN.....

*Gurur
Sethi*
(True Translated copy)

TRUE COPY

SIGN.....



गाजियाबाद विकास प्राधिकरण

पत्रांक : 235/म.प./09
सेवा में,

दिनांक : 23/5/09

मै: उपपल चड्ढा हार्डटेक डेवलपर्स प्रा.लि.,

33, कम्प्यूटरी सेंटर,

न्यू फ्रेंड्स कालोनी,

नई दिल्ली-65

विषय: हार्डटेक टाउनशिप की कन्सेप्चुअल डी.पी.आर. के अनुमोदन के सम्बन्ध में
महोदय,

उपरोक्त विषयक अवगत कराना है कि हार्डटेक टाउनशिप की डी.पी.आर. के अनुमोदन हेतु शासन द्वारा गठित समिति की बैठक दिनांक 27.02.2009 के विषयागुक्रम में अग्रे द्वारा प्रस्तुत संशोधित कन्सेप्चुअल डी.पी.आर. की स्वीकृति हेतु दिनांक 19.05.2009 को हुई बैठक में श्री गैरी सेवतुति के क्रम में दिनांक 21.05.09 को प्रस्तुत संशोधित कन्सेप्चुअल डी.पी.आर. पर उपाध्यक्ष महोदय द्वारा दिनांक 22.05.09 को बिना मतों के साथ अनुमोदन प्रदान किया गया है।

1. सौलतख बेंकर डिपॉजिट केतु आवश्यक भूमि उपलब्ध कराने हेतु श्री गैरी सेवतुतिके दिनांक 21.05.09 का अनुपालन करना होगा।
2. सम्बन्धित नयी विभागों से आवश्यक अनुमति प्राप्त कर प्रस्तुत करनी होगी।
3. एल.आई.सी./ई.डब्ल्यू.एस. हेतु अनिवार्य भूमि हेतु श्री गैरी सेवतुतिके दिनांक 21.05.2009 का अनुसार आवश्यकता पड़ने पर उपलब्ध कराना होगा।
4. योजना में स्थित शेषशान्ति कब्रिस्तान की भूमि को यथावत रखा होगा।
5. प्रस्तावित भूमि के भू-उपयोग परिवर्तन शुल्क की देयता के सम्बन्ध में शासन की ओर से भी निर्णय होगा वह आपको मान्य होगा।

कृपया उपरोक्तानुसार अवगत होने का कष्ट करें। अनुमोदित डी.पी.आर. की प्रति पत्र के साथ संलग्न है।

संलग्नक : उपरोक्तानुसार।

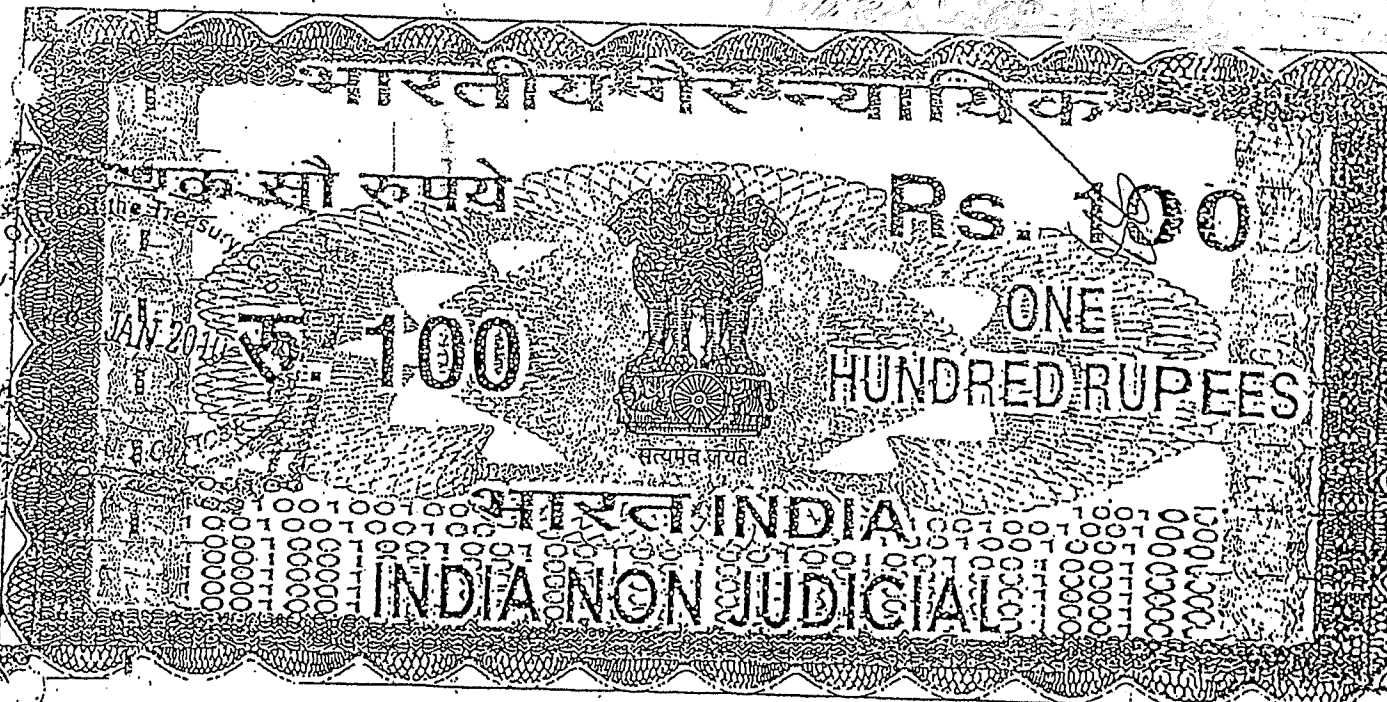
भारतीय

मुख्य वास्तुविद् एवं नगर नियोजक

Recd at
5/5/09
Gumra
604/1
(True copy)

TRUE COPY
SIGN.....

497
Annexure R-10



उत्तर प्रदेश UTTAR PRADESH

Z 935362

**Revised Memorandum of Understanding for the Development of
Hi-Tech Township in Uttar Pradesh**

This Revised Memorandum of Understanding is made on this 17th day of February Two Thousand Ten between Ghaziabad Development Authority constituted under the provisions of Uttar Pradesh Urban Planning and Development Act, 1973 through Shri Narendra Kumar Chaudhary its Vice Chairman (hereinafter referred to as the First Party, which expression shall unless the context does not so admit, include its successor) of the One Part,

And

M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd., a Company registered under the Companies Act, 1956 having its Registered Office at 33, Community Centre, New Friends Colony, New Delhi-110065 through its Director Shri Ginni Chadha, S/o Shri Narendra Singh Chadha, R/o S-559, Greater Kallash-II, New Delhi (hereinafter referred to as the "Second Party", which expression shall unless the context does not so admit, include its successor) of the Other Part.

WHEREAS to meet the requirement of ever growing demand of housing and civic infrastructure and to promote private investment in the housing sector, the Government of Uttar Pradesh (hereinafter referred to as "GoUP") has announced Hi-Tech Township Policy-2007 vide Government Order No.3189/Eight-1-07-34Vividh/03, dated 16th August, 2007 which was superseded by Government Order No.3872/Eight-1-07-34Vividh/03, dated 17th September, 2007 and again by Government Order No.4916/Eight-1-07-34Vividh/03, dated 27th August, 2008, 5397/8-3-34Vividh/03, dated 2nd December, 2008 and 6481/8-3-2008-34Vividh/2003 dated 3rd January, 2009.

श्री नरेंद्र कुमार चौधरी
सीओपीडीओपीओ
उत्तर प्रदेश



TRUE COPY
SIGN.....

AND WHEREAS under the Hi-Tech Township Policy, 2003 a Memorandum of Understanding for the development of Hi-Tech Township at Ghaziabad in the State of Uttar Pradesh was executed between the parties above on 30.11.2005 (hereinafter referred to as "Principal MoU") and an Amendment to MoU was signed on 17.03.2009;

AND WHEREAS the Second Party in accordance with the Principal MoU has now applied to the First Party for extension of the Hi-Tech Township area from 1503 Acres to 4494.31 Acres at Ghaziabad under the Hi-Tech Township Policy-2007 (hereinafter referred to as "Hi-Tech Township");

AND WHEREAS the proposal submitted by the Second Party was evaluated keeping in view para-1(13) of above said Government Order dated 17th September, 2007 inter-alia and was approved by the High Level Committee (hereinafter referred to as "HLC") constituted by the GoUP;

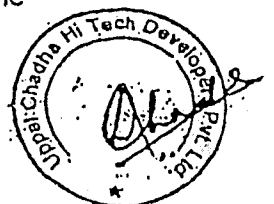
AND WHEREAS the Second party, i.e. M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd. is required to sign this Revised Memorandum of Understanding (hereinafter referred to as "Revised MoU") with the First Party to initiate further action for the development of Hi-Tech Township.

NOW THIS DEED WITNESSES AS FOLLOWS:

1. That the second party shall submit the proposal for purchase/assembly of additional land along with key plan, site plan, ^{with} ~~size plan~~ delineation of the entire site identified for the proposed Hi-tech Township to the First party within 45 days after signing of this revised MoU.
2. That the Second Party shall purchase 75% of the total land through direct negotiations with the land owners and the first party shall act as facilitator the purchase/assembly of land not exceeding 25% of the total area of Hi-tech Township.
3. That to enable integrated development of the proposed Hi-tech township the land which presently vests with the Gram Sabha or belongs to the Scheduled Castes, scheduled tribes/Backward Classes will be resumed/purchased/acquired in accordance with Applicable Law. However an equal amount of land belonging to the people from scheduled castes/Scheduled Tribes purchased by the second party situated within the hi-tech township area shall be purchased by the second party in the surrounding nearby areas and handed over to such Scheduled Castes/Scheduled Tribes people. *per stop*
4. That the Second party may be authorized by GoUP to purchase land in excess of 12.5 acres for the development of the Hi-tech Township as per provisions of section-154 of the Uttar Pradesh Zamindari Abolition and Land Reforms Act, 1950. it is made clear that GoUP shall give above permission to second party on the condition that all the development works shall be completed by the second party within the prescribed project period. For this purpose, the second party shall furnish necessary information on the

(श्री ०५५० गोयल)
श्री ०५००००००

नरेश कुमार लोहरी
विकासक



TRUE COPY
SIGN.....

499

prescribed format to the concerned District Magistrate through the First party. The GoUP shall grant required approval on the recommendation of district Magistrate. This process shall be completed within 60 days from the date of submission of proposal by the second party to first party.

5. The stamp duty chargeable on the instrument relating to Hi-tech Township executed by the second party shall be borne by the second party or transferee of second party, as the case may be.
6. the freehold conversion charges shall be payable by the second party to the first party as per the prevailing policy of the GoUP.
7. That if the site selected by the second party falls within the development area /scheme Area/ special development Area/regulated Area or any other Area notified by the GoUP under any law and needs conversion of land use for the purposes of Hi-tech township; the same shall be permitted by the GoUP/ competent authority in accordance with law. Similarly, if the site selected by the second party falls outside the limits of the development Area/scheme area/special development area/Regulated Area or any other area notified by the GoUP under any law, it shall be brought under the statutory limits of the respective development area/ scheme Area/special development Area/Regulated area or any other area notified by the GoUP under any law by following the due process of law. Conversion of land use for the proposed site shall be completed according to law for which land use conversion charges as prescribed by the GoUP vide G.O.No 3712/9-Aa-3-2000-L.U.C/91 dated 21.08.2001 shall be payable by the second party to the first party. However, conversion of use of land reserved for infrastructure, viz. roads, water-works, S.T.P., electric sub-station, solid waste disposal site, other community facilities, parks and open space/green belt, et-cetera proposed in the regional plan/master plan/zonal development plan, shall not be permissible and these would be developed and constructed in accordance with the proposals of the above plans.
8. That the second party shall comply with the land use planning norms and regulations in the preparation of conceptual plan and Detailed Project report(DPR) of the proposed Hi-tech township as prescribed by the GoUP vide G.O No 5397/8-3-08-34vvdh/03 date 02.12.08 besides provisions shall also be made for world-class infrastructural facilities, viz. roads, water supply drainage, sewerage, electricity, traffic and transportation system, Integrated solid waste management modern communication system, et-cetera.
9. That the Government policies and the relevant codes of B.I.S./I.S. relating to disaster management shall be strictly adhered to by the Second Party in the land use planning, provision of important infrastructure facilities and development and construction works of the proposed Hi-tech Township.
10. That the Second Party shall prepare and submit a revised Conceptual Detailed Project Report (DPR) of the proposed Hi-tech Township including the extended area to the First Party within 180 days from the date of signing of this Revised MoU. The DPR shall comprise of broad layout plan, land use plan,

(गोपनीय मसौदा)  
गोपनीयता 



TRUE COPY
SIGN.....

infrastructure services development plan, standards and specifications, resource mobilization, property management, and operation and maintenance details, et-cetera. Besides, the DPR shall contain phasing of development of the proposed township indicating time-schedule for commencement and completion of each phase. A committee constituted under the chairmanship of Housing Commissioner/Vice-Chairman of concerned Government Authority shall examine the revised DPR and submit its recommendation to the Board of concerned Government Agency for approval. The Board of the respective Government Agency shall take decision regarding approval of the DPR within 30 days from the receipt of the recommendations of the above committee.

11. That the DPR shall be approved as a Conceptual Plan and the Second Party shall neither be entitled to any legal right for the implementation of the Project merely on the basis of approval of the conceptual DPR nor shall have the right to allot, sale or lease plots/buildings/flats/other properties or accept advance money. Launching, booking, et-cetera under the Project shall be permissible to the Second Party only after availability of land and approval of the detailed lay out plan. However, the Second Party shall be free to accept public deposits and utilize the same in accordance with the relevant regulations of the reserve Bank of India. That in case the Second Party (who has been selected under the provisions of Hi-tech Township Policy 2003) has received pre-launch booking money, the same shall be returned with interest equivalent to the State Bank of India prime lending rate if demanded by the investors in writing within 30 days from the date of demand.
12. That the Second Party (who has not already submitted the detailed lay out plan under the Hi-tech Township Policy-2003) shall submit the detailed layout plan to the First Party for approval only after purchase/acquisitions of 60 per cent land in every phase, subject to minimum of 300 acres in a compact form. However, if the second party has purchased/assembled 300 acres of land in the first phase for approval of detailed layout plan in the form of a compact piece of land and the proposed land use of the same is as residential as per the master plan or has been amended to residential the detailed layout plan can also be approved along with the conceptual DPR. But, it will be necessary to purchase/acquire more than 300 acres of land for approval of detailed layout plan in every subsequent phase so as to ensure completion of all the development works of 1500 acres of township in maximum three phases. In case township area exceeds 1500 acres, the procedure for approval of detailed layout plan will be the same; however, development of the township may be completed in four phases if the township area is more than 1500 acres but up to 3000 acres, and maximum five phases if the township area is more than 3000 acres.
13. That the Second Party shall enter into a 'Development Agreement' with the First Party at the time of approval of the detailed layout plan. The First Party shall sanction the detailed lay out plans of subsequent phases only after the required land for concerned phase has been purchased/assembled by the Second Party and separate Development Agreement shall be executed for each phase.

(गोपनीय गोपनीय)
गोपनीय गोपनीय

गोपनीय



TRUE COPY
SIGN

501

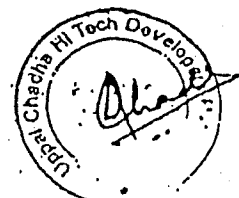
14. That the Second Party shall complete the Project within a period of ten years from the date of signing of the first 'Development Agreement'. If there is a delay in completing the project due to unavoidable reason extension in the Project shall be permissible with the approval of the HLC on case to case basis. In case of development works of the township are not completed within ten years or the extended project period and if the Second Party is held responsible for this delay, then the Second Party shall have to pay specified sum to the First Party for above said delay in accordance with the provisions of the Development Agreement.

The Project Period shall be reckoned from date of signing of the first 'Development Agreement' under revised DPR, but it shall not exceed ten years including the extended period.

15. That it will be compulsory for the Second Party to ensure registration of transfer deeds of developed properties before handing over the possession to the allottees, failing which the money equivalent to the stamp duty and registration fees amount shall be recovered by the First Party through invocation of the Bank Guarantee or sale of mortgaged land after giving notice to the Second Party. Before handing over of properties to allottees, the Second Party shall mortgage 25 percent of the total saleable land in favour of the First Party in accordance with applicable rules/Acts. For this purpose a mortgage deed shall be executed in accordance with the provisions of prevailing rules/Acts and the mortgage deed shall be registered. Twenty percent of such mortgaged land shall be released after the successful completion of various services to the functional stage, compliance of all conditions as per the provisions of the approved DPR especially with regard to the ground water recharging system ensuring 120 percent water recharging against total amount of ground water drawn and registration of transfer deeds of developed properties in favour of allottees. If the Second Party leaves any development works incomplete, the same shall be completed by the First party through sale of the land so mortgaged. Remaining five percent of the mortgaged land shall be kept retained as performance guarantee to ensure the maintenance of services.

16. That the Second Party shall carry out the internal and external development works at its own expense as per the standards and specifications laid down in the approved DPR. However, connectivity to trunk services such as road connection, drainage and sewage disposal, water supply, electricity supply, solid waste management or any such other community facilities may be extended to the Second Party by the respective Government Agency on payment of actual cost plus 15 per cent supervision charges thereon. If any major infrastructure such as embankment, ring road, flyover, metro, et-cetera, is provided by the First Party during the project period consequent to which the proposed township would be directly benefited, the Second Party shall pay proportionate cost of such infrastructure to the First Party, for which prior approval of the High Level Committee would be necessary.

(Signature)
(Signature)



TRUE COPY
SIGN.....

17. That since infrastructure services of the main city will also be used by the population of the proposed Hi-tech Township which would increase pressure on the existing services, therefore, Second Party shall pay City Development Charges for augmentation/strengthening of existing infrastructure at the rate of Rs 20/- per acre. 25% of City Development Charges shall be paid by "Second Party" at the time of approval of detailed lay-out plan of Hi-tech Township and remaining amount of City Development Charges shall be payable in six monthly installments together with interest at the rate of 12% per annum. Delay in payment of installment will attract penal interest at the rate of 18% per annum.
18. That the First Party shall have the right to supervise the implementation of the project in accordance with and as per time-schedule prescribed in the approved DPR and to inspect the quality of external and internal development works of Hi-tech Township to ensure that they are as per the provisions of approved DPR. The Second Party shall pay the prescribed inspection charges to the First Party as per the prevailing policy/Government Order of the GoUP.
19. That the Second Party shall provide land for community facilities such as electric sub-station, police station, fire station, post-office, telephone exchange, et-cetera and construct these facilities as per the norms and make them available to the respective Government departments free-of-cost through the First Party.
20. That the Second Party shall construct 10 percent of the total houses/plots for the Economically Weaker Section and another 10 percent houses/plots for the Lower Income Group families as per the norms and cost ceiling prescribed by the First Party. Allotment of houses/plots for these categories shall be made by a committee constituted by the Housing and Urban Planning Department, GoUP under the chairmanship of the Housing Commissioner/Vice Chairman of the respective Government Agency. The Second Party shall sell the houses/plots to the persons to whom the houses/plots have been allotted by above said committee.
21. That the Second Party shall provide basic infrastructure such as roads, drainage, water supply, sanitation and electricity, etcetera free-of-cost to the village abadies falling within the proposed Hi-Tech Township area. The beneficiaries will pay user charges to the service provider/Second Party. If the Second Party undertakes distribution of electricity, it will have to secure licence from the Uttar Pradesh Electricity Regulatory Commission for this purpose.
22. That the proposed township shall be environmentally sustainable i.e. the Second Party shall make appropriate provisions for conservation of water and power, pollution control and maintenance of green cover in the land use planning, development/construction works and operation & maintenance of the proposed Hi-tech Township. The Second Party shall obtain necessary environmental clearance for the proposed Hi-tech Township project from the Ministry of Environment and Forest, Government of India.
23. That the Second Party shall obtain all legal, statutory and other no objection certificates required under the rules for the proposed Hi-tech Township from the respective Competent Authorities of GoUP and Government of India.

प्रमाणित किया गया
अधिकारी

अधिकारी



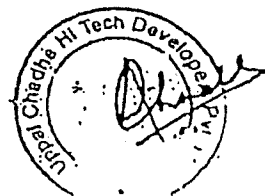
TRUE COPY

SIGN.....

24. That If required, the permission for generation of power for the proposed Hi-Tech Township shall be permissible in accordance with the prevailing Energy Policy of the GoUP read with Electricity Act., 2003 and Uttar Pradesh Electricity Regulatory Commission Rules.
25. That the Second Party shall adhere to the concept and features of Hi-tech Township as outlined in the original proposal submitted by it to Awas Bandhu Uttar Pradesh at the time of selection.
26. That a "Joint Venture" agreement shall be executed between the parties for proper and regular maintenance of the developed township/project. One time maintenance charges and annual user charges collected from the allottee shall be deposited in an 'Escrow Account'. The Second Party shall carry out the maintenance works whereas Joint Venture shall supervise such works and ensure that the amount collected for maintenance is being utilized for the same purpose.
27. That any issue which is not covered under this Revised MoU, shall be remedied as per the provisions of the Hi-Tech Township Policy-2007 as amended from time to time and the prevailing laws of the land.
28. That the First Party reserves the right to make such amendments, additions and alterations or modifications in the terms and conditions of this Revised MoU as may be considered just and expedient in the public interest.
29. Force Majeure
- (a) If at any time during the continuance of this Revised MoU, the performance in whole or in part by either Party of any obligation under this Revised MoU shall be prevented or delayed by reason of any war, or riot or natural calamities, the Second Party within 7 days of occurrence and cessation or each Force Majeure conditions shall intimate the First Party by a registered letter the beginning and end of the above causes of delay.
- (b) The Second Party shall not claim extension of time mentioned in the preceding paragraphs beyond the period affected by the Force majeure.
30. That in the event of any dispute with regard to terms and conditions of the Revised MoU, the same shall be referred to the decision of Sole arbitrator, to be appointed in writing by the parties, or if they can not agree upon a Sole arbitrator to the decision of three arbitrators, one to be appointed by each Party and they shall appoint the third arbitrator who shall (not) as the presiding arbitrator under the provisions of the Arbitration and Conciliation Act, 1996. Place of arbitration shall be Lucknow.
31. That any notice, letter or communication to be given by one Party to the other shall be in writing in Hindi or English language through registered post with due acknowledgement. In addition, such communication shall also be transmitted by fax.
32. That the terms and conditions of this Revised MoU shall prevail over the terms and conditions of the Principal MoU.
33. For the purpose of clauses 10 and 20 of this Revised MoU the word "Government Agency" means Uttar Pradesh Awas Evam Vikas Parishad or concerned Development Authority, as the case may be.

(गोपनीय गोपनीय)
गोपनीय गोपनीय

नमो नमो नमो नमो



TRUE COPY
SIGN.....

504

IN WITNESS WHEREOF the parties hereto have set their hands on the day and in the year herein first above written.

(.....) Seal
नरेंद्र कुमार चौधरी
चुदाग्रज
For and on behalf of First Party

In the presence of
(1) Witness G. S. Goyal
Address CTP GDA

(.....) Seal
Tech. Hi. Tech. Developers Pvt. Ltd.
For and on behalf of Second Party

In the presence of
(1) Witness Arora
Address 22, N.F.S., New Delhi

Arora
Sodhi
[True copy]

TRUE COPY
SIGN.....

Annexure R-II

505

Ghaziabad Development Authority
Ghaziabad

Letter Number: 272/Master Plan/2013

Dated: 03.10.2013

To,

M/s Uppal Chaddha Hi-tech Developers Pvt. Ltd.

Plot Number 757, Dasna Kajipura Mod

N.H.-24, Ghaziabad

Subject: Regarding revised Conceptual D.P.R. of 4494.31
acre land presented for the development of Hi-tech
Township.

Sir,

The Authority Board has granted approval on Revised
Conceptual D.P.R. presented by you in respect of extended
area along with entire 4494.31 acre land for the Hi-tech
Township on 20.09.2013 with below mentioned
conditions:-

1. All the conditions related to incorporating the
suggestions of the National Capital Region Planning
Board, New Delhi regarding the Green Belt land
mentioned in the Notification dated 19.10.2012 issued
by the Administration in respect of Change of land Use

TRUE COPY
SIGN. 

506

of 1019.22 Acre agriculture land shown in Master Plan 2021 out of total 4494.31 acre land included in the Plan and all the conditions regarding compliance of the Order passed by the Hon'ble Supreme Court in PIL No. 5493 (M.B.)/2012 Sacchidanand Gupta Vs State of U.P. and others shall be implemented.

2. Under the project, 490.06 acre land of new included villages Arifpur and Inayatpur falls there in the Ghaziabad Development Area. Master Plan of Ghaziabad Expansion area is in the progress of approval for the proposed urbanization area while including the above villages on which the trail map should be approved only after the land use of the said area is changed to residential.

3. The period of development of the project will be 10 years from the date of first development agreement dated 10.07.09 with context to the decision taken by the Board in its meeting dated 12.07.11.

4. If, transfer/sale/development of plots or properties has been done with context to the development works done

TRUE COPY
SIGN.....

507

on the spot by the developer in the course of the approval of the previously approved D.P.R./Trial Map and if the use of their land is changed/amended in the map of the revised D.P.R. then it will be the responsibility of the developer to include them under the revised D.P.R. and the developer will have to submit Affidavit regarding not transferring the plot and not violating the Apartment Act. In the said course, you will have to comply with the affidavit dated 04.09.2013.

5.No-objection Certificate shall be received from the N.H.A.I. while mentioning the alignments and breadth of two under passes shown in the proposed Eastern Peripheral Express way according to the proposed alignment of the N.H.A.I. and the developer will have to bear the cost of construction of the said under passes.

6. Under the project, the developer company/consortium will develop/construct plots/houses for the beneficiaries of the 10% economically weaker income section and 10% to the beneficiaries of low income category at the cost fixed by the Govt. Authority and after pre-determined

TRUE COPY
SIGN.....

standards and the allotment of said plots/houses to the beneficiaries of above income groups will be done through a Committee constituted by the Housing Town Planning Department under the Chairmanship of the Vice-President, Ghaziabad Development Authority. Apart from this, construction and development work of E.W.S./L.I.G. category buildings and community facilities will be done concurrently along with other development works/construction works under the project according to the requisition of Govt. order date 10.05.2011.

7.If the desired units are not fulfilled on the said plots due to the size of the proposed plots separately in the plan for the construction of E.W.S./L.I.G. buildings, then the above category of buildings will have to be completed on the land owned by the developer in other plots of Group Housing proposed under the Project.

8.The developer company will have to comply with the provisions mentioned under Govt. order number- 2157/Eight-1-11-184 Misc./2010, dated 22.07.2011 for

TRUE COPY
SIGN.....

509

the development of Rural Population falling under proposed Hi-tech township.

9.The developer company will have to get Clearance/ No-objection Certificate from the Uttar Pradesh Pollution Control Board with compliance to the Govt. order Number-3333/55-Parya./2008, dated 29 September, 2008 of the Environment Department regarding planned disposal of the S.T.P./Municipal Solid Waste in the Township/Colonies and Environmental Approval shall be received from the concerned authority in respect of the proposed Township Project.

10.The developer company will have to get N.O.C. from N.H.A.I. for Eastern Peripheral Expressway, N.O.C. from Indian Oil Corporation for Gas Pipeline and N.O.C. from the Irrigation Department regarding the land under the control of Irrigation Department under the Project.

11.The developer company will have to get N.O.C. from Central Ground Water Board or Uttar Pradesh Ground Water Department in respect of the suitability of the

TRUE COPY
SIGN.....

5/0

proposed structures for rain water on the basis of hydrology of the area in question.

12.N.O.C. will have to get from the U.P.P.C.L. to get the proposed Electricity Supply form U.P.P.C.L.

13.According to the increased population, the developer company will have to make the arrangement of the required area for solid waste disposal site (dumping yard).

14.At the time of the approval of the detailed lay-out, introduction of the commercial plots shall be done according to the business (Zonal, sector and convenient shops etc.).

15.The developer company will have to make the arrangement according to the prevailing rehabilitation policy of the State Govt. for the displaced persons (if any) as a result of the proposed project.

16.The developer company will have to comply with the Government policies issued by the Govt. for the township.

Enclosures: as above

Yours sincerely,
Sd/-

(Santosh Kumar Yadav)
Vice-President

TRUE COPY
SIGN.....

[True Translated copy]

511



गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

फ़ाइल नं. 272/फ़ाइल/2013

दिनांक - 03/10/2013

सेवा में,

श्री उमपल चड्ढा हाईटेक डवलपर्स प्रा० लि०
प्लॉट नं० 757, झरना काजीपुरा मोड़
एन०एच०-24, गाजियाबाद।

विषय: हाईटेक टाउनशिप के विकास हेतु प्रस्तुत 4494.31 एकड़ भूमि की पुनरीक्षित कन्सेप्चुअल डी०पी०आर० के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक आप द्वारा हाईटेक टाउनशिप के विस्तारित क्षेत्र सहित सम्पूर्ण क्षेत्रफल 4494.31 एकड़ पर प्रस्तुत पुनरीक्षित कन्सेप्चुअल डी०पी०आर० पर प्राधिकरण बोर्ड द्वारा दिनांक 20.09.2013 को निम्न शर्तों के साथ स्वीकृति प्रदान की गयी है :-

1. योजना में सम्मिलित कुल क्षेत्रफल 4494.31 एकड़ में से महायोजना 2021 में दर्शित कृषि क्षेत्र की 1019.22 एकड़ भूमि के भू-उपयोग परिवर्तन की शासन द्वारा दिनांक 19.10.2012 को जारी की गई अधिसूचना में वर्णित ग्रीन बेल्ट की भूमि के सम्बन्ध में, राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, नई दिल्ली के सुझावों को समाहित करने सम्बन्धी एवं जनहित याचिका सं० 5493 (एम.बी.)/2012 सच्चिदानन्द गुप्ता बनाम उ०प्र० राज्य व अन्य में मा० उच्च न्यायालय के निर्णय को अनुपालन करने सम्बन्धी समस्त शर्तों का पालन करना होगा।
2. योजना के अन्तर्गत गाजियाबाद विकास क्षेत्र में सम्मिलित किये गये नये ग्राम आरिफपुर व इनायतपुर की 490.06 एकड़ भूमि पडती है। उक्त ग्रामों को सम्मिलित करते हुए प्रस्तावित नगरीयकरण योग्य क्षेत्र हेतु तैयार की जा रही गाजियाबाद विस्तारित क्षेत्र की महायोजना अभी स्वीकृति की प्रक्रिया में है, जिस पर तलपट मानचित्र उक्त क्षेत्र का भू-उपयोग आवासीय होने के उपरान्त ही स्वीकृत किया जाये।
3. योजना के विकास की अवधि बोर्ड बैठक दिनांक 12.07.11 के निर्णय के क्रम में प्रथम डवलपमेन्ट एग्रीमेन्ट दिनांक 10.07.09 की तिथि से 10 वर्ष होगी।
4. पूर्व अनुमोदित डी०पी०आर०/तलपट मानचित्र की स्वीकृति के क्रम में विकासकर्ता द्वारा स्थल पर किये गये विकास कार्यों के क्रम में यदि भूखण्ड/परिसम्पत्तियों का अंतरण/विक्रय/विकास किया गया है एवं पुनरीक्षित डी०पी०आर० के मानचित्र में उनकी भूमि की उपयोगिता का परिवर्तन/संशोधन हो रहा है, तो विकासकर्ता का दायित्व होगा कि नयी पुनरीक्षित डी०पी०आर० के अधीन इन्हें समयोजित करना होगा तथा भूखण्ड हस्तान्तरण न करने तथा अपार्टमेन्ट एक्ट का उल्लंघन न करने सम्बन्धी शपथपत्र प्रस्तुत करना होगा। तत्क्रम में आप द्वारा दिये गये शपथ पत्र दिनांक 04.09.2013 का पालन करना होगा।
5. योजना के अन्तर्गत प्रस्तावित ईस्टर्न पैरीफेरियल एक्सप्रेस वे पर दर्शाये गये दो अण्डर पासों के एलाइनमेन्ट व चौड़ाई को एन.एच.ए.आई. के प्रस्तावित एलाइनमेंट के अनुरूप दर्शाते हुए एन.एच. ए.आई. से अनापत्ति प्राप्त करनी होगी तथा उक्त अण्डरपासों की निर्माण की विकासकर्ता को लागत वहन करनी होगी।

102

[Signature]

TRUE COPY
SIGN.....

6. विकासकर्ता कम्पनी/कन्सॉर्शियम द्वारा योजनान्तर्गत 10 प्रतिशत मूखण्ड/भवन अर्थिक दृष्टि से दुर्बल आय वर्ग एवं 10 प्रतिशत मूखण्ड/भवन अल्प आय वर्ग के लाभार्थियों को शासकीय अभिकरण द्वारा निर्धारित लागत पर एवं पूर्व निर्धारित मानकों के अनुसार विकसित/निर्मित कर उपलब्ध कराये जाने वाले मूखण्डों/ भवनों का आवंटन उक्त आय वर्गों के लाभार्थियों को उपाध्यक्ष गाजियाबाद विकास प्राधिकरण की अध्यक्षता में आवास एवं शहरी नियोजन विभाग द्वारा गठित समिति के माध्यम से किया जाएगा। इसके अतिरिक्त शासनादेश दिनांक 10.05.2011 की अपेक्षानुसार योजनान्तर्गत अन्य विकास कार्य/ निर्माण कार्य के साथ-साथ ई.डब्ल्यू.एस./एल.आई.जी. श्रेणी के भवनों एवं सामुदायिक सुविधाओं का निर्माण एवं विकास कार्य समानुपातिक रूप से करना होगा।
7. ई.डब्ल्यू.एस./एल.आई.जी. भवनों के निर्माण हेतु योजना में अलग से प्रस्तावित मूखण्डों के आकार के कारण यदि उक्त मूखण्डों पर वांछित ईकाइयों की पूर्ति नहीं हो पाती है तो उक्त श्रेणी के भवनों की पूर्ति योजनान्तर्गत प्रस्तावित ग्रुप हाउसिंग के अन्य मूखण्डों में विकासकर्ता की स्वामित्व की भूमि पर करनी होगी।
8. प्रस्तावित हाई-टेक टाउनशिप के अन्तर्गत आने वाली ग्रामीण आबादियों के विकास के लिए विकासकर्ता द्वारा शासनादेश संख्या- 2157/आट-1-11-184 विविध/2010, दिनांक 22.07.2011 के प्राविधानों का पालन करना होगा।
9. टाउनशिप/कालोनियों में एस.टी.पी./म्युनिसिपल सॉलिड वेस्ट का निस्तारण योजनाबद्ध रूप से कराए जाने विषयक पर्यावरण विभाग के शासनादेश संख्या-3333/55-पर्या./2008, दिनांक 29 सितम्बर, 2008 के अनुपालन में उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड से सहमति/अनापत्ति प्रमाण पत्र प्राप्त किया जाना होगा, तथा प्रस्तावित टाउनशिप परियोजना के सम्बन्ध में सक्षम स्तर से पर्यावरणीय स्वीकृति प्राप्त की जानी होगी।
10. योजनान्तर्गत गुजर रहे ईस्टर्न पैरीफेरल एक्सप्रेसवे हेतु एन.एच.ए.आई. से, गैस पाइप लाईन हेतु इण्डियन ऑयल कारपोरेशन से तथा सिंचाई विभाग के नियंत्रणाधीन भूमि के सम्बन्ध में सिंचाई विभाग से एन.ओ.सी. प्राप्त करनी होगी।
11. रेन वाटर हेतु प्रस्तावित स्ट्रक्चर्स की प्रश्नगत क्षेत्र की हाईड्रोलोजी के आधार पर उपयुक्तता के सम्बन्ध में सेंट्रल ग्राउण्ड वाटर बोर्ड अथवा उत्तर प्रदेश भूजल विभाग से अनापत्ति प्राप्त करनी होगी।
12. विद्युत-आपूर्ति यू0पी0पी0सी0एल0 से प्राप्त की जानी प्रस्तावित है। जिसके लिए यू0पी0पी0सी0एल0 से सहमति/अनुमति प्राप्त करनी होगी।
13. बढ़ी हुई जनसंख्या के अनुसार सॉलिड वेस्ट निस्तारण स्थल (डम्पिंग यार्ड) हेतु आवश्यक क्षेत्रफल की व्यवस्था विकासकर्ता को स्वयं करनी होगी।
14. व्यवसायिक भूखण्डों की प्रस्तावना डिटेल्ड ले-आउट की स्वीकृति के समय उनके उपयोग (जोनल,सेक्टर एवं कन्विनिएंट शॉप्स आदि) के अनुसार की जाये।
15. प्रस्तावित योजना के फलस्वरूप विस्थापित होने वाले (यदि हो) व्यक्तियों के लिए प्रदेश सरकार की प्रचलित पुनर्वास नीति के अनुसार व्यवस्था की जानी होगी।
16. टाउनशिप हेतु शासन द्वारा जारी शासकीय नीतियों का अनुपालन विकासकर्ता को करना होगा।
अनुमोदित पुनरीक्षित कन्सेप्चुअल डी0पी0आर0 की प्रति पत्र के साथ संलग्न है।
संलग्नक : यथोपरि।

भवदीय

(संतोष कुमार यादव)
उपाध्यक्षSumit
Sodhi
(True Copy)TRUE COPY
SIGN.

513
Annexure R-12

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

Ref. No. 1576/SEAC/322/2008/TA(J)/

Date 07 October, 2009

To,

The Director,
M/s Uppal Chadha Hi-Tech Developer Pvt. Ltd,
33-Community Center, New Friends Colony,
New Delhi-110065.

EIA APPROVAL
ORIGINAL.

Subj: Regarding the Environmental Clearance for proposed Hi-Tech Township of M/s Uppal Chadha Hi-Tech Developer Pvt. Ltd at Village-Mehrauli, Shahpur, Bamhaita, Durrvai, Sadiqpur/Kazipur, Bavana and Nayphal, U.P. along NH-24 between Ghaziabad and Hapur.

Dear Sir,

Please refer to your letter dated 30/12/2008 addressed to the Director and Secretary, State Level Expert Appraisal Committee, Directorate of Environment, Dr. Bhim Rao Ambedkar Paryavaran Parisar, Vineet Khand-1, Gomti Nagar, Lucknow on the subject as above. The State Level Expert Appraisal Committee has considered your application and has been given to understand that:

1. The Environmental Clearance is sought for proposed Hi-Tech Township at Village-Mehrauli, Shahpur, Bamhaita, Durrvai, Sadiqpur/Kazipur, Bavana and Nayphal, U.P. along NH-24 between Ghaziabad and Hapur.
2. The total plot area is 1503.00 acre and total built up area is 5992928.00 sq mt
3. Screening Category is 8 "b"

Based on the recommendations of the State Level Expert Appraisal Committee (meeting held on 30-07-2009 on the aforesaid project the State Level Environment Impact Assessment Authority (meeting held on 10-09-2009) has decided to grant the Environmental Clearance to the project subject to the effective implementation of the following conditions:

a. 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 trees felling in the project area shall be as permitted by the forest department under the prescribed rules. Suitable clearance in this regard shall be obtained from the competent authority.
6. Impact of drainage pattern on environment should be provided.
7. Surface hydrology and water regime of the project area within 10 km should be provided.
8. A suitable plan for providing shelter, light and fuel, water and waste disposal for construction labour during the construction phase shall be provided along with the number of proposed workers.

TRUE COPY
SIGN.....

9. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.
10. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. Obtain necessary clearances from the competent authority on the abstraction and use of ground water during the construction and operation phases.
12. Hazardous/inflammable/Explosive materials likely to be stored during the construction and operation phases shall be as per standard procedure as prescribed under law. Necessary clearances in this regards shall be obtained.
13. Solid wastes shall be suitably segregated and disposed. A separate and isolated municipal waste collection center should be provided. Necessary plans should be submitted in this regards.
14. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
15. The emissions and effluents etc. from machines, Instruments and transport during construction and operation phases should be according to the prescribed standards. Necessary plans in this regard shall be submitted.
16. Water sprinklers and other dust control measures should be undertaken to take care of dust generated during the construction and operation phases. Necessary plans in this regard shall be submitted.
17. Suitable noise abatement measures shall be adopted during the construction and operation phases in order to ensure that the noise emissions do not violate the prescribed ambient noise standards. Necessary plans in this regard shall be submitted.
18. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
19. Sewage effluents shall be kept separate from rain water collection and storage system and separately disposed. Other effluents should not be allowed to mix with domestic effluents.
20. Hazardous/Solid wastes generated during construction and operation phases should be disposed off as prescribed under law. Necessary clearances in this regard shall be obtained.
21. Alternate technologies for solid waste disposals (like vermin-culture etc.) should be used in consultation with expert organizations.
22. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
23. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Fully impermeable pavements shall not be constructed. Construction of pavements around trees shall be as per scientifically accepted principles in order to provide suitable watering, aeration and nutrition to the tree.
24. The Green building Concept suggested by Indian Green Building Council, which is a part of CII-Godrej GBC, shall be studied and followed as far as possible.
25. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
26. Ensure usage of dual flush systems for flush cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.
27. Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.
28. Ensure use of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. Make suitable provisions for using solar energy as alternative source of energy. Solar energy application should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. Present a detailed report showing how much percentage of backup power 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.

TRUE COPY
SIGN.....

31. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized
33. Prepare and present disaster management plan.
34. The project proponents shall ensure that no construction activity is undertaken without obtaining pre-environmental clearance.
35. A report on the energy conservation measures confirming to energy conservation norms finalized by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
36. Fly ash should be used as building material in the construction as per the provision of fly ash notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project lies within 100 km of Thermal Power Station).
37. The DG sets to be used during construction phase should use low sulphur diesel type and should conform to E.P. rules prescribed for air and noise emission standards.
38. Alternate technologies to Chlorination (for disinfection of waste water) including methods like Ultra Violet radiation, Ozonation etc. shall be examined and a report submitted with justification for selected technology
39. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
40. The construction of the building and the consequent increased traffic load should be such that the micro climate of the area is not adversely affected.
41. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
42. High rise buildings should obtain clearance from aviation department or concerned authority.
43. Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities should be restricted to special areas earmarked for the purpose.
44. It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children could be provided in a formal way.
45. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
46. It shall be ensured that all Street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alternatives.
47. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
48. Treated effluents shall be maximally reused to aim for zero discharge. Where ever not possible a detailed management plan for disposal should be provided with quantities and quality of waste water.
49. The treated effluents should normally not be discharged into public sewers with terminal treatment facilities as they adversely affect the hydraulic capacity of STP. If unable, necessary permission from authorities should be taken.
50. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
51. All necessary statutory clearances should be obtained and submitted before start of any construction activity and if this condition is violated the clearance, if and when given, shall be automatically deemed to have been cancelled
52. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.

TRUE COPY
SIGN.....

53. The location of the STP should be such that it is away from human habitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.
 54. The Environment Management plan should also include the break up costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.
 55. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
 56. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.
 57. Specific location along with dimensions with reference to STR, Parking, Open areas and Green belt etc. should be provided on the layout plan.
 58. The DG sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.
 59. E-Waste Management should be done as per MoEF guidelines.
 60. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.
 61. The use of suitably processed plastic waste in the construction of roads should be considered.
 62. Displaced persons shall be suitably rehabilitated as per prescribed norms.
 63. Dispensary for first aid shall be provided.
 64. Health impacts, Socio-economic impacts, soil degradation factors and biodiversity indices should also be included in E.I.A. reports.
 65. Safe disposal arrangement of used toiletries items in Hotels/Guest houses should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
 66. Diesel generating set stacks should be monitored for CO and HC.
 67. 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.
 68. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
 69. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
 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. A detail plan for collection, transportation and treatment of domestic solid waste generated from housing/IT project to be submitted.
- b. Specific Conditions:
1. Clearance for the proposed landfill site for proposed in house use will be taken separately.
 2. Public toilets should be provided at suitable places within the township for visitors/guests.
 3. Provision of licensed petrol pump, CNG station should be made in the commercial area.
 4. Only non polluting industries would be permitted in the area for which separate clearance will be obtained as prescribed under law.
 5. Construction/other activities in commercial area should be done only after obtaining environmental clearance as prescribed under law.
 6. RWH plans/schemes should be as per CGWB approved designs.
 7. Zero discharge should be maintained.
 8. Bell mouth entry should be provided and a budge to be provided before the entrance gate to give a space to the vehicles.
 9. Dual plumbing system should be ensured in case of group housing.
 10. All parks & community lighting system shall be based on 100% solar panel with 50% dual power and alternative arrangements can be used for the roads.

TRUE COPY
SIGN.....

517

74

11. Automatic switches should be provided for parks, lay out and roads
12. Interlocking cement blocks should be used for the pedestrian roads.
13. Creche facility should be provided during the construction and operational phases of the project.

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 this 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, SEIAA

Copy for necessary action to:

1. The Principal Secretary, Environment, U.P. Govt., Lucknow.
2. Dr. Nalini Bhatt, Director, 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.
5. Administrative Officer, Directorate of Environment for monitoring & Web Updation.


(Dr. Yashpal Singh)
Secretary, SEAC and
Director, Environment Directorate,
Govt. of U.P.


(True Copy)

TRUE COPY
SIGN. 

Annexure R-13

518

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-226010
Phone: 91-522 2300311, Fax: 91-522 2300311
E-mail: docuplko@yahoo.com
Website: www.seiaup.com

Ref: 2463/662/SEAC/2011/AA(S)

To,

Mr. Rakesh Garg,
Director,
M/s Uppal chadha Hi-tech Developers Pvt. Ltd.,
A-25, Ground floor,
Mohan Co-operative Industrial Estate,
Mathura Road,
New Delhi-110065.

Date: 3.....October, 2011

Sub: Regarding Environmental clearance for "Wave Hi-tech Township" (Expansion) at villages Mehrauli, Shahpur, Bamheta, Duriyai, Dasna, Sadipur/Qazipur, Bayana, Naiphal and expansion in villages Arifpur, Sadat Nagar-Iqia & Inayatpur, Talabpur, Kachhehra Warisabad, Dujana & Girdharpur Ghaziabad of M/s Uppal chadha Hi-tech Developers Pvt. Ltd.

Dear Sir,

Please refer to your letter dated 24-02-2011 and letter no. UC/WI/10-11-1 dated 28/04/2011, 8/6/2011 & 23/9/2011 addressed to the Secretary, SEAC, Dr. Bhim Rao Ambedkar Paryavaran Parisar, Vineet Khand-1, Gomti Nagar, Lucknow on the subject as above. The State Level Expert Appraisal Committee has considered the case in its 75th meeting held on 23/09/2011 and has been given to understand that:

1. Environmental Clearance is sought for "Wave Hi-tech Township" (Expansion) at villages Mehrauli, Shahpur, Bamheta, Duriyai, Dasna, Sadipur/Qazipur, Bayana, Naiphal and expansion in villages Arifpur, Sadat Nagar-Iqia & Inayatpur, Talabpur, Kachhehra Warisabad, Dujana & Girdharpur, Ghaziabad (Uttar Pradesh).
2. The Existing Plot area- 6121360.97sq.mt. Proposed Plot Area -12066817.65 sq.mt. Total Project area- 18188178.62 sq.mt. Total Built up area=2,25,66,815 sq.mt.
3. The proposal is covered under category 8b of the EIA notification dated 14/9/2006 and the amendments thereof.
4. The Township Project consist Plotted housing, Group housing, EWS/LIG (10% of total DU), Commercial, Industrial, Public/semi public and recreational areas.
5. Number of proposed DU-82160, Residential population- 550285 & Total population-779286.
6. Landscape area for the proposed project is 5993166 sqm, which is approx 33% of the total plot area.
7. One time water demand- 70.73 MLD Total water demand- 59.08 MLD, Fresh water requirement -57.45 KLD. Fresh water is supplied by municipal supply/ borewell.
8. 53.17 MLD waste water will be generated & will be treated in 3 STPs of total 58.39 MLD capacity (SBR tech), 47.85 MLD treated waste water will be consumed in flushing (15.19 MLD) horticulture (6MLD)/HVAC & DG cooling (26.66 MLD). Zero discharge to sewer.
9. For RWLI 194 nos (5x5.5) of pits are proposed for 92079 m³/hr run off potential.
10. Approx 431.69 tons/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.
11. 234.02 kg/day STP sludge will be generated & utilized as manure.
12. 70.320 TDP E-waste will be generated during operation phase. E-Waste Handling rules should be followed.
13. Total power requirement is 822 MW, supplied by UPREL 1x1500 KVA, 2x750 KVA & 14x400 KVA DG sets will be provided for emergency services.
14. The total proposed parking for the project is 254553 ECS.

Based on the recommendations of the State Level Expert Appraisal Committee, the State Level Environment Impact Assessment Authority (43rd meeting held on 07/10/2011) 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.

TRUE COPY
SIGN.....

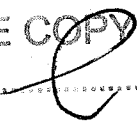
E.C. for Construction of "Wave Hi-tech Township" (Expansion) at Ghaziabad of M/s Upnal Chadha Hi-tech Developers Pvt. Ltd.

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 trees felling in the project area shall be as permitted by the Forest Department under the prescribed rules. Suitable clearance in this regard shall be obtained from the competent authority.
6. Impact of drainage pattern on environment should be provided.
7. Surface hydrology and water regime of the project area within 10 km should be provided.
8. A suitable plan for providing shelter, light and fuel, water and waste disposal for construction labour during the construction phase shall be provided along with the number of proposed workers.
9. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.
10. 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.
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.

TRUE COPY
SIGN.

E.C. for Construction of "Wave Hi-Tech Township" (Expansion) at Gharlabad of M/s. Uppal chadha Hi-Tech Developers Pvt. Ltd.

28. It is to ensure usage of measures for reducing water demand for landscaping and using xeriscaping e. 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 finalize 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 shacks 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, in detailed management plan for disposal should be provided with quantities and quality of waste water.
48. The treated effluents should normally not be discharged into public sewers 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.

TRUE COPY
SIGN. 

E. C. for Construction of "Wave Hi-tech Township" (Expansion) at Gharlabad of M/s Upnal chadha Hi-tech Developers Pvt. Ltd.

52. The location of the STP should be such that it is away from human habitation and does not cause problems of odor. Odorless technology options should be examined and a report submitted.
53. The Environment Management plan should also include the break up costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.
54. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
55. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.
56. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
57. The DG sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.
58. E-Waste Management should be done as per MoEF guidelines.
59. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.
60. The use of suitably processed plastic waste in the construction of roads should be considered.
61. Displaced persons shall be suitably rehabilitated as per prescribed norms.
62. Dispensary for first aid shall be provided.
63. Health impacts, Socio-economic impacts, soil degradation factors and biodiversity indices should also be included in EIA reports.
64. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests adopting suitable measures.
65. Diesel generating set stacks should be monitored for CO and HC.
66. Ground Water downstream of Rain Water Harvesting pit nearest to STP should be monitored for bacterial contamination. Necessary Hand Pumps should be provided for sampling. The monitoring is to be done both in pre and post monsoon seasons.
67. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
68. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment 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 proponent shall endeavor to obtain ISO 14001 certification. All general and specific conditions mentioned under this environmental manual to be prepared for the certification purpose and compliance.
72. 2% of the total project cost should be utilized to create a Corpus of funds for implementing plan under Social Corporate and Environmental Responsibility & proposals should be submitted within a month of issuance of Environment clearance.

b. Specific Conditions:

1. Environment clearance is given only for Township / Infrastructure development exclusive Group Housing Commercial/ Industrial development.
2. Clearance for proposed Residential, commercial & Industrial blocks within proposed Township will be taken separately as per EIA notification 2006.
3. Internal roads should not be less than 12 mt wide.
4. Rain water harvesting pits & STP should be located at safe distance to avoid contamination.
5. Old age home should also be included in Corporate Social and Environmental Responsibility and a detailed plan be submitted within 3 months.
6. D.G sets Stack height should be calculated based on combined DG sets capacity.
7. 100% waste water will be treated in STP.
8. Water supply will be prominently for GDA (Ganga-Yamuna water). However if ever Ground water extraction is planned, permission from CGWB be obtained.
9. Construction should be in conformity to Seismic zone norms for the area.

TRUE COPY
SIGN.....

522

72

E.C. for Construction of "Wave Hi-Tech Township" (Expansion) at Ghazipur of M/s Himilachha Hi-Tech Developments Pvt. Ltd.

10. STP should be installed at construction phase also.
11. Use of LED lights in the common areas be Explored.

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.

(Signature)
(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 Bhawan, CGO Complex, Lodhi Road, New Delhi.
3. Chief conservator, 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.

(O.P. Verma)
Director (I/c), Environment & Secretary, SEAC

(Signature)
50 dhr
(True copy)

TRUE COPY
SIGN.....

Annexure R-14

523

Registered

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: docuplko@yahoo.com
Website: www.seiaup.com

Ref.: 9/8/Parya/SEAC/2069/2013/JDCA(S)

Date: 3 July, 2014

To,

Sri Rakesh Garg (Director)
M/s Uppal Chaddha Hi-tech Developers Pvt. Ltd.
33, Community Centre, New Friends Colony,
New Delhi-110065

Sub: Regarding Environment Clearance for the proposed revision in "Wave Hi Tech Township", (Expansion) at Vill-Mehrauli, Shahpur Bamheta, Duriyai, Dasna, Sadiqpur/Qazipur, Bayana, Naiphal & Expansion in Vill-Arifpur, Sadat Nagar Iqia & Inayatpur, Talabpur, Kachhehra, Warisabad, Dujana & Girdharpur, Ghaziabad, U.P.

Dear Sir,

Please refer to undated letter received in this office on 01/10/2013 addressed to the Secretary SEAC, Directorate of Environment, Lucknow. The SEAC considered the matter in its meeting held on 03/10/2013. The case was presented by the consultant M/s Perfect Enviro Solution Pvt. Ltd. along with the project proponent. The proponent, through the documents submitted and presentation made, informed the SEAC that:-

1. The revision in environment clearance is sought for Wave Hi Tech Township at village Mehrauli, Shahpur Bamheta, Duriyai, Dasna, Sadiqpur/Qazipur, Bayana, Naiphal and Expansion in villages - Arifpur, Sadat Nagar Iqia & Inayatpur, Talabpur, Kachhehra, Warisabad, Dujana & Girdharpur Ghaziabad, Uttar Pradesh.
2. The built up area as 51578.130.39 sqm, the total land area as 4494.31 Ha have been proposed.
3. Provision for plots, EWS/LIG plots, Group housing, Industrial area, Commercial complex, Educational, Medical, Community and other Recreational activities have been proposed. The revised project details are as below:
4. The Plot area of Residential plots will be 2236174 sqm & Built up area will be 10733635.2 sqm.
5. The Plot area of EWS/LIG will be 54107.51 sq m and Built up area will be 292180.554 sq m.
6. The Plot area of Residential group housing will be 4516257 sqm and Built up area will be 24387787.8 sq m.
7. The Plot area of Public and Semi Public areas will be 1694410.796 sq m and Built up area will be 4913791.31 sq m.
8. The Plot area of Commercial and Office areas will be 1719704.134 sq m and Built up area will be 9286402.323 sq m.
9. The Plot area of Industrial area will be 1091296.222 sq m and Built up area will be 1309555.467 sq m.
10. The Plot area of Recreational area will be 545648.1112 sq m and Built up area will be 654777.7335 sqm.
11. The total water requirement as 92144 KLD and fresh water requirement as 59581 KLD which will be sourced from Ghaziabad Development Authority.
12. 73249 KLD waste water to be generated which will be treated in 60 number of STP capacity of 88 MLD has been proposed.

TRUE COPY
SIGN.

524

E.C. for the proposed revision in "Wave Hi Tech Township", (Expansion) at, Ghaziabad, U.P.

13. The 354 MTPD municipal waste, 4 liter/day used oil and 8 Kg. per day E-waste is estimated to be generated.
 14. The energy requirement 822 MW is estimated which will be met through the UPPCL. The backup power will be provided by 17 DG Sets (14 x 400 KVA, 2 x 750 KVA; 1 x 1500 KVA).
 15. Parking norms as Ghaziabad Development Authority shall be followed.
 16. 143053 Cum volume of water for RWH during peak hours and 4494 no of rain water harvesting pits shall be proposed.
 17. Project is covered under category 8(b) of EIA Notification 2006 as amended.
- Based on the recommendation of the SEAC meeting dated 03/10/2013 the SEIAA in its meeting dated 10/10/2013 has agreed to grant the Environment Clearance to the proposed project subject to the effective implementation of the following general and specific conditions.
- a. General Conditions:
1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.
 2. It shall be ensured that obtain the no objection certificate from the U P pollution control board before start of construction.
 3. It shall be ensured that no construction work or preparation of land by the project management except for securing the land is started on the project or the activity without the prior environmental clearance.
 4. The proposed land use shall be in accordance to the prescribed land use. A land use certificate issued by the competent Authority shall be obtained in this regards.
 5. All trees felling in the project area shall be as permitted by the forest department under the prescribed rules. Suitable clearance in this regard shall be obtained from the competent Authority.
 6. Impact of drainage pattern on environment should be provided.
 7. Surface hydrology and water regime of the project area within 10 km should be provided.
 8. A suitable plan for providing shelter, light and fuel, water and waste disposal for construction labour during the construction phase shall be provided along with the number of proposed workers.
 9. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.
 10. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
 11. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
 12. Hazardous/inflammable/Explosive materials likely to be stored during the construction and operation phases shall be as per standard procedure as prescribed under law, Necessary clearances in this regards shall be obtained.
 13. Solid wastes shall be suitably segregated and disposed. A separate and isolated municipal waste collection center should be provided. Necessary plans should be submitted in this regards.
 14. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
 15. The emissions and effluents etc. from machines, instruments and transport during construction and operation phases should be according to the prescribed standards. Necessary plans in this regard shall be submitted.
 16. Water sprinklers & 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.

TRUE COPY
SIGN...

E.C. for the proposed revision in "Wave Hi Tech Township", (Expansion) at, Ghaziabad, U.P.

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 and trees shall be as per scientifically accepted principles in order to provide suitable watering, aeration and nutrition to the tree.
24. The Green building Concept suggested by Indian Green Building Council, which is a part of CII-Godrej GBC, shall be studied and followed as far as possible.
25. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
26. Ensure usage of dual flush systems for flush cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.
27. Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.
28. Ensure use of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. Make suitable provisions for using solar energy as alternative source of energy. Solar energy application should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. Present a detailed report showing how much percentage of backup power for institution can be provided through solar energy so that use and polluting effects of DG sets can be minimized.
30. Make separate provision for segregation, collection, transport and disposal of e-waste.
31. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
33. Prepare and present disaster management plan.
34. The project proponents shall ensure that no construction activity is undertaken without obtaining pre-environmental clearance.
35. A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
36. Fly ash should be used as building material in the construction as per the provision of fly ash notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project lies within 100 km of Thermal Power Station).
37. The DG sets to be used during construction phase should use low sulphur diesel type and should conform to E.P. rules prescribed for air and noise emission standards.
38. Alternate technologies to Chlorination (for disinfection of waste water) including methods like Ultra Violet radiation, Ozonation etc. shall be examined and a report submitted with justification for selected technology.
39. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day & night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped & covered with vegetation of indigenous variety.

TRUE COPY
SIGN.....

526

E.C. for the proposed revision in "Wave Hi Tech Township", (Expansion) at, Ghaziabad, U.P.

40. The construction of the building and the consequent increased traffic load should be such that the micro climate of the area is not adversely affected.
41. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
42. High rise buildings should obtain clearance from aviation department or concerned authority.
43. Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities should be restricted to special areas earmarked for the purpose.
44. It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children could be provided in a formal way.
45. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
46. It shall be ensured that all Street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alternatives.
47. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
48. Treated effluents shall be maximally reused to aim for zero discharge. Where ever not possible, a detailed management plan for disposal should be provided with quantities and quality of waste water.
49. The treated effluents should normally not be discharged into public sewers with terminal treatment facilities as they adversely affect the hydraulic capacity of STP. If unable, necessary permission from authorities should be taken.
50. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
51. All necessary statutory clearances should be obtained and submitted before start of any construction activity and if this condition is violated the clearance, if and when given, shall be automatically deemed to have been cancelled.
52. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
53. The location of the STP should be such that it is away from human habitation & does not cause problem of odor. Odorless technology options should be examined & a report submitted.
54. The Environment Management plan should also include the break up costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.
55. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
56. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.
57. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
58. The DG sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.
59. E-Waste Management should be done as per MoEF guidelines.
60. Electrical waste should be segregated & disposed suitably as not to impose Environmental Risk.
61. The use of suitably processed plastic waste in the construction of roads should be considered.
62. Displaced persons shall be suitably rehabilitated as per prescribed norms.
63. Dispensary for first aid shall be provided.
64. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
65. Diesel generating set stacks should be monitored for CO and HC.

TRUE COPY
SIGN. 

527

E.C. for the proposed revision in "Wave Hi Tech Township", (Expansion) at, Ghazalabad, U.P.

66. Ground Water downstream of Rain Water Harvesting pit nearest to STP should be monitored for bacterial contamination. Necessary Hand Pumps should be provided for sampling. The monitoring is to be done both in pre and post monsoon, seasons.
67. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
68. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
69. An energy audit should be annually carried out during the operational phase and submitted to the authority.
70. Project proponents shall endeavor to obtain ISO: 14001 certification. All general and specific conditions mentioned under this environmental clearance should be included in the environmental manual to be prepared for the certification purposes and compliance.
71. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within the month) on need base assessment study in the study area. Income generating measures which can help in upliftment of weaker section of society consistent with the traditional skills of the people identified. The program me can include activities such as old age homes, rain water harvesting provisions in nearby areas, development of fodder farm, fruit bearing orchards, vocational training etc. In addition, vocational training for individuals shall be imparted so that poor section of society can take up self employment and jobs. Separate budget for community development activities and income generating programmers shall be specified. Revised ECR plan is to be submitted within 3 month. Failing which, the environmental Clearance shall be deemed to be cancelled.
72. Appropriate safety measures should be made for accidental fire.
73. Smoke meters should be installed as warning measures for accidental fires.
74. Plan for safe disposal of R.O reject is to be submitted.
75. Project falling with in 10 Km. area of Wild Life Sanctuary is to obtain a clearance from National Board Wild Life (NBWL) even if the eco- sensitive zone is not earmarked.
76. The environmental safeguards contained in EIA Report should be implemented in letter & spirit.
77. Provision should be made for supply of kerosene or cooking gas and pressure cooker to the labourers during construction phase.
78. Six monthly monitoring reports should be submitted to DoEn, U.P./UPSEB/ MoEF Regional Office, Lucknow.
79. Officials from DoEn, U.P./UPSEB/ MoEF Regional Office, 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.
80. In the case of any change(s) in the scope of the project, the project would require a fresh EC.
81. The SEIAA, UP 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 manner.
82. 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 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
83. 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.
84. Any appeal against this Environmental Clearance shall lie with the National Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under Section 11 of the National Environment Appellate Act, 1997.

TRUE COPY
SIGN...

b. Specific Conditions:**Construction Phase**

- (i) Consent for Establishment shall be obtained from Uttar Pradesh Pollution Control Board under Air and Water Act and a copy shall be submitted to SEIAA, UP before start of any construction work at the site.
- (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. Provision should be made for mobile toilets. 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 during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (vii) The approach road to OSR shall be ensured.
- (viii) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (ix) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- (x) Any hazardous waste generated during construction phase, should be disposed off as per applicable rules & norms with necessary approvals of the Uttar Pradesh Pollution Control Board.
- (xi) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- (xii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- (xiii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- (xiv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/UPPCB.
- (xv) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100 Km of Thermal Power Stations).
- (xvi) Ready mixed concrete must be used in building construction.
- (xvii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xviii) Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices referred.
- (xix) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xx) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.

TRUE COPY

SIGN.....

529

E.C. for the proposed Commercial Complex, Studio Apartment & Hotel at Plot No-TCG/1-A/V/2, Vibhuti Khand, Gomti Nagar, Lucknow, U.P.

- (xxi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (xxii) Use of glass may be reduced by up to 40% to reduce the electricity consumption & load on air-conditioning. If necessary, use high quality double glass with special reflective coating in windows.
- (xxiii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- (xxiv) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all airconditioned spaces while it is aspirational for non-airconditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
- (xxv) The approval of the competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc.
- (xxvi) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
- (xxvii) 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 has been started without obtaining environmental clearance.

Operation Phase

- i) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the SEIAA before the project is commissioned for operation. Treated affluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Uttar Pradesh Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- ii) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry / inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- iii) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Uttar Pradesh Pollution Control Board.
- iv) Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- v) The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised so as to provide protection against particulates and noise.
- vi) Weep holes in the compound walls shall be provided to ensure natural drainage of rain water in the catchment area during the monsoon period.
- vii) Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts. above the highest ground water table.
- viii) The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- ix) 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

TRUE COPY
SIGN. _____

530

E.C. for the proposed Commercial Complex, Studio Apartment & Hotel at Plot No-TCG/1-A/V/2, Vibhuti Khand, Gomti Nagar, Lucknow, U.P.

be utilized.

- x) A Report on the energy conservation measures confirming to energy conservation norms finalise 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.
- xi) Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible.
- xii) Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.
- xiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

You are also directed to ensure that the proposed site is not a part of any no-development zone as required/prescribed/identified under law. In case of violation, this permission shall automatically deem to be invalid and cancelled. Also, in the event of any dispute on ownership of the proposed site, this permission shall automatically deem to be invalid and cancelled.

The above conditions will be enforced inter-alia, under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and the Public Liability Insurance Act, 1991 along with their amendments and rules made there under and also any other orders passed by the Hon'ble Courts of Law relating to the subject matter.

The project proponent will have to submit approved plans and proposals incorporating the conditions specified in the Environmental Clearance within 03 months of issuance of this clearance.

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

This is to request you to take further necessary action in matter as per provision of Gazette Notification No. S.O. 1533(E) dated 14-09-2006, as amended and send regular compliance reports to the authority as prescribed in the aforesaid notification.

J. S. Yadav
(J. S. Yadav)

Member Secretary, SEIAA

No. /Parva/SEAC/2069/2013/JDCA(S)

as above

Copy for information and necessary action to:

1. The Principal Secretary, Environment, U.P. Govt., Lucknow.
2. Dr. P.L. Ahuja Rai, Advisor, IA Division, Ministry of Environment & Forests, Govt. of India, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
3. Chief Conservator, Ministry of Environment & Forests, Regional Office (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.
5. District Magistrate, Ghaziabad, U.P.
6. Asstt. Director, Directorate of Environment, U.P., Vineet Khand-1, Gomti Nagar, Lucknow.
7. Copy for Web Master/Guard File

(Dr. R.K. Sardana)

Director (I/C)/Secretary SEAC,
Directorate of Environment, U.P.

ENVIS:\CA\SEAC ALL\SEAC - EC Letter\EC Wave Hi-Tech Township Division in expansion 2009.docx

Ramesh Sodhi
(True Copy)

TRUE COPY
SIGN.....

Annexure R-15
531

2-Mar-2011 16:21 From:

To: 01202529157P.1

Uttar Pradesh Pollution Control Board

Ref. No. F8276-3/C-I/G-NOC-688/11/9

Date: 22.03.2011

To,

Messers Uppal Chadha Hightech Developers Pvt. Ltd

33, Community Centre, New Friends Colony,

New Delhi-110025

Subject: Regarding No Objection Certificate

Sir,

Kindly note that with respect to Point No.1(A) of the No Objection Certificate issued vide above subjected Letter of Board bearing No. F-52263/N.O.C./G-688/2011/8 dated 10.3.11 the Place for the project is hereby clarified as :-

"Village Sadikpur alias Kaazipur, Naiphal, Aarispur, Daasna, Mahroli, Shahpur, Bamhaita, Bayana, Sadatnagar, Iklas, Inayatpur District Ghaziabad and Talabpur/ Taathipur, Duryai Kacheda Varsabad, Dujana, Girdharpur District-Gautambudh Nagar"

Other conditions of the No Objection Certificate will remain as it is.

Faithfully

22.3.11

(E.Sunil Kumar Singh)

Chief Environment Engineer

Circle-1

Copy to:

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

Noida for information and necessary action.

Chief Environment Officer, Circle-1

TRUE COPY
SIGN.....

532

UTTAR PRADESH POLLUTION CONTROL BOARD

Pickup Building, Third Floor, B-Block, Vibhuti Khand, Gomati
Nagar, Lucknow

Validity date is for five years

Reference No. F82293/C-1/N.O.C./G-688/2011/8

Date: 10.3.2011

To,

Messers Uppal Chadha Hightech Developers Pvt. Ltd
33, Community Centre, New Friends Colony,
New Delhi-110025

Subject: Issuance of No Objection Certificate regarding
Environment Pollution for establishment of new unit.

Sir,

Kindly take reference of your above subjected application dated zero. Your application is considered and it be noted that conditional No Objection is sanctioned to the Unit regarding environment pollution with the condition that following specific conditions and general conditions (attached) be complied fully.

1. No Objection Certificate is issued for the following specific particulars:-

(a) Place: Village Sadikpur, Kaazipur, Nayayphal, Aarispur, Daasna, Mahroli, Shahpur, Bemhata, Bayana, Sadiknagar, Iklas, Inayatpur District Ghaziabad and Village Duraya,

TRUE COPY
SIGN.....

Kachera Varsabad, Duaja, Talvampur, Girdharpur District-
Gautambudh Nagar"

(b) **Production:** For constructing residential multistoried flats commercial shop etc. over 44.31 acre of land in Village Churaya, Khachera, Varisvad, Dauja, Talavpur, Girdharpur, District Gautam Budh Nagar, and Village Sadikpur, Kaazipur, Nayayphal, Aarifpur, Daasna, Mahrouli, Shahpur, Bemhata, Bayana, Sadiknagar, Ekla, Inayatpur, District Ghaziabad,

(c) Quantity of industrial effluent:.....

(d) **Fuel to be used:** Diesel as per requirement for running a D.G. Set having capacity of 700 M.V.A.

In the event of any change in the above, it will be mandatory to again obtain new No Objection Certificate.

2. Progress report of all plant and machinery, green belt, effluent purification project and of air pollution control unit established in the unit will have to be submitted before this office regularly on 10th day of every month.
3. In the unit the industry shall not commence testing production until it don't obtain the sanction from Board as per the Water and Air Acts. For obtaining water and air sanction the unit will have to submit before this office the mentioned sanction application at least two months ago before commencement of testing output by mentioning it as first application. If the unit does not comply with the above, then the legal action will be taken against the unit

TRUE COPY
SIGN.....

without any prior information in accordance with the legal provisions of the above acts

4. Before commencement of testing output our regional office will ensure inspection of the unit.
5. Maximum quantity of domestic waste will not be more than 73 MLD and the same be disposed of by purifying it through Septic Tank and Soak Pit as per the standards fixed by the board.
6. Copy of order for proposed establishing purification plant and supply of construction work for pollution control must be submitted before this office till 31.12.2012.
7. Messers Uppal Chadha Hightech Developers Pvt. Ltd will carry out construction of residential project over the land having an area of 4484.39 acre in village Chhuraya, Khachera, Varisavad Dauja, Talvampur, Girdharpur, District Gautam Budh Nagar and Village Sadikpur, Kaazipur, Nayayphal, Aarifpur, Daasna Mahroli, Shahpur Bemhata, Bayana, Sadiknagar, Ekla Inayatpur District Ghaziabad.
8. For purification of the 73 MLD domestic waste produced by the unit in the project the unit must have to establish STP of the full capacity and the maximum re-use of purified waste be done for the project. Location of the STP be shown through map and it be submitted.
9. Disposal of remaining purified waste has to be done through Dasna Drain in the manner and by ensuring that the natural shape of the Dasna Drain may not change in

TRUE COPY
SIGN.....

any situation and the condition of water logging may not arise

10. Unit will do Solid Waste Management arrangement as per Bio composting and Re-cycling provisions.
11. All proposed D.G. Sets along with the noise controlling arrangements Chimneys of appropriate height be established as per parameters of board.
12. Unit will do arrangement for rain water harvesting as per proposal.
13. The unit will develop green belt of more than 33 percent portion of the total proposed area.
14. This No Objection is being issued to the Unit as per the provisions of Water Act, 1974 and Air Act 1981.
15. Unit will have to obtain environment clearance from the Environment and Forest Ministry, Government of India/ State Environment Impact Assessment Authority.
16. Unit will have to ensure verbatim compliance of the conditions of Bank Guarantee, in the event of non compliance the Bank Guarantee submitted by the Unit will be get released in favour of the board and for this the sole responsibility will be of the responsible post holders of the unit.
17. No Objection Certificate issued by the Board Headquarter vide Letter No. 7341/C-1/N.O.C./G-477/01 dated 10/7/01.

If any amendment is done in the above conditions then it be rejected. In compliance of the above specific and general conditions the Industry must submit the first compliance report

TRUE COPY
SIGN.....

536

453

before this Office till 31.12.2012. Compliance report be submitted regularly otherwise the no objection will be rejected.

Faithfully

Member secretary

Page NO. / N.O.C. even dated

Copy to:

1. General Manager, District Industries Centre: Ghaziabad
2. Upkar Officer, U.P. Pollution Control Board, Lucknow.
3. Regional Officer, U.P. Pollution Control Board, Lucknow
.....Ghaziabad
4.
.....

Chief Environment Officer

Circle-1

*Sumit
Bodhi*

[True Translated copy]

TRUE COPY
SIGN.....

22-MAR-2011 16:21 FROM:

TO:

01202529151



उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड
UTTAR PRADESH POLLUTION CONTROL BOARD

संदर्भ सं०

Ref. No.

C-I/G-NOC-600/11/9

दिनांक

Date

22-3-11

सेवा में,

मैसर्स उप्पल चढडा हाईटेक डेवलपर्स प्रा० लि०,
३३, कम्युनिटी सेण्टर, न्यू फ्रेंड्स कालोनी,
नई दिल्ली-११००२५

विषय-अनापत्ति प्रमाण पत्र के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक बोर्ड पत्र संख्या-एफ८२२६३/एन०ओ०सी०/जी०६८८/२०११/८,
दिनांक-१०.३.११ द्वारा निर्गत अनापत्ति प्रमाण पत्र के बिन्दु संख्या-१(क) के सगह परियोजना
स्थल निम्नानुसार है-

"ग्राम सादिकपुर उर्फ काजीपुर, नायफल, आरिफपुर, डासना, महारौली, राहपुर, बम्हटा,
बयाना, सादतनगर इकला, इनायतपुर जिला-गाजियाबाद एवं तालबपुर/हाथीपुर, दुर्गाबाई, कपौडा,
वारसाबाद, दुजाना, गिरधरपुर जिला-गौतमबुद्धनगर"

अनापत्ति प्रमाण पत्र की अन्य शर्तें यथावत् रहेंगी।

भवदीय,

(इ० सुनील कुमार सिंह)

मुख्य पर्यावरण अभियंता

वृत्त-१

प्रतिलिपि:

क्षेत्रीय अधिकारी, उ० प्र० प्रदूषण नियंत्रण बोर्ड, गाजियाबाद/नोएडा को सूचनाार्थ एवं
आवश्यक कार्यवाही हेतु प्रेषित।

मुख्य पर्या० अधिकारी, वृत्त-१

TRUE COPY

SIGN.....



उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड

‘पिकप भवन’ तृतीय तल, बी-ब्लॉक, विभूति खण्ड,
गोमती नगर, लखनऊ

वैषम्य तिथि पंच वर्ष हेतु
मान्य है

संदर्भ संख्या

82273

/सी-१/एन०ओ०सी०/जे-६८८/२०११

दिनांक 10-3-11

सेवा में,

मे०

मैसर्स. ठप्पल चूड़ा एस्टेट्स डेवलपर्स प्रा० लि०,

३३ कम्युनिटी सेक्टर, न्यू फ्रेन्ड्स परबोली,

नई दिल्ली- ११००२५

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

महोदय,

कृपया उपरोक्त विषयक अपने आवेदन पत्र दिनांक, ... का संदर्भ लें। आपके आवेदन पर विचार किया गया है तथा कृपया अवगत हो कि उद्योग को पर्यावरणीय प्रदूषण के दृष्टिकोण से निम्नलिखित विशिष्ट शर्तों एवं सामान्य शर्तों (संलग्नक) के समुचित अनुपालन के साथ सशर्त अनापत्ति स्वीकृत की जाती है।

1. अनापत्ति प्रमाण-पत्र निम्नलिखित विशिष्ट विवरणों के लिए ही निर्गत किया जा रहा है :-

(क) स्थल : ग्राम सईकपुर, कजीपुर, न्यामफल, अरिफपुर, हासना, महरोली, गुरापुर,
बैम्हटा, बयाना, सईकनगर, एकलाह, इनायतपुर, जनपद गजियाबाद। एन
ग्राम दुराय, खचेरा, बारिसवाद देजा, तलवपुर, गिरधरपुर जनपद गौतमबुद्धनगर

ग्राम दुराय, खचेरा, बारिसवाद, देजा, तलवपुर, गिरधरपुर जनपद-गौतमबुद्धनगर

एवं ग्राम सईकपुर, कजीपुर, न्यामफल, अरिफपुर, हासना, महरोली,

(ख) उत्पादन : गुरापुर, बैम्हटा, बयाना, सईकनगर, एकलाह, इनायतपुर जनपद गजियाबाद -

में ४४९४.३१ एकड़ क्षेत्रफल में अखासीय मल्टी स्वेरी फलैट,

कमरिशिल ग्राम अदि।

TRUE COPY
SIGN

(घ) औद्योगिक उत्प्राह की मात्रा :

(ड) प्रयुक्त ईधन :

उपर्युक्त विषय वस्तु में किसी भी प्रकार से परिवर्तन करने पर पुनः अनापत्ति प्रमाण-पत्र प्राप्त करना आवश्यक होगा।

2. उद्योग में सभी आवश्यक यंत्र, संयंत्र, हरित पट्टिका, उत्प्राह शुद्धिकरण संयंत्र तथा वायु प्रदूषण नियंत्रण व्यवस्था की स्थापना में की गयी प्रगति रिपोर्ट इस कार्यालय में प्रत्येक माह की दसवीं तारीख तक निरंतर प्रेषित करें।
3. उद्योग इकाई में परीक्षण उत्पादन तब तक प्रारम्भ नहीं करें जब तक कि वह बोर्ड से जल एवं वायु अधिनियमों के अन्तर्गत सहमति प्राप्त न कर लें। जल एवं वायु सहमति प्राप्त करने हेतु इकाई ने उत्पादन प्रारम्भ करने की तिथि से कम से कम 2 माह पहले निर्धारित सहमति आवेदन पत्रों को उत्पादन पूर्व प्रथम आवेदन का उल्लेख करते हुए इस कार्यालय में अवश्य ही जमा कर दिया जाए। यदि उद्योग उपरोक्त का अनुपालन नहीं करता है तो उक्त अधिनियमों के वैधानिक प्राविधानों के अन्तर्गत उद्योग के विरुद्ध बिना किसी पूर्व सूचना के विधिक कार्यवाही की जा सकती है।
4. उद्योग में परीक्षण उत्पादन के पूर्व हमारे क्षेत्रीय कार्यालय द्वारा इकाई का निरीक्षण सुनियोजित किया जाए।

TRUE COPY
 SIGN.....

5. घरेलू उत्प्रावह, जिसकी मात्रा ७३ एमएलडी से अधिक नहीं होगी। सेप्टिक टैंक एवं सोक पिट के माध्यम से बोर्ड द्वारा निर्धारित मानकों के अनुरूप शुद्धिकृत कर निस्तारित किया जाए।
6. प्रदूषण नियन्त्रण हेतु प्रस्तावित शुद्धिकरण संयंत्र तथा निर्माण कार्य आपूर्ति के लिये दिये गए आदेश की प्रति इस कार्यालय में दिनांक २१/१२/२०१२ तक अवश्य प्रस्तुत की जाए।

७- मैसर्स ऊपल चड्ढा हर्ड टेक डेवलपर्स प्रा० लि०, ग्राम डुराय, खचेरा, वारिसवाद देव, तलवपुर

गिरधरपुर, जनपद गैतमबुद्धनगर एवं

- ग्राम सादिकपुर, कांजीपुर, न्यायफल, आरिफपुर, डासना महरोली शाहपुर बेम्हटा, बयाना, सादिकनगर, एकला, इनायतपुर जनपद गाजियाबाद द्वारा क्षेत्रफल ४४६४.३१ एकड़ पर आवासीय परियोजना का निर्माण करें।
- ८- संस्था द्वारा परियोजना में जनित घरेलू उत्प्रावह ७३ एमएलडी के शोधन हेतु पूर्ण क्षमता के एसटीपी की स्थापना की जाये तथा शुद्धिकृत उत्प्रावह का अधिकतम पुनः प्रयोग परियोजना में किया जाये। S.T.P. की क्षमता ७३ एमएलडी के शोधन हेतु ७३ एमएलडी की होनी चाहिए।
- ९- शेष शुद्धिकृत उत्प्रावह का निस्तारण डासना ड्रेन के माध्यम से इस प्रकार से किया जाये एवं सुनिश्चित किया जाये कि डासना ड्रेन का प्राकृतिक स्वरूप किसी भी परिस्थिति में अवलुप्त न होने पाये एवं जल भराव की समस्या उत्पन्न न हो।
- १०- संस्था द्वारा सालिड वेस्ट मैनेजमेन्ट प्रबन्धन बायोक्म्पास्टिंग एवं रिसाइकलिंग द्वारा प्रस्तावों के अनुरूप किया जाये।
- ११- समस्त प्रस्तावित डी०जी०सेट पर ध्वनि रोधक व्यवस्थाओं के साथ-साथ बोर्ड मानकों के अनुसार पर्याप्त ऊँचाई की चिमनी भी स्थापित की जायें।
- १२- संस्था प्रस्तावनुसार रेन वाटर हार्वेस्टिंग व्यवस्था स्थापित करें।
- १३- संस्था नियमानुसार कम से कम ३३ प्रतिशत कुल प्रस्तावित क्षेत्रफल का हरित पट्टिका के रूप में विकसित करें।
- १४- संस्था को यह अनापत्ति प्रमाण पत्र जल अधिनियम, १९७४ एवं वायु अधिनियम, १९८९ के प्राविधानों के अन्तर्गत निर्गत किया जा रहा है।
- १५- संस्था द्वारा पर्यावरण एवं वन मंत्रालय, भारत सरकार/स्टेट इन्वायरमेन्ट इम्पेक्ट असेसमेंट अथॉरिटी से पर्यावरणीय क्लीरेन्स प्राप्त किया जाये।
- १६- संस्था जमीन ! बैंक गारण्टी का अक्षरशः अनुपालन करना सुनिश्चित करें, अनुपालन न करने की दशा में संस्था द्वारा प्रेषित बैंक गारण्टी बोर्ड के पक्ष में अवमुक्त की जा सकती है, जिसकी पूर्ण जिम्मेदारी स्वयं संस्था के जिम्मेदार पदाधिकारियों की होगी।
- १७- बोर्ड मुख्यालय के आंक ५३४९/सी-१/एन०ओ०सी०/जी-४८८/०९ दिनांक १०/८/०९ जारी अनापत्ति प्रमाण पत्र को रिवोक किया जाता है।

TRUE COPY

SIGN.....

541

18

की शर्तों में संशोधन किया जाय अथवा निरस्त कर दिया जाय। उपर्युक्त विशिष्ट एवं सामान्य शर्तों के सम्बन्ध में उद्योग द्वारा इस कार्यालय में दिनांक २१/१२/२०१२ तक प्रथम अनुपालन आख्या अवश्य प्रेषित की जाए। अनुपालन आख्या नियमित प्रेषित की जाए अन्यथा अनापत्ति निरस्त कर दी जाएगी।

भवदीय

सदस्य सचिव

पृष्ठांक सं.

/एन. ओ. सी.

तद. दिनांक

प्रतिलिपि :

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

मुख्य पर्यावरण अधिकारी

(सर्किल- १)

Sumit
Reddy
(True copy)

TRUE COPY
SIGN.....

542
Annexure R-16

Uttar Pradesh Pollution Control Board

T.C.-12V, Vibhuti Khand

Gomati Nagar, Lucknow

Reference Number: H12767/C-1/NOC-688/2017

Date: 29.11.2017

To,

Messers Uppal Chadha Hightech Developers Pvt. Ltd.
Mezzanine Floor, M-4,
South Extension Part-II
New Delhi-110049

Subject: For extending validity of the No Objection Certificate issued earlier for Hightech Township Project from the point of view of Environment Pollution.

Sir,

Kindly take reference of above subjected application which is received at the Headquarter of the Board on 16.11.2017. Your application is duly considered, on the due compliance of the following conditions, the validity of No Objection Certificate issued vide Letter No. F 82293/C-1/N.O.C./G-688/2011/8 dated 10/03/2011, which was earlier issued as per the Water (Pollution Prevention and Control) Act, 1974 and Air (Pollution Prevention and Control Act), 1981, for the Hightech City Project (for the Villages within Ghaziabad being Sadikpur, Kaazipur, Nayayphal, Bayana, Shahpur Bemhaita, Dasa, Mahroli, Iklakh, Inayatpur, Aarifpur, Duryai, Pacheda Varisbad, Dujana, Talabpur alias Haathipur and Girdharpur Sunarasi) is hereby extended for next 05 years from the date of the issuance of this letter:-

TRUE COPY

SIGN.....

1. Disposal of waste oil produced out of the said unit and e-waste will be done as per the provisions of Solid Waste Regulation and E-Waste Regulations.
2. During the development of the project for controlling the dust, arrangement of water sprinkler be done and compliance of the Memorandum 2010 issued by the Environment, Forest and Climate Change Ministry/ Office is necessary.
3. L.P.G. be arranged for cooking of food for the temporary labour involved in the construction activities and for disposal of their sewage arrangement of septic tank/ soak pit be done.
4. Establish separate D.G. Set for cleaning of sewage for this unit and install separate electricity meter for this purpose.
5. Solid Waste Management be done as per the provisions of M.S. W. Rules 2016.
6. Work of collection and segregating the solid waste of Town be done, so that Bio Compost be prepared by converting the bio-degradable waste into the vermi compost through organic waste converter.
7. Unit should arrange for rain water harvesting and send the proposal for green belt.
8. Literatim comply with the directions issued by Hon'ble National green Tribunal from time to time.
9. Construction of project be carried out as per the map sanctioned by the authority.
10. In the event of dispute regarding ownership of the land and if the government land is found then the unit will itself

TRUE COPY
SIGN.....

responsible for the same and this No Objection Certificate will be cancelled itself.

11. As per the rules of authority green belt be developed at the place of project.
12. For extracting the ground water obtain NOC from Central Ground Water Authority.
13. As per the provisions of Construction and Demolition Waste Management Rules 2016 at the place of construction of unit a display board of (6'x4') be necessarily displayed at the project site.
14. Unit must ensure compliance of provisions of Environment (Protection) Act, 1986, Water (Pollution Prevention and Control) Act, 1974, and Air (Pollution Prevention and Control Act, 1981 and other relevant rules.
15. Unit will put tarpaulin on scaffolding around the area of construction and the building for effective and efficient control of dust emission generated during construction of the project.
16. Storage of any construction material particularly sand will not be done on any part of the street and roads in the projects area. The construction material of any kind stored on site will be fully covered in all respect so that it does not disperse in the air in any form.
17. All the construction material & debris will be carried in trucks or vehicles which are fully covered and protected so as to ensure the construction debris or construction material does not get dispersed into the air or atmosphere in any form whatsoever.

TRUE COPY
SIGN.....

18. The dust emission from the construction sites will be completely controlled and all precautions will be taken in that behalf.
19. The vehicles carrying construction debris or construction material of any kind will be cleaned before it is permitted to ply on the road after unloading of such material.
20. Every worker working on the construction site and involved in loading, unloading and carriage of construction debris or construction material shall be provided with mask to prevent inhalation of dust particle.
21. All medical help, investigation and treatment will be provided to the workers involved in the construction of building and carrying of construction of building and carrying of construction debris or construction material related to dust emission.
22. The transportation of construction material and debris waste to construction site, dumping site or any other place will be carried out in accordance with rules.
23. Fixing of sprinklers and creation of green air barriers will be done to control fugitive dust emission and improve environment.
24. Compulsory use of wet jet in grinding and stone cutting will be practiced.
25. Wind breaking wall will be constructed around the construction site.
26. Green belt will be developed around the buildings as per rules.

TRUE COPY
SIGN. 

546

27. All approach roads & in campus roads should be sprinkled with water to suppress the dust emission.

Kindly note that in the event of not doing effective and satisfactory compliance of the above written special and general conditions the Bank Guarantee No. 235 GM 01173110002 dated 07.11.2017 of Rs. 10 lakhs will be get released in favour of the board and action will be taken as per Act and the No Objection Certificate issued by the Board can be cancelled. Board's right is reserved to make any amendment in the conditions of the no objection and to cancel it. The unit must sent its first compliance report with regard to above specific and general conditions to this office till 31.12.2017.

Sd/- Aashish Tewari
Member Secretary

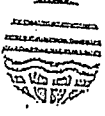
Page No. / N.O.C. even dated:
Copy to: Regional Officer, U.P. Pollution Control Board,
Ghaziabad for information and necessary information.

Chief Pollution Officer, Circle-1

Gurmeet Sachh
(True Translated copy)

TRUE COPY
SIGN.....

547



उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड

टीसी-12 वी, विभूति खण्ड,

गोमती नगर, लखनऊ

संदर्भ संख्या 1127-62/सी-1/एनओसी-688/2017

दिनांक 29.11.17

सेवा में,

मैसर्स "उपल चड्डा हाईटैक डेवलपर्स प्रा० लि०"

Mezzanine Floor, M-4,

South Extension Part-II

New Delhi-110049.

विषय : पर्यावरणीय प्रदूषण की दृष्टिकोण से हाईटैक टाउनशिप परियोजना हेतु पूर्व में निर्गत अनापत्ति प्रमाण पत्र की वैधता अवधि बढ़ाये जाने के संबंध में।

महोदय,

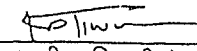
- कृपया उपरोक्त विषयक अपने आवेदन पत्र जो कि बोर्ड मुख्यालय में दिनांक-10.11.2017 को प्राप्त हुआ है, का संदर्भ लें। आपके आवेदन पर विचार किया गया तथा निम्नलिखित शर्तों के समुचित अनुपालन के साथ हाईटैक सिटी परियोजना (गाजियाबाद के अन्तर्गत ग्राम- सादिकपुर, काजीपुर, न्यायफल, बयाना, शाहपुर बेम्हैटा, डासना, महरौली, इकलाख, इनायतपुर, आरिफपुर, दुरवाई, पचैडा वारिसबाद, दुजाना, तलबपुर उर्फ हाथीपुर व गिरधरपुर खुनारसी) को पूर्व में जारी (प्रदूषण निवारण तथा नियंत्रण) अधिनियम, 1974 एवम् वायु (प्रदूषण निवारण तथा नियंत्रण) अधिनियम, 1981 के अन्तर्गत बोर्ड के पत्रांक एफ 82293/सी-1/एनओसी/जी-688/2011/8 दिनांक 10/03/2011 द्वारा निर्गत अनापत्ति प्रमाण पत्र की वैधता तिथि निम्नलिखित शर्तों के साथ पत्र निर्गमन की तिथि से 05 वर्ष हेतु बढ़ायी जाती है :-
1. परियोजना से जनित वेस्ट ऑयल तथा ई-वेस्ट का निस्तारण परिसंकटमय अपशिष्ट नियमावली तथा ई-वेस्ट नियमावली के प्राविधानों के अनुसार किया जाये।
 2. परियोजना विकास के दौरान डस्ट नियंत्रण हेतु वाटर स्प्रिंकलर की व्यवस्था की जाये एवं पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय/कार्यालय द्वारा जारी मेमोरण्डम 2010 का पालन किया जाना अनिवार्य है।
 3. निर्माण गतिविधियों में लगे अस्थायी श्रमिकों के भोजन निर्माण हेतु एलपीजी की व्यवस्था की जाये तथा उनके सीवेज के निस्तारण हेतु सेप्टिक टैंक/सोकपिट की व्यवस्था की जाये।
 4. परियोजना द्वारा सीवेज शुद्धिकरण व्यवस्थाओं हेतु अलग से डीओसेट स्थापित करें तथा उक्त हेतु अलग से विद्युत मीटर स्थापित करें।
 5. सालिड वेस्ट मैनेजमेन्ट एनओएसओडब्ल्यू रूल्स-2016 के प्राविधानों के अनुसार करें।
 6. नगरीय ठोस अपशिष्ट को एकत्रित करके सेग्रीग्रेट किया जाये जिससे प्राप्त बायोडिग्रेडेबल वेस्ट को वर्मी कम्पोस्ट अथवा आर्गेनिक वेस्ट कनवर्टर के माध्यम से बायो कम्पोस्ट तैयार किया जाये।
 7. परियोजना द्वारा रेन वाटर हार्वेस्टिंग व्यवस्था स्थापित करें एवं हरित पट्टिका का प्रस्ताव प्रेषित करें।
 8. गा० राष्ट्रीय हरित अधिकरण द्वारा समय-समय पर दिए गए निर्देशों का अक्षरशः अनुपालन किया जाएगा।
 9. परियोजना का निर्माण अथॉरिटी द्वारा स्वीकृत नक्शा के अनुसार ही किया जाये।
 10. गृह-स्वाभित्व सम्बन्धी वाद विवाद होने तथा सरकारी भूमि पाये जाने की स्थिति में परियोजना सार्व उत्तरदायी होगी तथा यह अनापत्ति प्रमाण पत्र निरस्त कर दी जायेगी।
 11. परियोजना स्थल पर अथॉरिटी के नियमानुसार हरित पट्टिका विकसित की जाये।
 12. भूजल के दोहन हेतु केंद्रीय भूजल प्राधिकरण से एनओसी प्राप्त किया जाये।
 13. परियोजना स्थल पर कन्सल्वेशन एण्ड डिग्रेडेशन वेस्ट मैनेजमेंट रूल्स, 2016 के प्राविधानों के अनुसार परियोजना के निर्माण स्थल पर अनिवार्य रूप से (6'x4') डिग्रेडेशन नोड प्रदर्शित किया जाए।

कमरा नं० 2

TRUE COPY
SIGN.....

14. परियोजना द्वारा पर्यावरण (संरक्षण) अधिनियम 1986, जल(प्रदूषण निवारण तथा नियंत्रण) अधिनियम, 1974 तथा वायु (प्रदूषण निवारण तथा नियंत्रण) अधिनियम, 1981 एवं अन्य सुसंगत विधियों के आवश्यक प्राविधानों का अनुपालन सुनिश्चित किया जाये।
15. Unit will put tarpaulin on scaffolding around the area of construction and the building, for effective and efficient control of dust emission generated during construction of the project.
16. Storage of any construction material particularly sand will not be done on any part of street and roads in the projects area. The construction material of any kind stored on site will be fully covered in all respect so that it does not disperse in the air in any form.
17. All the construction material & debris will be carried in trucks or vehicles which are fully covered and protected so as to ensure that the construction debris or construction material does not get dispersed into the air or atmosphere in any form whatsoever.
18. The dust emission from the construction sites will be completely controlled and all precautions will be taken in that behalf.
19. The vehicles carrying construction debris or construction material of any kind will be cleaned before it is permitted to ply on the road after unloading of such material.
20. Every worker working on the construction site and involved in loading, unloading and carriage of construction debris or construction material shall be provided with mask to prevent inhalation of dust particle.
21. All medical help, investigation and treatment will be provided to the workers involved in the construction of building and carrying of construction of building and carrying of construction debris or construction material related to dust emission.
22. The transportation of construction material and debris waste to construction site, dumping site or any other place will be carried out in accordance with rules.
23. Fixing of sprinklers and creation of green air barriers will be done to control fugitive dust emission and improve environment.
24. Compulsory use of wet jet in grinding and stone cutting will be practiced.
25. Wind breaking wall will be constructed around the construction site.
26. Green belt will be developed around the buildings as per rules.
27. All approach roads & in campus roads should be sprinkled with water to suppress the dust emission.

कृपया ध्यान दें कि उपर्युक्त लिखित विशिष्ट शर्तों एवं सामान्य शर्तों का प्रभावी एवं संतोषजनक अनुपालन न करने पर बैंक गारण्टी सं० 235GM 01173110002 दिनांक 07/11/2017 रु० 10 लाख बोर्ड के पक्ष में अवमुक्त करा ली जायेगी एवं अधिनियमों के तहत कार्यवाही की जा सकती है तथा बोर्ड द्वारा निर्गत अनापत्ति प्रमाण पत्र निरस्त किया जा सकता है। बोर्ड का अधिकार सुरक्षित है कि अनापत्ति की शर्तों में संशोधन किया जाये अथवा निरस्त कर दिया जाय। उपर्युक्त विशिष्ट एवं सामान्य शर्तों के संबंध में उद्योग द्वारा इस कार्यालय में दिनांक 31.12.2017 तक प्रथम अनुपालन आख्या अवश्य प्रेषित की जाए।


(आशीष तिवारी)
सदस्य सचिव

पृष्ठिका सं०

/ एनओओसीओ

तदादिर्नांक :

प्रतिलिपि : क्षेत्रीय अधिकारी, ए०प्र०प्रदूषण नियंत्रण बोर्ड, गाजियाबाद को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

मुख्य पर्यावरण अधिकारी, वृत्त-1।


(True copy)

TRUE COPY
SIGN.....

Annexure-17
548



U.P. Pollution Control Board

CONSENT ORDER

Ref No. -
51505/UPPCB/Ghaziabad(UPPCBRO)/CTO/water/GHAZIABAD/2019

Dated : 17/03/2020

To ,

Shri SACHIN SHARMA
M/s UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
Village Mehrauli, Shahpur Barnhaita, Duryayi, Dasna, Sadiqpur/Kazipur, Bayana, Naiphal and
expansion in villages Arifpur, Sadat Nagar Iqlalnayatpur, Talabpur, Kachera Warsabad, Dujana Girdharpur,
Ghaziabad, GHAZIABAD, 201002
GHAZIABAD

Sub : Consent under Section 25/26 of The Water (Prevention and control of Pollution) Act, 1974
(as amended) for discharge of effluent to M/s. UPPAL CHADHA HI TECH
DEVELOPERS PVT LTD

Reference Application No : 4695040

Dated : 17/03/2020

1. For disposal of effluent into water body or drain or land under The Water (Prevention and control of Pollution) Act, 1974 as amended (here in after referred as the act) M/s. UPPAL CHADHA HI TECH DEVELOPERS PVT LTD is hereby authorized by the board for discharge of their industrial effluent generated through ETP for irrigation/river through drain and disposal of domestic effluent through septic tank/soak pit subject to general and special conditions mentioned in the annexure, in reference to their foresaid application.
2. This consent is valid for the period from 25/02/2019 to 31/12/2020.
3. In spite of the conditions and provisions mentioned in this consent order UP Pollution Control Board reserves its right and powers to reconsider/amend any or all conditions under section 27(2) of the Water (Prevention and Control of Pollution) Act, 1974 as amended.

This consent is being issued with the permission of competent authority.

Ashok
Kumar
Tiwari

For and on behalf of U.P. Pollution Control Board

C.E.O
C-1

Enclosed : As above
(condition of consent):

Copy to: Regional Office, U.P. Pollution Control Board, Ghaziabad

Ashok
Kumar
Tiwari

C.E.O
C-1

TRUE COPY
SIGN.....

549

U.P. POLLUTION CONTROL BOARD, LUCKNOW

Annexure to Consent issued to M/s.UPPAL CHADHA HI TECH DEVELOPERS PVT LTD vide

Consent Order No. 4695040/ Water

Dated : 17/03/2020

CONDITIONS OF CONSENT

1. This consent is valid only for the approved production capacity of Residential flats in built up area 149292 sq m .
2. The quantity of maximum daily effluent discharge should not be more than the following :

Effluent Discharge Details			
S.No	Kind of Effluent	Maximum daily discharge,KL/day	Treatment facility and discharge point
1	Domestic	995 KLD	STP

3. Arrangement should be made for collection of water used in process and domestic effluent separately in closed water supply system. The treated domestic and industrial effluent if discharged outside the premises, if meets at the end of final discharge point, arrangement should be made for measurement of effluent and for collecting its sample. Except the effluent informed in the application for consent no other effluent should enter in the said arrangements for collection of effluent. It should also be ensured that domestic effluent should not be discharged in storm water drain .
- 4(a) The domestic effluent should be treated in treatment plant so that the should be in conformity with the following norms dated treated effluent .

Domestic Effluent		
S.No	Parameter	Standard
1	Total Suspended Solids	As per E.P Rules 1986
2	COD	As per E.P Rules 1986
3	Oil & Grease	As per E.P Rules 1986
4	BOD	As per E.P Rules 1986
5	Quantity of Discharge	995 KLD

- 4(b). The industrial effluent should be treated in treatment plant so that the treated effluent should be in conformity with the following norms. .

Industrial Effluent		
S.No	Parameter	Standard

5. Effluent generated in all the processes, bleed water, cooling effluent and the effluent generated from washing of floor and equipments etc should be treated before its disposal with treated industrial effluent so that it should be according to the norms prescribed under The Environment (Protection) Act,1986 or otherwise mandatory .
6. The other pollutant for which norms have not been prescribed, the same should not be more than the norms prescribed for the water used in manufacturing process of the industry .
7. The method for collecting industrial and domestic effluent and its analysis should be as per legal Indian standards and its subsequent amendments/standards prescribed under The Environment (Protection) Act, 1986.
8. The treated domestic and industrial effluent be mixed (as per the provisions of Condition No. 2) and disposed of on one disposal point. This common effluent disposal point should have arrangement for flow meter/V Notch for measuring effluent and its log book be maintained .

Specific Conditions:

TRUE COPY
SIGN

550

1. The Unit will have to ensure permission from the CGWA for ground water extraction and it will be the responsibility of the unit to comply with the various conditions of the permission taken.
2. The Unit shall comply with various provisions of Air (Prevention and Control of Pollution) Act 1981 as amended, Water (Prevention and Control of Pollution) Act 1974 as amended and all other applicable rules notified under E.P. Act 1986.
3. The Unit shall dispose the hazardous waste through authorized recyclers/TSDf and comply with the provisions of Hazardous and Other Wastes (Management and Trans-boundary Movement) Amendment Rules, 2016 and The Solid Waste Management Rules, 2016
4. The treated effluent/sewage shall be used for irrigation purposes as much as possible.
5. The Unit shall comply with the provisions of notification dt. 07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation, GOI.
6. The Unit shall submit the point wise compliance report of the E.C issued by the SEIA and CTE issued by the Board and the audited balance sheet for the current year within a month failing which consent would be deemed void.
7. At the site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
8. The Unit shall ensure proper operation and maintenance of Sewage Treatment Plant. Also independent flow meters, logbook and electric meter should be installed for Sewage treatment plant.
9. The Unit should be operated in such a way so that there is no adverse impact on public and environment.
10. The Unit shall develop proper green belt and rain water harvesting system as per guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and maneuvering arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
11. This consent is valid only for products and quantity mentioned above. The Unit shall obtain prior approval before making any modification in product/process /fuel/ Plant machinery failing which consent would be deemed void.
12. The Unit shall submit quarterly monitoring reports of treated effluent from a certified / approved laboratory under E.P. Act 1986
13. The Unit will ensure the continuous and uninterrupted data supply from the OCEEMS to the CPCB server. The unit shall maintain strict supervision on fluctuations in operating parameters with respect to each treatment unit of the Effluent treatment plant.
14. If the CPCB or UPPCB issues the Closure order against the Unit this consent order stands automatically suspended for that period.
15. The Unit shall abide by orders / directions issued by Hon'ble Supreme Court Hon'ble High Court, Hon'ble National Green Tribunal, Central Pollution Control Board and U.P Pollution Control Board for protection and safe guard of environment from time to time.

Issued with the permission of competent authority .

Ashok
Kumar
Tiwarl

Digitally signed
by Ashok Kumar
Tiwarl
Date: 2018.02.17
15:22:21 +05'30'

For and on behalf of U.P. Pollution Control Board .

C.E.O

C-1

Sumit Sodhi
(True Copy)

TRUE COPY
SIGN. 

Annexure R-18

551



UTTAR PRADESH POLLUTION CONTROL BOARD

Building. No TC-12V Vibhuti Khand, Gomti Nagar, Lucknow-226010

Phone:0522-2720828,2720831, Fax:0522-2720764, Email: info@uppcb.com, Website: www.uppcb.com

CONSENT ORDER

Ref No. -
120002/UPPCB/Ghaziabad(UPPCBRO)/CTO/water/GHAZIABAD/2021

Dated : 05/08/2021

To ,

Shri SACHIN SHARMA

M/s UPPAL CHADHA HI TECH DEVELOPERS PVT LTD

Village Mehrauli, Shahpur Bamhaita, Duryayi, Dasna, Sadiqpur/Kazipur, Bayana, Naiphal and expansion in villages Arifpur, Sadat Nagar IqlaInayatpur, Talabpur, KacheraWarsabad, Dujana Girdharpur, Ghaziabad,GHAZIABAD,201002

GHAZIABAD

Sub : Consent under Section 25/26 of The Water (Prevention and control of Pollution) Act, 1974 (as amended) for discharge of effluent to M/s. UPPAL CHADHA HI TECH DEVELOPERS PVT LTD

Reference Application No :11183990

Dated :05/08/2021

1. For disposal of effluent into water body or drain or land under The Water (Prevention and control of Pollution) Act,1974 as amended (here in after referred as the act) M/s. UPPAL CHADHA HI TECH DEVELOPERS PVT LTD is hereby authorized by the board for discharge of their industrial effluent generated through ETP for irrigation/river through drain and disposal of domestic effluent through septic tank/soak pit subject to general and special conditions mentioned in the annexure ,in reference to their foresaid application .
2. This consent is valid for the period from 01/01/2021 to 31/12/2025 .
3. In spite of the conditions and provisions mentioned in this consent order UP Pollution Control Board reserves its right and powers to reconsider/amend any or all conditions under section 27(2) of the Water (Prevention and Control of Pollution) Act, 1974 as amended .

This consent is being issued with the permission of competent authority .

For and on behalf of U.P. Pollution Control Board

CEO-1

Enclosed : As above
(condition of consent):

Copy to: Regional Officer, UPPCB, Ghaziabad.

CEO-1

TRUE COPY

SIGN.....

552

U.P. POLLUTION CONTROL BOARD, LUCKNOW

Annexure to Consent issued to M/s.UPPAL CHADHA HI TECH DEVELOPERS PVT LTD vide

Consent Order No. 11183990/ Water

Dated : 05/08/2021

CONDITIONS OF CONSENT

1. This consent is valid only for the approved production capacity of Integrated Township (Total land Area 4494.31 Acre, total proposed builtup area 51578130.39 SQM (As per EC dated 31-07-2014) at present total existing builtup area is 336025 SQM.
2. The quantity of maximum daily effluent discharge should not be more than the following :

Effluent Discharge Details			
S.No	Kind of Effluent	Maximum daily discharge, KL/day	Treatment facility and discharge point
1	Domestic	995 KLD presently (Total waste water generation proposed once fully occupied - 73249 KLD)	STP

3. Arrangement should be made for collection of water used in process and domestic effluent separately in closed water supply system. The treated domestic and industrial effluent if discharged outside the premises, if meets at the end of final discharge point, arrangement should be made for measurement of effluent and for collecting its sample. Except the effluent informed in the application for consent no other effluent should enter in the said arrangements for collection of effluent. It should also be ensured that domestic effluent should not be discharged in storm water drain.
- 4(a) The domestic effluent should be treated in treatment plant so that the should be in conformity with the following norms dated treated effluent.

Domestic Effluent		
S.No	Parameter	Standard
1	Total Suspended Solids	As per EP Act, 1986
2	BOD	As per EP Act, 1986
3	COD	As per EP Act, 1986
4	Oil & Grease	As per EP Act, 1986
5	Quantity of Discharge	995 KLD

- 4(b). The industrial effluent should be treated in treatment plant so that the treated effluent should be in conformity with the following norms.

Industrial Effluent		
S.No	Parameter	Standard

5. Effluent generated in all the processes, bleed water, cooling effluent and the effluent generated from washing of floor and equipments etc should be treated before its disposal with treated industrial effluent so that it should be according to the norms prescribed under The Environment (Protection) Act, 1986 or otherwise mandatory.
6. The other pollutant for which norms have not been prescribed, the same should not be more than the norms prescribed for the water used in manufacturing process of the industry.
7. The method for collecting industrial and domestic effluent and its analysis should be as per legal Indian standards and its subsequent amendments/standards prescribed under The Environment (Protection) Act, 1986.
8. The treated domestic and industrial effluent be mixed (as per the provisions of Condition No. 2) and disposed of on one disposal point. This common effluent disposal point should have arrangement for flow meter/V Notch for measuring effluent and its log book be maintained.
9. The Unit will file the renewal application at least 2 months prior to the expiry of this Order.

TRUE COPY
SIGN.....

553

Specific Conditions:

1. Unit shall comply with Uttar Pradesh Groundwater (Management and Regulation) Act 2019. If the project fails to comply with this condition then this consent shall automatically stand revoked.
2. The Unit shall comply with various provisions of Air (Prevention and Control of Pollution) Act 1981 as amended, Water (Prevention and Control of Pollution) Act 1974 as amended and all other applicable rules notified under E.P. Act 1986.
3. The Unit shall dispose the hazardous waste through authorized recyclers/TSDF and comply with the provisions of Hazardous and Other Wastes (Management and Trans-boundary Movement) Amendment Rules, 2016 and The Solid Waste Management Rules, 2016.
4. The treated effluent/sewage shall be used for irrigation purposes as much as possible. The guidelines developed by the CPCB for the utilization of treated effluent for the irrigation purposes is available at the URL <http://cpcb.nic.in/NGT/Guidelines-UTE-Irrigation.pdf>
5. The Unit shall comply with the provisions of notification dt. 07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation, GOI.
6. The Unit shall submit the point wise compliance report of the CTO issued by the Board for the year 2020 and the audited balance sheet for the current year and the details of fees deposited during last year within a month failing which consent would be deemed void.
7. At the site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
8. The Unit shall ensure proper operation and maintenance of Sewage Treatment Plant. Also independent flow meters, logbook and electric meter should be installed for Sewage treatment plant.
9. The Unit should be operated in such a way so that there is no adverse impact on public and environment.
10. The Unit shall develop proper green belt and rain water harvesting system as per guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and maneuvering arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
11. This consent is valid only for products and quantity mentioned above. The Unit shall obtain prior approval before making any modification in product/process /fuel/ Plant machinery failing which consent would be deemed void.
12. The Unit shall submit quarterly monitoring reports of treated effluent from a certified / approved laboratory under E.P. Act 1986
13. The Unit will ensure the installation and continuous uninterrupted data supply from the OCEEMS to the CPCB server within a month failing which consent would be deemed void. The unit shall maintain strict supervision on fluctuations in operating parameters with respect to each treatment unit of the Effluent treatment plant.
14. If the CPCB or UPPCB issues the Closure order against the Unit this consent order stands automatically suspended for that period.
15. The Unit shall abide by orders / directions issued by Hon'ble Supreme Court Hon'ble High Court, Hon'ble National Green Tribunal, Central Pollution Control Board and U.P Pollution Control Board for protection and safe guard of environment from time to time.
16. This CTO will be subject to the order of Hon'ble NGT in OA no. 549/2019 in the matter of Mahakar Singh Vs State of UP.

Issued with the permission of competent authority .

For and on behalf of U.P. Pollution Control Board .

CEO-1

Sumit Singh
(True copy)

TRUE COPY

SIGN. 

Annexure R-19
554



U.P. Pollution Control Board

CONSENT ORDER

Ref No. -
51648/UPPCB/Ghaziabad(UPPCBRO)/CTO/air/GHAZIABAD/2019

Dated : 17/03/2020

To ,

Shri SACHIN SHARMA
M/s UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
Village Mehrauli, Shahpur Bamhaita, Duryayi, Dasna, Sadiqpur/Kazipur, Bayana, Naiphal and
expansion in villages Arifpur, Sadat Nagar Iqbalnayatpur, Talabpur, Kachera Warsabad, Dujana Girdharpur,
Ghaziabad, GHAZIABAD, 201002
GHAZIABAD

Sub : Consent under section 21/22 of the Air (Prevention and control of Pollution) Act, 1981 (as amended)
to M/s. UPPAL CHADHA HI TECH DEVELOPERS PVT LTD

Reference Application No. 4703089

Dated : 17/03/2020

1. With reference to the application for consent for emission of air pollutants from the plant of M/s UPPAL CHADHA HI TECH DEVELOPERS PVT LTD. under Air Act 1981. It is being authorised for said emissions, as per the standards, in environment, by the Board as per enclosed conditions.
 2. This consent is valid for the period from 25/02/2019 to 31/12/2020.
 3. In spite of the conditions and provisions mentioned in this consent order UP Pollution Control Board reserves its right and powers to reconsider/amend any or all conditions under section 21 (6) of the Air (Prevention and Control of Pollution) Act, 1981 as amended.
- This consent is being issued with the permission of competent authority.

Ashok Kumar Tiwari

For and on behalf of U.P. Pollution Control Board

C.E.O

C-1

Enclosed : As above
(condition of consent):

Copy to: Regional Office, U.P. Pollution Control Board, Ghaziabad

Ashok Kumar Tiwari

C.E.O

C-1

TRUE COPY
SIGN

555

U.P. Pollution Control Board

Dated : 17/03/2020

CONDITIONS OF CONSENT

1. This consent is valid only for the approved production capacity of Residential flats in Built up area 149292 sq. m..
2. This consent is valid only for products and quantity mentioned above. Industry shall obtain prior approval before making any modification in product/ process /fuel/ plant machinery failing which consent would be deemed void.
- 3(a) The maximum rate of emission of flue gas should not be more than the emission norms for the stacks.
- 3(b) Air Pollution Source Details.

TRUE COPY
SIGN.....

556

Air Pollution Source Details					
S.No	Air Pollution Source	Type of Fuel	Stack No.	Parameters	Height
1	2X 500 KVA D.G set	Diesel	1.2	Sulphur Dioxide	Each minimum 4.5 mt. above from the nearest roof
2	D.G Set 400 KVA	Diesel	3	Sulphur Dioxide	Minimum 4mt. above from the nearest roof
3	D.G Set 380 KVA	Diesel	4	Sulphur Dioxide	minimum 4 mt. above from the nearest roof
4	D.G Set 250 KVA	Diesel	5	Sulphur Dioxide	minimum 3.5 mt. above from the nearest roof
5	D.G Set 200 KVA	Diesel	6	Sulphur Dioxide	minimum 3 mt. above from the nearest roof
6	3X125 KVA D.G set	Diesel	7.8.9	Sulphur Dioxide	Each minimum 2.5 mt. above from the nearest roof
7	D.G Set 82.5 KVA	Diesel	10	Sulphur Dioxide	minimum 2 mt. above from the nearest roof
8	4X 62.5 KVA D.G set	Diesel	11.12.13.14	Sulphur Dioxide	Each minimum 2 mt. above from the nearest roof
9	D.G Set 30 KVA	Diesel	15	Sulphur Dioxide	minimum 1.5 mt. above from the nearest roof
10	3 X 25 KVA D.G set	Diesel	16.17.18	Sulphur Dioxide	Each minimum 1 mt. above from the nearest roof
11	D.G Set 15 KVA	Diesel	19	Sulphur Dioxide	minimum 1 mt. above from the nearest roof

3(c) The emissions by various stacks into the environment should be as per the norms of the Board .

Emission Quality Details Detail			
S.No	Stack No	Parameter	Standard
1	1.2.3.4.5.6.7.8.9.10.11.12.13.14.15.16.17.18.19	Sulphur Dioxide	As per E.P Rules 1986

TRUE COPY

SIGN.....

4. Quantity of other pollutants should also be as per the norms prescribed by the Board/MOEF & CC/or otherwise mandatory.
5. The equipment for air pollution control system and monitoring, as proposed by the industry and approved by the Board should be installed in their premises itself.
6. The modification or installation in the existing pollution control equipments should be done only by prior approval of Board.
7. The operation of air pollution control system and maintenance be done in such a way that the quantity of pollutants should be in accordance with the standards prescribed by the Board/MoEF & CC/or otherwise mandatory.
8. Unit should do provisions for fugitive emissions chimney/stack as per the norms of the Board/MOEF & CC/or otherwise mandatory.
9. The unit should submit the stack emissions monitoring report within one month from issuance of consent order along with the point wise compliance report of the consent order. Further quarterly monitoring report should be submitted.

Specific Conditions:

1. The Unit shall comply with various provisions of Air (Prevention and Control of Pollution) Act 1981 as amended, Water (Prevention and Control of Pollution) Act 1974 as amended and all other applicable rules notified under E.P. Act 1986.
2. The Unit shall dispose the hazardous waste through authorized recyclers/TSDF and comply with the provisions of Hazardous and Other Wastes (Management and Trans-boundary Movement) Amendment Rules, 2016 and The Solid Waste Management Rules, 2016.
3. The Unit shall submit the point wise compliance report of the conditions imposed in the previous CTO issued by the Board and the audited balance sheet for the current year and the details of fees deposited within a month failing which consent would be deemed void.
4. At the Unit site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
5. This consent is only valid after the unit installed the stack as per E.P. Rules 1986 for the emission from the 2x500 KVA D.G set, 400 KVA D.G set, 380 KVA D.G set, 250 KVA D.G set, 200 KVA D.G set, 3 X 125 KVA D.G set, 82.5 KVA D.G set, 4 X 62.5 KVA D.G set, 30 KVA D.G set, 3X25 KVA D.G set, and 15 KVA D.G set only and the Unit should ensure that there is no adverse impact on public and environment.
6. The Unit shall develop proper green belt and rain water harvesting system as per guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and maneuvering arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
7. This consent is valid only for products and quantity mentioned above. The Unit shall obtain prior approval before making any modification in product/process/fuel/Plant machinery failing which consent would be deemed void.
8. The Unit will ensure the continuous and uninterrupted data supply from the OCEMS to the CPCB server. The unit shall maintain strict supervision on fluctuations in operating parameters with respect to each treatment unit of the Effluent treatment plant.
9. If the CPCB or UPPCB issues the Closure order against the Unit this consent order stands automatically suspended for that period.
10. The Unit shall abide by orders / directions issued by Hon'ble Supreme Court Hon'ble High Court, Hon'ble National Green Tribunal, Central Pollution Control Board and U.P Pollution Control Board for protection and safe guard of environment from time to time.

Issued with the permission of competent authority.

Ashok
Kumar
Tiwari

For and on behalf of U.P. Pollution Control Board.

Sunder Sodk
(True Copy)

C.E.O

C-1

TRUE COPY
SIGN



UTTAR PRADESH POLLUTION CONTROL BOARD

Building. No TC-12V Vibhuti Khand, Gomti Nagar, Lucknow-226010

Phone:0522-2720828,2720831, Fax:0522-2720764, Email: info@uppcb.com, Website: www.uppcb.com

CONSENT ORDER

Ref No. -

117805/UPPCB/Ghaziabad(UPPCBRO)/CTO/air/GHAZIABAD/2021

Dated : 05/08/2021

To ,

Shri Naresh Patel for Uppal Chaddha Hi tech Developers Pvt Ltd
M/s UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
Kazipur More, Nh-24
GHAZIABAD

Sub :

Consent under section 21/22 of the Air (Prevention and control of Pollution) Act, 1981 (as amended) to M/s. UPPAL CHADHA HI TECH DEVELOPERS PVT LTD

Reference Application No. 10869806

Dated : 05/08/2021

1. With reference to the application for consent for emission of air pollutants from the plant of M/s UPPAL CHADHA HI TECH DEVELOPERS PVT LTD. under Air Act 1981. It is being authorised for said emissions, as per the standards, in environment, by the Board as per enclosed conditions .
2. This consent is valid for the period from 01/01/2021 to 31/12/2025 .
3. In spite of the conditions and provisions mentioned in this consent order UP Pollution Control Board reserves its right and powers to reconsider/amend any or all conditions under section 21 (6) of the Air (Prevention and Control of Pollution) Act, 1981 as amended.
This consent is being issued with the permission of competent authority .

For and on behalf of U.P. Pollution Control Board

CEO-1

Enclosed : As above
(condition of consent):

Copy to: Regional Officer, UPPCB, Ghaziabad.

CEO-1

TRUE COPY
SIGN

559

U.P. Pollution Control Board

Dated : 05/08/2021

CONDITIONS OF CONSENT

1. This consent is valid only for the approved production capacity of Integrated Township (Total land Area 4494.31 Acre, total proposed builtup area 51578130.39 SQM (As per EC dated 31-07-2014) at present total existing builtup area is 336025 SQM.
2. This consent is valid only for products and quantity mentioned above. Industry shall obtain prior approval before making any modification in product/ process /fuel/ plant machinery failing which consent would be deemed void.
- 3(a) The maximum rate of emission of flue gas should not be more than the emission norms for the stacks.
- 3(b) Air Pollution Source Details.

Air Pollution Source Details					
S.No	Air Pollution Source	Type of Fuel	Stack No.	Parameters	Height
1	2x500 KVA DG Sets.	HSD		Sulphur Dioxide	As per EP Act, 1986
2	1x400 KVA	HSD		Sulphur Dioxide	As per EP Act, 1986
3	2x380 KVA	HSD		Sulphur Dioxide	As per EP Act, 1986
4	1x320 KVA DG Set	HSD		Sulphur Dioxide	As per EP Act, 1986
5	1x250 KVA DG Set	HSD		Sulphur Dioxide	As per EP Act, 1986
6	1x200 KVA DG Set	HSD		Sulphur Dioxide	As per EP Act, 1986
7	7x125 KVA DG Set	HSD		Sulphur Dioxide	As per EP Act, 1986
8	1x180 KVA	HSD		Sulphur Dioxide	As per EP Act, 1986
9	1x140 KVA DG Sets	HSD		Sulphur Dioxide	As per EP Act, 1986
10	1x82.5 KVA DG Sets	HSD		Sulphur Dioxide	As per EP Act, 1986
11	2x40 KVA DG Sets	HSD		Sulphur Dioxide	As per EP Act, 1986
12	4x63 KVA DG Set	HSD		Sulphur Dioxide	As per EP Act, 1986

- 3(c) The emissions by various stacks into the environment should be as per the norms of the Board .

Emission Quality Details Detail			
S.No	Stack No	Parameter	Standard
1	1....12	Sulphur Dioxide	As per EP Act, 1986

4. Quantity of other pollutants should also be as per the norms prescribed by the Board/MOEF & CC/or otherwise mandatory .
5. The equipment for air pollution control system and monitoring ,as proposed by the industry and approved by the Board should be installed in their premises itself .
6. The modification or installation in the existing pollution control equipments should be done only by prior approval of Board .

TRUE COPY

SIGN.

560

7. The operation of air pollution control system and maintenance be done in such a way that the quantity of pollutants should be in accordance with the standards prescribed by the Board/MoEF & CC/or otherwise mandatory.
8. Unit should do provisions for fugitive emissions chimney/stack as per the norms of the Board/MoEF & CC/or otherwise mandatory.
9. The unit should submit the stack emissions monitoring report within one month from issuance of consent order along with the point wise compliance report of the consent order. Further quarterly monitoring report should be submitted.

The Unit will file the renewal application at least 2 months prior to the expiry of this Order.

Specific Conditions:

1. The Unit shall comply with various provisions of Air (Prevention and Control of Pollution) Act, 1981 as amended, Water (Prevention and Control of Pollution) Act 1974 as amended and all other applicable rules notified under E.P. Act 1986.
2. The Unit shall dispose the hazardous waste through authorized recyclers/TSDf and comply with the provisions of Hazardous and Other Wastes (Management and Trans-boundary Movement) Amendment Rules, 2016 and The Solid Waste Management Rules, 2016
3. The Unit shall submit the point wise compliance report of the conditions imposed in the CTO issued by the Board for the year 2019 and the audited balance sheet for the current year and the details of fees deposited till date within a month failing which consent would be deemed void.
4. At the Unit site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
5. This consent is only valid for the emission from the diesel based D.G sets of above mentioned capacities only and the Unit should ensure that there is no adverse impact on public and environment.
6. The Unit shall develop proper green belt and rain water harvesting system as per guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and maneuvering arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
7. This consent is valid only for products and quantity mentioned above. The Unit shall obtain prior approval before making any modification in product/process /fuel/ Plant machinery failing which consent would be deemed void.
8. The Unit will ensure the continuous and uninterrupted data supply from the OCMS to the CPCB server.
9. If the CPCB or UPPCB issues the Closure order against the Unit this consent order stands automatically suspended for that period.
10. The Unit shall abide by orders / directions issued by Hon'ble Supreme Court Hon'ble High Court, Hon'ble National Green Tribunal, Central Pollution Control Board and U.P Pollution Control Board for protection and safeguard of environment from time to time.
10. This CTO will be subject to the order of Hon'ble NGT in OA no. 549/2019 in the matter of Mahakar Singh Vs State of UP.
11. This CTO shall be valid for built up area 1,49,292 sqmt. Unit shall obtained revised CTO for the rest part of integrated project for which Environmental Clearance dated 31.07.2014 was obtained.

Issued with the permission of competent authority.

For and on behalf of U.P. Pollution Control Board.

CEO-1

Sunder Sodhi
(True Copy)

TRUE COPY
SIGN.....



संस्कृतं जयते

NO OBJECTION CERTIFICATE (NOC) FOR GROUND WATER ABSTRACTION

Project Name	M/s Uppal Chadha Hi Tech Developers Pvt. Ltd. (Wave Hi-Tech Township)		
Project Address:	NH-24		
Village:	Dasna Dehat	Block:	Rajapur
District:	Ghaziabad	State:	Uttar Pradesh
Pin Code:			
Communication Address:	C - 1, Sector - 3, Noida, District - Gautam Buddha Nagar, Uttar Pradesh - 201301		
Address of CGWB Regional Office:	Regional Director, Central Ground Water Board, Northern Region, Bhujal Bhawan, Sector - B, Sitapur Road, Yojana, Ram Ram Chauraha, Lucknow, Uttar Pradesh - 220021		

1.	NOC No.:	CGWA/NOC/INF/ORIG/2019/5285									
2.	Application No.:	21-4/4196/UP/INF/2017				3.	Category:	Infrastructure			
4.	Project Status:	New Project				5.	NOC Type:	New			
6.	Valid from:	08/05/2019				7.	Valid up to:	07/05/2021			
8.	Ground Water Abstraction Permitted:										
Fresh Water		Saline Water		Dewatering		Total					
m ³ /day	m ³ /year	m ³ /day	m ³ /year	m ³ /day	m ³ /year	m ³ /day	m ³ /year				
38772	14151780					38772	14151780				
9.	Details of ground water abstraction /Dewatering structures										
Total Existing No.:31				Total Proposed No.:14							
	DW	DCB	BW	TW	MP	DW	DCB	BW	TW	MP	
Abstraction Structure*	0	0	0	31	0	0	0	0	14	0	
*DW- Dug Well; DCB-Dug-cum-Bore Well; BW-Bore Well; TW-Tube Well; MP-Mine Pit											
10.	Quantum of ground water recharge(m ³ /year):					2401778					
11.	Number of Piezometers (Observation wells) to be constructed/ monitored & Monitoring mechanism.				No. of Piezometers		Monitoring Mechanism				
Manual							DWLR**	DWLR With telemetry			
**DWLR - Digital Water Level Recorder				2		0		1		1	

(Compliance Conditions given overleaf)

THIS NOC IS VALID ONLY FOR DRINKING
DOMESTIC USES AND/OR GREEN BELT.

Digitally signed by
NANDAKUMARATHI P
Date: 2019.05.17 14:44:35 +05'30'

Member (CCWA)

18/11, Jamnagar House, Mansingh Road, New Delhi-110011
Phone: (011) 23383561 Fax: 23382051, 23386743
Website: cgwa-noc.gov.in

स्वच्छ सुरक्षित जल - खुशहाल कल
CONSERVE WATER - SAVE LIFE

TRUE COPY
SIGN 

562

Validity of this NOC shall be subject to compliance of the following mandatory conditions:

- 1) No additional ground water abstraction and/or de-watering structures shall be constructed for this purpose without prior approval of the Central Ground Water Authority (CGWA).
- 2) The proponent shall seek prior permission from CGWA for any increase in quantum of groundwater abstraction more than that permitted in NOC for specific period).
- 3) All new as well as existing ground water abstraction/ de-watering structures shall be fitted with digital water flow meters by the firm at its own cost immediately on completion of their construction or grant of NOC as the case may be. In case of renewal of NOCs, all existing ground water abstraction structures shall continue to be fitted with digital water flow meters. Intimation of installation of flow meters shall be sent by the proponent to the Regional Director of CGWB within 6 months of grant of NOC. Daily ground water abstraction data shall be monitored / continue to be monitored (in case of renewal) by the firm and recorded in a log book. Details of month-wise ground water abstraction shall be submitted to the Regional Director, CGWB, once every year.
- 4) In case the ground water abstraction is more than 10 m³/d, monthly water level monitoring data shall be maintained and submitted annually to the Regional Office of CGWB. Wherever groundwater withdrawal is more than 500 m³/d, the firm shall install telemetry system in one of the piezometers and share USER ID and password of the telemetry system with the Regional Director, CGWB.
- 5) In case ground water abstraction is more than 10 m³/d, ground water quality shall be monitored once in a year (during pre-monsoon period) and the report submitted to the Regional Office, CGWB. Wherever the extraction is less than 10 m³/day, ground water quality report shall be submitted by the proponent at the time of submission of self-compliance report.
- 6) Ground water augmentation measures, as stipulated in the NOC, shall be implemented (in new cases) / continue to be maintained (in case of renewal) in consultation with the concerned Regional Director, CGWB.
- 7) Proof of recharge/water harvesting structures constructed (photographs of structures) shall be submitted to the concerned Regional Director, CGWB within 6 months from the date of issue of NOC. The firm shall also undertake periodic maintenance of recharge structures at its own cost.
- 8) The project proponent shall take all necessary measures to prevent contamination of ground water in the premises falling which the firm shall be responsible for any consequences arising thereupon.
- 9) In case of industries that are likely to contaminate the ground water, no recharge measures shall be taken up by the firm inside the plant premises. The runoff generated from the rooftop shall be stored and put to beneficial use by the firm.
- 10) The firm shall optimize water use through recycling/ reuse of waste water after proper treatment.
- 11) Wherever the NOC is for abstraction of saline water and the existing wells (s) is /are yielding fresh water, the same shall be sealed and new tubewell(s) tapping saline water zone shall be constructed within 3 months of the issuance of NOC. The firm shall also ensure safe disposal of saline residue, if any.
- 12) In case of mining projects, additional key wells shall be established in consultation with the Regional Director, CGWB for ground water level monitoring four (4) times a year (January, May, August and November) in core as well as buffer zones of the mine.
- 13) Unexpected variations in inflow of ground water into the mine pit, if any, shall be reported to the concerned Regional Director, Central Ground Water Board.
- 14) The firm shall report compliance of the NOC conditions online in the website (www.cgwa-noc.gov.in) within one year from the date of issue of this NOC.
- 15) This NOC is subject to prevailing Central/State Government rules/laws/norms or Court orders related to construction of tube well/ground water abstraction structure / recharge or conservation structure/discharge of effluents or any such matter as applicable.
- 16) This NOC does not absolve the proponents of their obligation / requirement to obtain other statutory and administrative clearances from appropriate authorities.
- 17) The issue of this NOC does not imply that other statutory / administrative clearances shall be granted to the project by the concerned authorities. Such authorities would consider the project on merits and take decisions independently of the NOC.
- 18) This NOC is being issued without any prejudice to the directions of the Hon'ble NGT/Court orders in cases related to ground water or any other related matters.
- 19) Application for renewal can be submitted online from 90 days before the expiry of NOC. Ground water withdrawal, if any, after expiry of NOC shall be illegal & liable for legal action as per provisions of Environment (Protection) Act, 1986.

(Non-compliance of the conditions mentioned above is likely to result in the cancellation of NOC and legal action against the proponent.)

Sumit Sodhi
(True Copy)

TRUE COPY
SIGN.....

563
Annexure R-22

From:

Director
Ground Water Department, Uttar Pradesh
9th Floor, Indira Bhawan,
Lucknow.

Sir,

District Collector, District-Ghaziabad/
President, District Ground Water Management Council
Ghaziabad

Letter No.104/ G.W.D/Act (NOC)-1

Lucknow: August 27, 2021

Subject: Regarding disposal of the cases of District
Ghaziabad for grant / renewal of No Objection
pending since past before Central Ground Water
Authority.

Ref: Letter sent vide No. 406/La / Si./No.Gra.W.
Portal/2021-22 dated 18.08.2021

Sir,

Kindly take reference of above referred letter No.
406/La / Si./No.Gra.W. Portal/2021-22 dated
18.08.2021 sent by Chief Development Officer/
Member Secretary, District Ground Water Management
Council Ghaziabad, and received by this office on
19.08.2021, vide which 44 pending cases of Uppal

TRUE COPY
SIGN.....

564

Chadha Hightech Developers Pvt. Ltd have been sent to this office for their disposal.

In furtherance to above and in compliance of the directions issued vide the Minutes of Second Meeting of U.P. State Ground Water Management and Regulation Authority held on 20.01.2021 which was constituted under the Chairmanship of the Chief Secretary, U.P. Government in accordance with the provisions of U.P. Ground Water (Management and Regulation) Act, 2019 and from the perusal of the Report submitted vide File No. CGWB/11/2020/CGWA-177 dated 30.03.2021 by the Water Power Ministry, Central Ground Water Authority, New Delhi and upon examining the cases at office level it is evident that a No Objection Certificate which is attached with above 44 cases, was issued earlier to the Uppal Chadha Hightech Developers Pvt. Ltd firm vide No. CGWA/NOC/IND/ORIG/2019/5285 dated 08.05.2019 only for the purpose of Drinking/ Domestic uses and/or green belt by the Central

TRUE COPY

SIGN.....

565

Ground Water Authority, Government of India.
Therefore on the above mentioned 44 cases the
recommendation is granted as per attached list only
for Drinking/ Domestic Uses and/or Green Belt.

Kindly ensure that the disposal of 44 applications
be done within time by getting deposited Ground Water
Abstraction Fees for the renewal period from the
consumers, on the basis of casewise recommendation
by the department in accordance with the attached list
and by complying various conditions proposed under
the Act and Regulation and on the basis of their
merits.

Attached: as per above (44 cases)

Faithfully
Sd/- (V.K. Upadhyay)
Director

Letter (I)/GWD/Act(NOC)-21/even dated:

Copy to the following for information and necessary actions:

1. Member Secretary, State Ground Water Management
and Regulatory Authority, U.P. Lucknow.
2. Nodal Officer, Web Portal, District Ghaziabad.
3. Concerned Applicant through email.

Sd/- V.K. Upadhyay
Director

TRUE COPY
SIGN. 

566

**District Ground Water Management Council, opinion of
the Directorate, Ground Water Department on the cases
received from District Ghaizabad,**

S l. No.	Date of Appl ication received at the Office of Direc tor, Grou nd Wate r Depa rtme nt, Uttar Prad esh	Applic ation No.	Deta ils of the Appl icant	Typ e of con sum er of grou nd wat er	Details of area for disposal of ground water		Categ ory of Devel opme nt area/ Town Area (Notif ied/- Non notifi ed)	Deta ils of NO C issue s by the Cent ral Grou nd Wat er Auth ority in the past	Date of validit y of NOC by the Centra l Grou nd Water Autho rity		Date of appli cation for rene wal of NO C give n to the Cent ral Grou nd Wat er Auth ority	Opini on of the Grou nd Water Depar tment on the basis of the List receiv ed from Centr al Grou ndwat er Autho rity
					Dist rict	Devel opme nt Divisi on/ Town Area			Fr om whe n	Ti ll		
1	2	3	4	5	6	7	8	9	9	10	11	12
1	19.08 .2021	GZBD 0621R IF 0067	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	Centr al Grou nd Water Autho rity, Gover nment of India

TRUE COPY
SIGN.....

567

			Sri Dee pak Path ak					d 08.0 5.20 19				vide CGW A/ NOC/ INF/ ORIG / 2019 / 5285 dated 08.05. 2019 had issued No Objec tion to the Firm for
2	19.08 2021	GZBD 0621R IF 0068	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	Drink ing / Dome stic Uses and/ or Green Belt. In
3	19.08 2021	GZBD 0621R IF 0069	Upp al Cha dha Hi Tech Dev elop ers Pvt.	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	Drink ing / Dome stic Uses and/ or Green Belt. In

TRUE COPY

SIGN.....

568

			Ltd Sri Dee pak Path ak					date d 08.0 5.20 19				furthe rance to that it is recom-
4	19.08 2021	GZBD 0621R IF 00670	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	mend er that the NOC only for Drink ing/ Dome stic Uses and/o r Green Belt
5	19.08 2021	GZBD 0621R IF 00671	Upp al Cha dha Hi Tech Dev elop	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	be renew ed from 08.05. 2021 on the Appli cation

TRUE COPY
SIGN.....

569

			ers Pvt. Ltd Sri Dee pak Path ak					/ 5285 date d 08.0 5.20 19				S at Sr. No.01 to 44 Validi ty of renew ed no Object ion will be for 05 years.
6	19.08 2021	GZBD 0621R IF 0072	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	Centr al Grou nd Water Autho rity, Gover nment of India vide CGW A/ NOC/

TRUE COPY
SIGN.....

570

			ak									INF/
7	19.08	GZBD	Upp	Infr	Gha	Rajap	Notifi	CG	8/	7/	N/A	ORIG
		0621R	al	a-	ziab	ur	ed	WA/	5/	5/		/
	2021	IF	Cha	stru	ad			NO	2	2		2019
		0073	dha	ctur				C/	0	0		/
			Hi	al				INF/	1	2		S285
			Tech					ORI	9	1		dated
			Dev					G/				08.05.
			elop					2019				2019
			ers					/				had
			Pvt.					5285				issued
			Ltd					date				No
			Sri					d				Objec
			Dee					08.0				tion
			pak					5.20				to the
			Path					19				Firm
			ak									for
8	19.08	GZBD	Upp	Infr	Gha	Rajap	Notifi	CG	8/	7/	N/A	Drink
		0621R	al	a-	ziab	ur	ed	WA/	5/	5/		ing /
	2021	IF	Cha	stru	ad			NO	2	2		Dome
		0074	dha	ctur				C/	0	0		stic
			Hi	al				INF/	1	2		Uses
			Tech					ORI	9	1		and/
			Dev					G/				or
			elop					2019				Green
			ers					/				Belt.
			Pvt.					5285				In
			Ltd					date				further
			Sri					d				rance
			Dee					08.0				to
			pak					5.20				that it

TRUE COPY

SIGN.....

571

			Path ak					19				is recom mend er that the NOC only for Drink ing/ Dome stic Uses and/o r Green Belt
9	19.08 2021	GZBD 0621R IF 0075	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	be renew ed from 08.05. 2021 on the Appli cation s at Sr. No.01 to
1 0	19.08 2021	GZBD 0621R IF 0076	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	

TRUE COPY

SIGN.....

572

			pak Path ak					5.20 19				44 Validi ty of renew ed no Object ion will be for 05 years.
1 1	19.08 2021	GZBD 0621R IF 0077	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	Centr al Grou nd Water Autho rity, Gover nment of India vide CGW A/ NOC/ INF/ ORIG / 2019 /
1 2	19.08 2021	GZBD 0621R IF 0095	Upp al Cha dha	Infr a- stru ctur	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/	8/ 5/ 2 0 0	7/ 5/ 2 0 0	N/A	ORIG / 2019 /

TRUE COPY

SIGN.....

573

			Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	al				INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	1 9	2 1		S285 dated 08.05. 2019 had issued No Objec tion to the Firm for
1 3	19.08 2021	GZBD 0621R IF 0096	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	Drink ing / Dome stic Uses and/ or Green Belt. In furthe rance to that it is recom mend er that
1 4	19.08 2021	GZBD 0621R IF	Upp al Cha	Infr a- stru	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO	8/ 5/ 2	7/ 5/ 2		

TRUE COPY
SIGN.....

574

		0097	dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	ctur al				C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	0 1 9	0 2 1		the NOC only for Drink ing/ Dome stic Uses and/o r Green Belt
1 5	19.08 2021	GZBD 0621R IF 0098	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	be renew ed from 08.05. 2021 on the Appli cation s at Sr. No.01 to 44 Validi ty of renew ed no

TRUE COPY
SIGN.....

575

												Object ion will be for 05 years.
1 6	19.08 2021	GZBD 0621R IF 0099	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	Centr al Grou nd Water Autho rity, Gover nment of India vide CGW A/ NOC/ INF/
1 7	19.08 2021	GZBD 0621R IF 0100	Upp al Cha dha Hi Tech Dev elop ers	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 dated 08.05. 2019 had	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	ORIG / 2019 / 5285 dated 08.05. 2019 had

TRUE COPY

SIGN.....

576

			Pvt. Ltd Sri Dee pak Path ak					5285 date d 08.0 5.20 19				issued No Objec tion to the Firm for
1 8	19.08 2021	GZBD 0621R IF 0101	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	Drink ing / Dome stic Uses and/ or Green Belt. In furthe rance to that it is recom
1 9	19.08 2021	GZBD 0621R IF 0102	Upp al Cha dha Hi Tech Dev elop	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	mend er that the NOC only for Drink

TRUE COPY
SIGN.....

577

			ers Pvt. Ltd Sri Dee pak Path ak					/ 5285 date d 08.0 5.20 19				ing/ Dome stic Uses and/o r Green Belt
2 0	19.08 2021	GZBD 0621R IF 0103	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	Infr a- stru ctur al	Gha ziab ad.	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	be renew ed from 08.05. 2021 on the Appli cation s at Sr. No.01 to 44 Validi ty of renew ed no object ion will be for 05

TRUE COPY

SIGN.....

578

												Years.
2 1	19.08 .. 2021	GZBD 0621R IF 0104	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	Centr al Grou nd Water Autho rity, Cover nment of India vide CGW A/ NOC/ INF/ ORIG / 2019 / 5285 dated 08.05. 2019 had issued No Objec tion to the
2 2	19.08 . 2021	GZBD 0621R IF 0105	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	ORIG / 2019 / 5285 dated 08.05. 2019 had issued No Objec tion to the

TRUE COPY

SIGN.....

579

			Path ak					19				Firm for Drink ing / Dome stic Uses and/ or Green Belt. In furthe rance to that it is recom mend er that the NOC only for Drink ing/ Dome stic Uses and/o
2 3	19.08 2021	GZBD 0621R IF 0106	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	
2 4	19.08 2021	GZBD 0621R IF 0107	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	

TRUE COPY

SIGN.....

580

			pak Path ak					5.20 19				r Green Belt be renew ed from 08.05. 2021 On the Appli cation s at Sr. No.01 to 44 Validi ty of renew ed no object ion will be for 05 years.
2 5	19.08 2021	GZBD 0621R IF 0108	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	8/ 5/ 2 0 1 9	7/ 5/ 2 0 1	N/A	
2 6	19.08 2021	GZBD 0621R IF 0109	Upp al Cha dha	Infr a- stru ctur	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/	8/ 5/ 2 0	7/ 5/ 2 0	N/A	Centr al Grou nd

TRUE COPY

SIGN.....

581

			Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	al				INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	1 9	2 1		Water Autho rity, Cover nment of India vide CGW A/ NOC/ INF/
2 7	19.08 2021	GZBD 0621R IF 0110	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	ORIG / 2019 / 5285 dated 08.05. 2019 had issued No Objec tion to the Firm for
2 8	19.08 2021	GZBD 0621R IF	Upp al Cha	Infr a- stru	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO	8/ 5/ 2	7/ 5/ 2	N/A	Drink ing / Dome

TRUE COPY
SIGN.....

582

		0111	dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	ctur al				C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	0 1 9	0 2 1		stic Uses and/ or Green Belt. In furthe rance to that it is recom
2 9	19.08 2021	GZBD 0621R IF 0078	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	mend er that the NOC only for Drink ing/ Dome stic Uses and/o r Green Belt
3 0	19.08	GZBD 0621R	Upp al	Infr a-	Gha ziab	Rajap ur	Notifi ed	CG WA/ 5/	8/ 5/	7/ 5/	N/A	be renew

TRUE COPY

SIGN.....

583

123

	2021	IF 0079	Chadha Hi Tech Developers Pvt. Ltd Sri Deepak Pathak	structural	ad			NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	2 0 1 9	2 0 2 1		ed from 08.05. 2021 on the Applica tion s at Sr. No.01 to 44 Validi ty of renew ed no object ion will be for 05 years.
3 1	19.08 2021	GZBD 0621R IF 0080	Uppal Chadha Hi Tech Developers	Infr a- struc tural	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / /	8/ 5/ 2 0 1 9	7/ 5/ 2 1	N/A	Centr al Grou nd Water Autho rity, Gover nment

TRUE COPY

SIGN.....

584

			Pvt. Ltd Sri Dee pak Path ak					5285 date d 08.0 5.20 19				of India vide CGW A/ NOC/ INF/ ORIG / 2019 / 5285 dated 08.05. 2019 had issued No Objec tion to the Firm for Drink ing / Dome stic Uses and/ or Green
3 2	19.08 2021	GZBD 0621R IF 0081	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	
3 3	19.08 2021	GZBD 0621R IF 0082	Upp al Cha dha Hi Tech Dev elop	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	

TRUE COPY
SIGN.....

585

			ers Pvt. Ltd Sri Dee pak Path ak					/ 5285 date d 08.0 5.20 19				Green Belt. In further ance to that it is recom mend er that the NOC only for Drink ing/ Dome stic Uses and/o r Green Belt
3 4	19.08 2021	GZBD 0621R IF 0083	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	be renew ed from 08.05. 2021 on the
3 5	19.08 2021	GZBD 0621R IF 0084	Upp al Cha dha Hi Tech Dev	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	be renew ed from 08.05. 2021 on the

TRUE COPY
SIGN.....

586

			elop ers Pvt. Ltd Sri Dee pak Path ak					2019 / 5285 date d 08.0 5.20 19				Appli cation S at Sr. No.01 to 44 Validi ty of renew ed no object ion will be for 05 years.
3 6	19.08 2021	GZBD 0621R IF 0085	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	Centr al Grou nd Water Autho rity, Gover nment of India vide CGW A/

TRUE COPY
SIGN.....

587

			Path ak					19				NOC/ INF/ ORIG
3 7	19.08 2021	GZBD 0621R IF 0086	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	/ 2019 / 5285 dated 08.05. 2019 had issued No Objee tion to the Firm for
3 8	19.08 2021	GZBD 0621R IF 0087	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	Drink ing / Dome stic Uses and/ or Green Belt. In furthe rance to

TRUE COPY

SIGN.....

588

			pak Path ak					5.20 19				that it is recom mend er that the NOC only for Drink ing/ Dome stic Uses and/o r Green Belt
3 9	19.08 2021	GZBD 0621R IF 0088	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	
4 0	19.08 2021	GZBD 0621R IF 0089	Upp al Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri	Infr a- stru ctur al	Gha ziab ad	Rajap ur	Notifi ed	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 date d	8/ 5/ 2 0 1 9	7/ 5/ 2 0 2 1	N/A	be renew ed from 08.05. 2021 on the Appli cation s at Sr. No.01

TRUE COPY
SIGN.....

589

			Deepak Pathak					08.05.2019				to 44 Validity of renewed no objection will be for 05 years.
41	19.08.2021	GZBD 0621R IF 0090	Uppal Chaudha Hi Tech Developers Pvt. Ltd Sri Deepak Pathak	Infrastuctural	Ghaziabad	Rajapur	Notified	CG WA/ NO C/ INF/ ORI G/ 2019 / 5285 dated 08.05.2019	8/5/20	7/5/20	N/A	Central Ground Water Authority, Government of India vide CGWA/ NOC/ INF/ ORIG / 2019 / 5285 dated 08.05.2019 had issued No Objec
42	19.08.2021	GZBD 0621R IF	Uppal Chaudha	Infrastuctural	Ghaziabad	Rajapur	Notified	CG WA/ NO	8/5/20	7/5/20	N/A	

TRUE COPY

SIGN.....

TRUE COPY
SIGN.....

TRUE COPY
SIGN.....

591

	2021	IF 0093	Cha dha Hi Tech Dev elop ers Pvt. Ltd Sri Dee pak Path ak	stru ctur al	ad			NO C/ INF/ ORI G/ 2019 / 5285 date d 08.0 5.20 19	2 0 1 9	2 0 2 1		No.01 to 44 Validi ty of renew ed no object ion will be for 05 years.
--	------	------------	--	--------------------	----	--	--	---	------------------	------------------	--	---

Sumit Sodhi
(True Translated copy)

TRUE COPY

SIGN.....*R*.....

592

Phone: Office 0522 1187068
Office 0522 1187133
Fax: Office 0522 1186471
E-mail: upgwd.in@gmail.com
Website: http://upgwd.gov.in

प्रेषक,

निदेशक,
भूगर्भ जल विभाग, उत्तर प्रदेश,
9वाँ तल इन्दिरा भवन,
लखनऊ।

सेवा में,

जिलाधिकारी, जनपद-गाजियाबाद/
अध्यक्ष, जिला भूगर्भ जल प्रबंधन परिषद,
गाजियाबाद।

पत्रांक: 105 / भूज०वि०/एक्ट(एनओसी)-21

लखनऊ: अगस्त 27 2021

विषय:- केन्द्रीय भूजल प्राधिकरण के समक्ष पूर्व में अनापत्ति निर्गमन/नवीनीकरण हेतु जनपद-गाजियाबाद के लम्बित प्रकरणों के निस्तारण के संदर्भ में।

संदर्भ:- पत्र संख्या 406/ल०सि०/नो०ग्रा०वा०पोर्टल/2021-22, दिनांक 18.08.2021 के द्वारा प्रेषित पत्र।

महोदय,

कृपया उपर्युक्त विषयक मुख्य विकास अधिकारी/सदस्य सचिव, जिला भूगर्भ जल प्रबंधन परिषद, गाजियाबाद के पत्र संख्या 406/ल०सि०/नो०ग्रा०वा०पोर्टल/2021-22, दिनांक 18.08.2021, जो इस कार्यालय में 19.08.2021 को प्राप्त हुए हैं, का संदर्भ ग्रहण करने का कष्ट करें, जिसके द्वारा उम्पल चढ़ा हाईटेक डवलपर्स प्रा०लि० के 44 लम्बित प्रकरणों को निस्तारित किये जाने हेतु इस कार्यालय को प्रेषित किया गया है।

उक्त के कम में मुख्य सचिव, उ०प्र० शासन की अध्यक्षता में उ०प्र० भूगर्भ जल (प्रबंधन एवं विनियमन) अधिनियम, 2019 के प्राविधानानुसार गठित उ०प्र० राज्य भूगर्भ जल प्रबंधन और विनियामक प्राधिकरण की दिनांक 20.01.2021 को आयोजित द्वितीय बैठक के कार्यवृत्ता में दिये गये निर्देशों के अनुपालन एवं जल शक्ति मंत्रालय, केन्द्रीय भूजल प्राधिकरण, नई दिल्ली की फाइल संख्या सीजीडब्ल्यू/11/2020/सीजीडब्ल्यू-177, दिनांक 30-03-2021 द्वारा दी गयी आख्या एवं कार्यालय स्तर पर प्रकरणों की परीक्षणोपरान्त अवलोकित हो रहा है कि उम्पल चढ़ा हाईटेक डवलपर्स प्रा०लि० के 44 प्रकरणों के साथ संलग्न केन्द्रीय भूजल प्राधिकरण, भारत सरकार द्वारा पूर्व निर्गत अनापत्ति प्रमाण पत्र संख्या CGWA/NOC/IND/ORIG/2019/5285, दिनांक 08-05-2019 के द्वारा फर्म को सिर्फ Drinking/Domestic Uses and/or Green Belt हेतु अनापत्ति प्रदान की गयी थी। अतएव प्रस्तुत उपरोक्त संदर्भित 44 प्रकरणों पर सिर्फ Drinking/Domestic Uses and/or Green Belt हेतु संस्तुति संलग्नित तालिका के अनुसार की जाती है।

संलग्न तालिका में प्रकरणवार विभाग की संस्तुति के आधार पर अधिनियम तथा नियमावली में प्राविधानित अनापत्ति निर्गमन की विभिन्न शर्तों का अनुपालन उसके गुण दोषों के आधार पर कराते हुए तथा उपभोक्ताओं से नवीनीकृत अवधि का भूजल निकासी शुल्क (Ground Water Abstraction Fees) भी जमा कराते हुए सम्बन्धित 44 आवेदनों का निस्तारण सततगम्य सुनिश्चित कराने का कष्ट करें।

संलग्नक: यथोक्त (44 प्रकरण)।

भवदीय,

(वी०के० उपाध्याय)

8✓ निदेशक।

पत्रांक: (1) / भूज०वि०/एक्ट(एनओसी)-21/तददिनांक।

प्रतिलिपि निम्नलिखित को सूचनाार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है:-

1. सदस्य सचिव, राज्य भूगर्भ जल प्रबंधन और विनियामक प्राधिकरण, उ०प्र०, लखनऊ।
2. नोडल अधिकारी, वेब पोर्टल, जनपद गाजियाबाद।
3. सम्बन्धित आवेदक को उनके ई-मेल के माध्यम से।

(वी०के० उपाध्याय)

निदेशक।

TRUE COPY
SIGN.....

W.P. No. 1186471/2021

593

जिला भूगर्भ जल प्रबन्धन परिषद्, जनपद-गाजियाबाद से प्राप्त प्रकरणों पर निदेशालय, भूगर्भ जल विभाग, उ०प्र० का मंतव्य।

क्र. सं०	कार्यालय निदेशक, भूगर्भ जल विभाग, उत्तर प्रदेश को आवेदन प्राप्ति की तिथि	आवेदन संख्या	आवेदनकर्ता का विवरण	भूजल उपयोगिता का प्रकार	भूजल निष्कर्षण हेतु क्षेत्र का विवरण		विकास खण्ड / शहरी क्षेत्र की श्रेणी (नोटिफाइड / नॉन-नोटिफाइड)	केन्द्रीय भूमिजल प्राधिकरण द्वारा पूर्व में निर्गत एनओसी का विवरण	केन्द्रीय भूमिजल प्राधिकरण द्वारा पूर्व में निर्गत एनओसी के दिनांक की तिथि		केन्द्रीय भूमिजल प्राधिकरण को एनओसी के नवीनीकरण हेतु आवेदन करने की तिथि	केन्द्रीय भूमिजल प्राधिकरण के द्वारा प्राप्त सूची के आधार पर भूगर्भ जल विभाग का मंतव्य
					जनपद	विकास खण्ड / शहरी क्षेत्र			कब से	कब तक		
1	2	3	4	5	6	7	8	9	10		11	12
1	19-08-2021	GZBD0621RIF0067	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285, दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	केन्द्रीय भूगर्भ जल प्राधिकरण, भारत सरकार द्वारा पूर्व में फर्म को CGWA/NOC/INF/ORIG/2019/5285, दिनांक 08.05.2019 के द्वारा Drinking/ Domestic uses and/or Green Belt हेतु ही अनापत्ति प्रदान की गयी है। जिसके क्रम में क्रमांक संख्या 01 से 44 तक के आवेदनों को Drinking/ Domestic uses and/or Green Belt हेतु दिनांक 08.05.2021 से नवीनीकरण हेतु संस्तुति प्रदान की जाती है। नवीनीकृत अनापत्ति की वैधता 05 वर्ष होगी।
2	19-08-2021	GZBD0621RIF0068	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285, दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
3	19-08-2021	GZBD0621RIF0069	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285, दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
4	19-08-2021	GZBD0621RIF0070	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285, दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
5	19-08-2021	GZBD0621RIF0071	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285, दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	

TRUE COPY
SIGN.....

594

क्र.सं.	कार्यालय निदेशक, भूमि जल विभाग, उत्तर प्रदेश को आवेदन प्राप्ति की तिथि	आवेदन संख्या	आवेदनकर्ता का विवरण	भूमि उपयोग का प्रकार	भूमि निष्पत्ति हेतु क्षेत्र का विवरण		विकास क्षेत्र / महो क्षेत्र की श्रेणी (नॉटिफाइड / नॉन-नॉटिफाइड)	केंद्रीय भूमिजल प्राधिकरण द्वारा पूर्व में निर्गत एनओसी का विवरण	केंद्रीय भूमिजल प्राधिकरण द्वारा पूर्व में निर्गत एनओसी के वैधता की तिथि		केंद्रीय भूमिजल प्राधिकरण को एनओसी के नवीनीकरण हेतु आवेदन करने की तिथि	केंद्रीय भूमिजल प्राधिकरण के द्वारा प्राप्त सूची के अन्तर्गत पर भूमि जल विभाग का मत
					जनपद	विकास क्षेत्र / शहरी क्षेत्र			कब से	कब तक		
1	2	3	4	5	6	7	8	9	10		11	12
6	19-08-2021	GZBD0621RIF0072	Uppal Chaudh Hi Tech Developers Pvt. Ltd. Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	केंद्रीय भूमि जल प्राधिकरण, भारत सरकार द्वारा पूर्व में फर्म को CGWA/NOC/INF/O RIG/2019/5285, दिनांक 08.05.2019 के द्वारा Drinking/ Domestic uses and/or Green Belt हेतु ही अनापत्ति प्रदान की गयी है। जिसके क्रम में क्रमांक संख्या 01 से 44 तक के आवेदनों को Drinking/ Domestic uses and/or Green Belt हेतु दिनांक 08.05.2021 से नवीनीकरण हेतु संस्तुति प्रदान की जाती है। नवीनीकृत अनापत्ति की वैधता 05 वर्ष होगी।
7	19-08-2021	GZBD0621RIF0073	Uppal Chaudh Hi Tech Developers Pvt. Ltd. Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
8	19-08-2021	GZBD0621RIF0074	Uppal Chaudh Hi Tech Developers Pvt. Ltd. Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
9	19-08-2021	GZBD0621RIF0075	Uppal Chaudh Hi Tech Developers Pvt. Ltd. Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
10	19-08-2021	GZBD0621RIF0076	Uppal Chaudh Hi Tech Developers Pvt. Ltd. Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	

595

क्र. सं.	कार्यालय निर्देशक, नृगम जल विभाग, उत्तर प्रदेश के आवेदन प्राप्ति की तिथि •	आवेदन संख्या	आवेदनकर्ता का विवरण	मूलतः उपयोग का प्रकार	मूलतः निष्पन्न हेतु क्षेत्र का विवरण		विकास खण्ड / गहरी क्षेत्र की श्रेणी (नोटिफाइड / नान-नोटिफाइड)	केन्द्रीय भूमिजल प्राधिकरण द्वारा पूर्व में निर्गत एनओसी का विवरण	केन्द्रीय भूमिजल प्राधिकरण द्वारा पूर्व में निर्गत एनओसी के रेटिंग की तिथि		केन्द्रीय भूमिजल प्राधिकरण का एनओसी के नवीनीकरण हेतु आवेदन करने की तिथि	केन्द्रीय भूमिजल प्राधिकरण के द्वारा प्राप्त सूची के अन्तर्गत पर भूमि जल विभाग का संतथ
					जनपद	विकास खण्ड / गहरी क्षेत्र			कद से	कत तक		
1	2	3	4	5	6	7	8	9	10		11	12
11	19-08-2021	GZBD0621RIF0077	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285, दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	केन्द्रीय भूमि जल प्राधिकरण, भारत सरकार द्वारा पूर्व में फॉर्म को CGWA/NOC/INF/ORIG/2019/5285, दिनांक 08.05.2019 के द्वारा Drinking/ Domestic uses and/or Green Belt हेतु ही अनापत्ति प्रदान की गयी है। जिसके क्रम में क्रमांक संख्या 01 से 44 तक के आवेदनों को Drinking/ Domestic uses and/or Green Belt हेतु दिनांक 08.05.2021 से नवीनीकरण हेतु संस्तुति प्रदान की जाती है। नवीनीकृत अनापत्ति की वैधता 05 वर्ष होगी।
12	19-08-2021	GZBD0621RIF0095	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285, दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
13	19-08-2021	GZBD0621RIF0096	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285, दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
14	19-08-2021	GZBD0621RIF0097	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285, दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
15	19-08-2021	GZBD0621RIF0098	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285, दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	

596

क्र. सं.	कार्यालय निर्देशक, न्याय जल विभाग, उत्तर प्रदेश का आवेदन प्राप्ति की तिथि	आवेदन संख्या	आवेदनकर्ता का विवरण	भूजल उपयोगिता का प्रकार	भूजल निष्कर्षण हेतु क्षेत्र का विवरण		विकास खण्ड / महरी क्षेत्र की श्रेणी (नोटिफाइड / नान-नोटिफाइड)	केंद्रीय भूमिजल प्राधिकरण द्वारा पूर्व में निर्गत एनओसी का विवरण	केंद्रीय भूमिजल प्राधिकरण द्वारा पूर्व में निर्गत एनओसी के वैधता की तिथि		केंद्रीय भूमिजल प्राधिकरण को एनओसी के नवीनीकरण हेतु आवेदन करने की तिथि	केंद्रीय भूमिजल प्राधिकरण के द्वारा प्राप्ति तृतीय आधार पर भूमि जल विभाग का मत
					जनपद	विकास खण्ड / महरी क्षेत्र			कय से	कय तक		
1	2	3	4	5	6	7	8	9	10		11	12
16	19-08-2021	GZBD0621RIF0099	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	केंद्रीय भूमि जल प्राधिकरण, भारत सरकार द्वारा पूर्व में फर्म को CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019 के द्वारा Drinking/ Domestic uses and/or Green Belt हेतु ही अनापत्ति प्रदान की गयी है। जिसके कम में कक्षा संख्या 01 से 44 तक के आवेदनों को Drinking/ Domestic uses and/or Green Belt हेतु दिनांक 08.05.2021 से नवीनीकरण हेतु संस्तुति प्रदान की जाती है। नवीनीकृत अनापत्ति की वैधता 05 वर्ष होगी।
17	19-08-2021	GZBD0621RIF0100	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
18	19-08-2021	GZBD0621RIF0101	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
19	19-08-2021	GZBD0621RIF0102	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
20	19-08-2021	GZBD0621RIF0103	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	

597

क्र.सं.	कार्यालय निर्देशक, भूमि जल विभाग, उत्तर प्रदेश की तिथि	आवेदन संख्या	आवेदनकर्ता का विवरण	भूमि उपयोग का प्रकार	भूमि निष्कर्ष हेतु क्षेत्र का विवरण		रिजिस्ट्रार/शहरी क्षेत्र की श्रेणी (नोटिफाइड / नॉन-नोटिफाइड)	केंद्रीय भूमि जल प्राधिकरण द्वारा पूर्व में निर्गत एनओसी के विवरण	केंद्रीय भूमि जल प्राधिकरण द्वारा पूर्व में निर्गत एनओसी के वैधता की तिथि		केंद्रीय भूमि जल प्राधिकरण को एनओसी के नवीनीकरण हेतु आवेदन करने की तिथि	केंद्रीय भूमि जल प्राधिकरण के द्वारा प्राप्त सूची के आधार पर भूमि जल विभाग का मंतव्य
					जनपद	विकास क्षेत्र/शहरी क्षेत्र			कब से	कब तक		
1	2	3	4	5	6	7	8	9	10		11	12
21	19-08-2021	GZBD0621RIF0104	Uppal Chadha Hi Tech Developers Pvt Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	केंद्रीय भूमि जल प्राधिकरण, भारत सरकार द्वारा पूर्व में फर्म को CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019 के द्वारा Drinking/ Domestic uses and/or Green Belt हेतु ही अनापत्ति प्रदान की गयी है। जिसके क्रम में कर्मांक संख्या 01 से 44 तक के आवेदनों को Drinking/ Domestic uses and/or Green Belt हेतु दिनांक 08.05.2021 से नवीनीकरण हेतु संस्तुति प्रदान की जाती है। नवीनीकृत अनापत्ति की वैधता 05 वर्ष होगी।
22	19-08-2021	GZBD0621RIF0105	Uppal Chadha Hi Tech Developers Pvt Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
23	19-08-2021	GZBD0621RIF0106	Uppal Chadha Hi Tech Developers Pvt Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
24	19-08-2021	GZBD0621RIF0107	Uppal Chadha Hi Tech Developers Pvt Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
25	19-08-2021	GZBD0621RIF0108	Uppal Chadha Hi Tech Developers Pvt Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	

TRUE COPY
SIGN.....

598

क्र. सं.	कार्यालय निदेशक, भूमि जल विभाग, उत्तर प्रदेश को आवेदन प्राप्ति की तिथि	आवेदन संख्या	आवेदनकर्ता का विवरण	भूमि उपयोग का प्रकार	भूमि निष्कर्षण हेतु क्षेत्र का विवरण		विकास क्षेत्र / ग्रामी क्षेत्र की सीमा (नोटिफाइड / नॉन-नोटिफाइड)	केंद्रीय भूमिजल प्राधिकरण द्वारा पूर्व में निर्गत एनओसी का विवरण	केंद्रीय भूमिजल प्राधिकरण द्वारा पूर्व में निर्गत एनओसी के अंतर्गत की तिथि		केंद्रीय भूमिजल प्राधिकरण को एनओसी के नवीनीकरण हेतु आवेदन करने की तिथि	केंद्रीय भूमिजल प्राधिकरण के द्वारा प्राप्त सूची के अन्तर्गत पर भूमि जल विभाग का नतवा
					जनपद	विकास क्षेत्र / ग्रामी क्षेत्र			कब से	कब तक		
1	2	3	4	5	6	7	8	9	10	11	12	
26	19-08-2021	GZBD0621RIF0109	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	केंद्रीय भूमि जल प्राधिकरण, भारत सरकार द्वारा पूर्व में फर्म को CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019 के द्वारा Drinking/ Domestic uses and/or Green Belt हेतु ही अनापत्ति प्रदान की गयी है। जिसके क्रम में क्रमांक संख्या 01 से 44 तक के आवेदनों को Drinking/ Domestic uses and/or Green Belt हेतु दिनांक 08.05.2021 से नवीनीकरण हेतु संस्तुति प्रदान की जाती है। नवीनीकृत अनापत्ति की वैधता 05 वर्ष होगी।
27	19-08-2021	GZBD0621RIF0110	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
28	19-08-2021	GZBD0621RIF0111	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
29	19-08-2021	GZBD0621RIF0078	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
30	19-08-2021	GZBD0621RIF0079	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	

TRUE COPY

TRUE COPY

SIGN.....

599

क्र. सं.	कार्यालय निदेशक, भूजल उत्तर प्रदेश की ओर से आवेदन शर्तों की स्थिति	आवेदन संख्या	आवेदनकर्ता का विवरण	भूजल उपयोग का प्रकार	भूजल निष्कर्षण हेतु क्षेत्र का विवरण		विकास क्षेत्र / शहरी क्षेत्र की श्रेणी (नोटिफाइड / नॉन-नोटिफाइड)	केंद्रीय भूजल प्राधिकरण द्वारा पूर्व में निर्गत एनओसी का विवरण	केंद्रीय भूजल प्राधिकरण द्वारा पूर्व में निर्गत एनओसी के काल की स्थिति		केंद्रीय भूजल प्राधिकरण का एनओसी के नवीनीकरण हेतु आवेदन करने की स्थिति	केंद्रीय भूजल प्राधिकरण के द्वारा प्राप्त सूची के आधार पर भूजल जल विभाग का मंताव्य
					जनपद	विकास क्षेत्र / शहरी क्षेत्र			कब से	कब तक		
1	2	3	4	5	6	7	8	9	10		11	12
31	19-08-2021	GZBD0621RIF0080	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285, दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	केंद्रीय भूजल प्राधिकरण, भारत सरकार द्वारा पूर्व में, फॉर्म को CGWA/NOC/INF/ORIG/2019/5285, दिनांक 08.05.2019 के द्वारा Drinking/ Domestic uses and/or Green Belt हेतु ही अनापत्ति प्रदान की गयी है। जिसके क्रम में क्रमांक संख्या 01 से 44 तक के आवेदनों को Drinking/ Domestic uses and/or Green Belt हेतु दिनांक 08.05.2021 से नवीनीकरण हेतु संस्तुति प्रदान की जाती है। नवीनीकृत अनापत्ति की वैधता 05 वर्ष होगी।
32	19-08-2021	GZBD0621RIF0081	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285, दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
33	19-08-2021	GZBD0621RIF0082	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285, दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
34	19-08-2021	GZBD0621RIF0083	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285, दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
35	19-08-2021	GZBD0621RIF0084	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285, दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	

TRUE COPY
SIGN.....

क्र.सं.	प्रार्थी/पूरा जल विभाग/उत्तर प्रदेश के आवेदन प्राप्ति की तिथि	आवेदन संख्या	आवेदनकर्ता का विवरण	पूरा जल उपयोगिता का प्रकार	पूरा जल निष्पत्ति हेतु क्षेत्र का विवरण		विकास खण्ड/गाँव/पंचायत समिति/महोत्तरी क्षेत्र	केंद्रीय भूजल प्राधिकरण द्वारा पूर्व में निर्गत एनओसी/नॉटिफाइड/नॉन-नॉटिफाइड	केंद्रीय भूजल प्राधिकरण द्वारा पूर्व में निर्गत एनओसी/नॉटिफाइड/नॉन-नॉटिफाइड के विवरण		केंद्रीय भूजल प्राधिकरण के एनओसी/नॉटिफाइड/नॉन-नॉटिफाइड के आवेदन करने की तिथि	केंद्रीय भूजल प्राधिकरण के एनओसी/नॉटिफाइड/नॉन-नॉटिफाइड के आवेदन करने की तिथि
					जनपद	विकास खण्ड/महोत्तरी क्षेत्र			कब से	कब तक		
1	2	3	4	5	6	7	8	9	10	11	12	
36	19-08-2021	GZBD0521RIF0085	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	केंद्रीय भूजल प्राधिकरण, भारत सरकार द्वारा पूर्व में कर्म को CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019 के द्वारा Drinking/ Domestic uses and/or Green Belt हेतु ही अनापत्ति प्रदान की गयी है। जिसके क्रम में क्रमांक संख्या 01 से 44 तक के आवेदनों को Drinking/ Domestic uses and/or Green Belt हेतु दिनांक 08.05.2021 से नवीनीकरण हेतु संस्तुति प्रदान की जाती है। नवीनीकृत अनापत्ति की वैधता 05 वर्ष होगी।
37	19-08-2021	GZBD0621RIF0086	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
38	19-08-2021	GZBD0621RIF0087	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
39	19-08-2021	GZBD0621RIF0088	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	
40	19-08-2021	GZBD0621RIF0089	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructural	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285. दिनांक 08.05.2019	8/5/2019	7/5/2021	N/A	

TRUE COPY
SIGN.....

601

क्र.सं.	कार्यालय निर्देशक, नगर जल विभाग, उत्तर प्रदेश की शिथि	आवेदन संख्या	आवेदकता की शिथि	नगर उपयोजना का प्रकार	नगर निगम/संघ का विवरण		विकास क्षेत्र/सड़क क्षेत्र की शिथि (नोटिफाइड / नॉन-नोटिफाइड)	केंद्रीय नगरपालिका द्वारा पूर्व में निगत एनओसी का विवरण	केंद्रीय भूनिर्गत प्रतिक्रिया द्वारा पूर्व में निगत एनओसी के कक्षा की शिथि		केंद्रीय भूनिर्गत प्रतिक्रिया को एनओसी के नवीनीकरण हेतु आवेदन करने की तिथि	केंद्रीय भूनिर्गत प्रतिक्रिया के द्वारा प्राप्त हूदी के अंतर्गत नगर जल विभाग का कक्षा
					जनपद	विभाग/सड़क क्षेत्र			कक्ष से	कक्ष तक		
1	2	3	4	5	6	7	8	9	10		11	12
41	19-08-2021	GZBD0621RIF0090	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sr. Deepak Pathak.	Infrastructure	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ ORIG/2019/5285, दिनांक 06.05.2019	8/5/2019	7/5/2021	N/A	केंद्रीय भूनिर्गत प्रतिक्रिया भारत सरकार द्वारा पूर्व में फर्न के CGWA/NOC/INF/ORI G/2019/5285 दिनांक 06.05.2019 के द्वारा Drinking/ Domestic uses and/or Green Belt हेतु ही अनुमति प्रदान की गयी है। चिराफे कम से कम संख्या 01 से 44 तक के आवेदनों को Drinking/ Domestic uses and/or Green Belt हेतु दिनांक 06.05.2021 से नवीनीकरण हेतु संस्तुति प्रदान की जाती है। नवीनीकृत अनुमति की वैधता 05 वर्ष होगी।
42	19-08-2021	GZBD0621RIF0091	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sr. Deepak Pathak.	Infrastructure	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ ORIG/2019/5285, दिनांक 06.05.2019	8/5/2019	7/5/2021	N/A	
43	19-08-2021	GZBD0621RIF0092	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sr. Deepak Pathak.	Infrastructure	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ ORIG/2019/5285, दिनांक 06.05.2019	8/5/2019	7/5/2021	N/A	
44	19-08-2021	GZBD0621RIF0093	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sr. Deepak Pathak.	Infrastructure	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ ORIG/2019/5285, दिनांक 06.05.2019	8/5/2019	7/5/2021	N/A	

Sumit Sodhi
(True Copy)

(निर्देशक) उपरि
निर्देशक

TRUE COPY
SIGN.....

602
Annexure R-23

From:

Director

Ground Water Department, Uttar Pradesh

9th Floor, Indira Bhawan,

Lucknow.

Sir,

District Collector, District-Ghaziabad/

President, District Ground Water Management Council

Ghaziabad

Letter No.122/ G.W.D/Act (NOC)-21

Lucknow: September 24/2021

Subject: Regarding disposal of the cases of District
Ghaziabad for grant / renewal of No Objection
pending since past before Central Ground Water
Authority.

Ref: Cases submitted online through Web Portal.

Sir,

Kindly note that the above subjected Nodal Officer,
District Ghaziabad, has sent to this office 01
application for its disposal submitted through online
Web portal by Uppal Chadha Hightech Developers Pvt.
Ltd.

TRUE COPY
SIGN.....

In furtherance to above and in compliance of the directions issued vide the Minutes of Second Meeting of U.P. State Ground Water Management and Regulation Authority held on 20.01.2021 which was constituted under the Chairmanship of the Chief Secretary, U.P. Government in accordance with the provisions of U.P. Ground Water (Management and Regulation) Act, 2019 and from the perusal of the Report submitted vide File No. CGWB/11/2020/CGWA-177 dated 30.03.2021 by the Water Power Ministry, Central Ground Water Authority, New Delhi and upon examining the cases at office level it is evident that a No Objection Certificate which is attached with above one case, was issued earlier to the Uppal Chadha Hightech Developers Pvt. Ltd firm vide No. CGWA/NOD/IND/ORIG/2019/5284 dated 08.05.2019 only for the purpose of Drinking/ Domestic uses and/or green belt by the Central Ground Water Authority, Government of India. Therefore on the above mentioned one case the

TRUE COPY
SIGN.....

604

recommendation is granted as per attached list only for Drinking/ Domestic Uses and/or Green Belt.

Kindly ensure that the disposal of 01 application be done within time by getting deposited Ground Water Abstraction Fees for the renewal period from the consumers, on the basis of casewise recommendation by the department in accordance with the attached list and by complying various conditions proposed under the Act and Regulation and on the basis of their merits.

Attached: as per above (01 case)

Faithfully
Sd/-
(V.K. Upadhyay)
Director

Letter (I)/GWD/Act(NOC)-21/even dated:

Copy to the following for information and necessary actions:

1. Member Secretary, State Ground Water Management and Regulatory Authority, U.P. Lucknow.
2. Nodal Officer, Web Portal, District Ghaziabad.
3. Concerned Applicant through email.

Sd/- V.K. Upadhyay
Director

TRUE COPY
SIGN.....

**District Ground Water Management Council, opinion of
the Directorate, Ground Water Department on the cases
received from District Ghaizabad,**

S l. N o	Date of Appl icati on recei ved at the Offi ce of Dire ctor, Grou nd Wat er Dep artm ent, Uttar Prad esh	Appli cation No.	Deta ils of the App lica nt	Typ e of con su mer of gro und wat er	Details of area for disposal of ground water		Cate gory of Deve lopm ent area/ Tow n Area (Noti fied/- Non notifi ed)	Det ails of NO C issu es by the Cen tral Gro und Wat er Aut hori ty in the past	Date of validity of NOC by the Central Ground Water Authorit y		Dat e of appl icati on for rene wal of NO C give n to the Cen tral Gro und Wat er Aut hori ty	Opin ion of the Grou nd Wate r Depa rtme nt on the basis of the List recei ved from Cent ral Grou ndwa ter Auth ority
					Dist rict	Deve lopm ent Divis ion/ Tow n Area			Fr om wh en	Til l		
1	2	3	4	5	6	7	8	9	9	10	11	12
1	25.0 8.20 21	GZB D062 1RIF 0094	Upp al Cha dha Hi Tec h Dev elop ers	Infr a- stru ctur al	Gha ziab ad	Raja pur	Notif ied	CG W A/ NO C/ INF / OR IG/ 201	8/5 /20 19	7/5 /20 21	N/a	Cent ral Grou nd Wate r Auth ority, Gove rnme nt of India vide CG WA/ NOC

TRUE COPY
SIGN.....

			Pvt. Ltd Sri Dee pak Path ak					9/ 5r2 84			/ INF/ ORI G/
											2019 / 5284 dated 08.05.2019 had issued No Objection to the Firm for Drinking / Domestic Uses and/ or Green Belt. In furtherance to that it is recommend er that the NOC for Drinking/ Domestic Uses and/or Green Belt be renewed from

TRUE COPY
SIGN.....

607

											08.05.2021 on the application of Sr. No.01. Validity of renewed no objection will be for 05 years.
--	--	--	--	--	--	--	--	--	--	--	---

Simu Sodhi
(True Translated copy)

TRUE COPY

SIGN.....*R*.....

608

Phone: (0522) 2281064
 (0522) 2281133
 Fax: (0522) 2281131
 E-mail: registrar@punjab.gov.in
 Website: <http://punjab.gov.in>

प्रेषक

निदेशक,

भूगर्भ जल विभाग, उत्तर प्रदेश

9वीं तल, इन्दिरा भवन

लखनऊ

सेवा में

जिलाधिकारी, जनपद-गाजियाबाद

अध्यक्ष, जिला भूगर्भ जल प्रबंधन परिषद

गाजियाबाद

पत्रांक: 122/भूजोवि०/एक्ट(एनओसी)-21

लखनऊ, सितम्बर 24, 2021

विषय:- केन्द्रीय भूजल प्राधिकरण के समक्ष पूर्व में अनापत्ति निर्गमन/नवीनीकरण हेतु जनपद-गाजियाबाद के लम्बित प्रकरणों के निस्तारण के सन्दर्भ में।

संदर्भ:- वेब-पोर्टल के माध्यम से ऑनलाइन प्रेषित प्रकरण।

महोदय

कृपया उपर्युक्त विषयक नोडल अधिकारी, जनपद गाजियाबाद के द्वारा वेब-पोर्टल के माध्यम से ऑनलाइन उपलब्ध चददा हाईटेक डवलपर्स प्रा0लि० के 01 लम्बित प्रकरण का निस्तारित किये जाने हेतु इस कार्यालय को प्रेषित किया गया है।

उक्त के क्रम में मुख्य सचिव, उ०प्र० शासन की अध्यक्षता में उ०प्र० भूगर्भ जल (प्रबंधन एवं विनियामन) अधिनियम, 2019 के प्रावधानानुसार गठित उ०प्र० राज्य भूगर्भ जल प्रबंधन और विनियामक प्राधिकरण की दिनांक 20.01.2021 को आयोजित द्वितीय बैठक के कार्यवृत्त में दिये गये निर्देशों के अनुपालन एवं जल शक्ति मंत्रालय, केन्द्रीय भूजल प्राधिकरण, नई दिल्ली की फाइल संख्या सीजीडब्ल्यू/11/2020/सीजीडब्ल्यू-177 दिनांक 30-03-2021 द्वारा दी गयी आख्या एवं कार्यालय स्तर पर प्रकरणों की परीक्षाप्रसन्न अवलोकित हो रहा है कि उपलब्ध चददा हाईटेक डवलपर्स प्रा0लि० के 01 प्रकरण के साथ संलग्न केन्द्रीय भूजल प्राधिकरण, भारत सरकार द्वारा पूर्व निर्गमित अनापत्ति प्रमाण पत्र संख्या CGWA/NOG/IND/ORIG/2019/5285, दिनांक 08-05-2019 के द्वारा फर्म को सिर्फ Drinking/Domestic Uses and/or Green Belt हेतु अनापत्ति प्रदान की गयी थी। अतएव प्रस्तुत उपरोक्त संदर्भित 01 प्रकरण पर सिर्फ Drinking/Domestic Uses and/or Green Belt हेतु संस्तुति संलग्नित तालिका के अनुसार की जाती है।

संलग्न तालिका में प्रकरणवार विभाग की संस्तुति के आधार पर अधिनियम तथा नियमावली में प्राविधानित अनापत्ति निर्गमन की विभिन्न शर्तों का अनुपालन उसके गुण दोषों के आधार पर कराते हुए तथा उपभोक्ताओं से नवीनीकृत अपघात भूजल निकासी शुल्क (Ground Water Abstraction Fees) भी जमा कराते हुए सम्बन्धित 01 आवेदन का निस्तारण संसमय सुनिश्चित कराने का कष्ट करे।

संलग्नक यथावत् (01 प्रकरण)।

भवदीय,

(वी०के० उपाध्याय)

निदेशक।

पत्रांक: (1)/भूजोवि०/एक्ट(एनओसी)-21/तददिनांक

प्रतिलिपि निम्नलिखित को सूचनाार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित है:-

1. सदस्य सचिव, राज्य भूगर्भ जल प्रबंधन और विनियामक प्राधिकरण, उ०प्र० लखनऊ।
2. नोडल अधिकारी, वेब-पोर्टल, जनपद गाजियाबाद।
3. सम्बन्धित आवेदक को उनके ई-मेल के माध्यम से।

(वी०के० उपाध्याय)

निदेशक।

TRUE COPY
 SIGN

609

जिला भूगर्भ जल प्रवर्धन परिषद, जनपद-गाजियाबाद से प्राप्त प्रकरणों पर निदेशालय भूगर्भ जल विभाग, उ०प्र० का मतव्य।

क्र.सं.	निदेशांक, भूगर्भ जल विभाग, उत्तर प्रदेश की जलवेदन प्राप्ति की तिथि	आवेदन संख्या	आवेदनकर्ता का विवरण	भूजल उपयोगिता का प्रकार	भूजल निष्पत्ति हेतु क्षेत्र का विवरण		उत्तरांचल क्षेत्र की नदी / नाल (नोटिफाइड / नॉन-नोटिफाइड)	केंद्रीय भूजल प्राधिकरण द्वारा पूर्ण ३ निर्णय एन०ओसी० का निर्णय एन०ओसी० का विवरण	केंद्रीय भूजल प्राधिकरण द्वारा पूर्ण ३ निर्णय एन०ओसी० के प्रस्ताव की तिथि		केंद्रीय भूजल प्राधिकरण को एन०ओसी० के नवीनीकरण हेतु आवेदन करने की तिथि	केंद्रीय भूजल प्राधिकरण के द्वारा प्राप्त सूची के आधार पर भूगर्भ जल विभाग का मतव्य
					जनपद	विकास क्षेत्र / गाँव			कब तक	कब तक		
1	25.08.2021	GZB00621RIE0093	Uppal Chadha Hi Tech Developers Pvt. Ltd., Sri Deepak Pathak	Infrastructure	Ghaziabad	Rajapur	Notified	CGWA/NOC/INF/ORIG/2019/5285 दिनांक 08.05.2019	31/5/2019	27/5/2021	N/A	केंद्रीय भूजल प्राधिकरण, भारत सरकार द्वारा प्रत्यक्ष कर्मका CGWA/NOC/INF/ORIG/2019/5285 दिनांक 08.05.2019 के द्वारा Drinking// Domestic uses and/or Green Belt हेतु ही अनापत्ति प्रदान की गयी है। जिला कमिश्नर कानूनी सचिवों को आवेदन का Drinking// Domestic uses and/or Green Belt हेतु दिनांक 08.05.2021 से नवीनीकरण हेतु अनापत्ति प्रदान की जाती है। नवीनीकरण अनापत्ति की वैधता 05 वर्ष होगी।

निदेशांक
भूगर्भ जल विभाग
उ०प्र०

(True copy)

TRUE COPY
SIGN.....

610
Annexure R-24

GHAZIABAD DEVELOPMENT AUTHORITY

Vikas Path, Ghaziabad

Circular Number: 345 Pravartan Zone-5/2017

Dated: 23.09.2017

To,

M/s Uppal Chadda High-tech Developers Pvt. Ltd.

Plot Number-C-757, Dasna Kazipura Mod,

N.H.-24, Ghaziabad

Subject: Regarding issuance of Partial Completion Certificate of Sector-1 and 2 under approved Layout Plan Number-352/Zone-5/2013-14 dated 07.10.2013 of M/s Uppal Chadda High-tech Developers Pvt. Ltd. (Wave City).

Sir,

Partial Completion Certificate of only Sector-1 and 2 is being issued subject to the below mentioned conditions under Section 15(K) 2 of the U.P. Urban Planning and Development Act, 1973 by the Vice-Chairman Madam in order to conditions put by her on 05.09.2017 after

TRUE COPY

SIGN.....

examining and taking into consideration the certificates and letters submitted by Smt. Rekha Devyani the Architect of M/s Uppal Chadda High-Tech Developers Pvt. Ltd. and Spot Engineer Sh. Sudhir Aroara (Civil).

Conditions that will remain effective:-

1. No change will not be made in the Layout Plan Number- 352/Zone-5/2013-14 dated 07.10.2013 approved for the entire area. If changes are required, then its approval will have to be obtained from the Authority separately. The implementation of conditions mentioned in the approved Layout Plan Letter dated 07.10.2013 and in the Development, Agreement dated 10.10.2013 will be ensured and the guidelines and restrictions mentioned in the No-objection Certificates issued by various departments at the time of the approval of the Layout Plan will be ensured.
2. It will be the responsibility of the Developer to complete the entire development work and services according to the approval and standards after getting the possession

TRUE COPY

SIGN.....

of the remaining land in Sector-1 and 2. It will be necessary to get completion certificate once again after completing entire development work and services.

3. It will be the responsibility of the company to made alternative arrangement to complete the connectivity interrupted due to not having the Non-Purchase land marked in the Layout Plan under the ownership of the Development Company.
4. Construction of S.T.P. could not have been done as; the Development Company does not have the possession of the land for S.T.P. on the spot mentioned in the approved layout plan. Alternative temporary S.T.P. has been developed for Sector-1 and 2 and connectivity of Sector-1 and 2 will be completed after conducting the construction of permanent S.T.P. on the spot.
5. Connectivity of all development works and services of Sector-1 and 2 with the main line and maintenance shall be ensured.

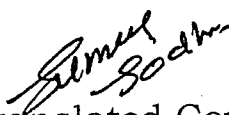
TRUE COPY
SIGN.....

613

6. Remaining electricity works shall be executed according to the electricity standards while implementing the guidelines issued by U.P.P.C.L.
7. Implementation of affidavit dated 23.09.2017 submitted to reserve the under construction E.W.S./L.I.C. Building relative to Sector-1 and 2 shall be ensured.
8. Implementation of enclosed affidavit dated 27.07.2017 shall be ensured.
9. Final Completion Certificate of the entire development area shall be received from the Authority after completing the entire development work and services.

Sd/-

Officer-in-charge Pravartan Zone-5
Ghaziabad Development Authority


True Translated Copy

TRUE COPY
SIGN.....

614



गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

पत्रांक: 345 प्रवर्तन जोन-5/2017
सेवा में,

दिनांक 23/09/2017

मै0 उप्पल चडढा हाइटेक डवलपर्स प्रा0 लि0
प्लॉट सं0-757, डासना काजीपुरा मोड
एन0एच0-24, गाजियाबाद।

विषय:- मै0 उप्पल चडढा हाइटेक डवलपर्स प्रा0 लि0 (वेब सिटी) के स्वीकृत तलपट मानचित्र सं0-352/जोन-5/2013-14 दिनांक 07.10.2013 के अन्तर्गत सै0-1 व 2 का आंशिक पूर्णता प्रमाण पत्र निर्गत किये जाने के सम्बन्ध में।

महोदय,

उपरोक्त विषयक विकासकर्ता, मै0 उप्पल चडढा हाइटेक डवलपर्स प्रा0 लि0 के आर्किटेक्ट श्रीमति रेखा देवयानि एवं स्थलीय इंजीनियर श्री सुधीर अरोड़ा (सिविल) द्वारा प्रस्तुत प्रमाण पत्र एवं प्रपत्रों का परीक्षण कराने एवं सम्यक विचारोपरान्त उपाध्यक्ष महोदय द्वारा प्रदत्त शर्तों दिनांक 05.09.2017 के कम में उ0प्र0 नगर योजना एवं विकास अधिनियम 1973 की धारा 15(क) 2 के अनुसार मात्र सै0-1 व 2 का आंशिक पूर्णता प्रमाण पत्र निम्न शर्तों के अधीन निर्गत किया जाता है।

शर्तें जो प्रभावी होंगी :-

1. सम्पूर्ण क्षेत्र हेतु स्वीकृत तलपट मानचित्र सं0-352/जोन-5/2013-14 दिनांक 07.10.2013 में कोई परिवर्तन नहीं किया जाएगा। यदि परिवर्तन आवश्यक होंगे तो उनकी स्वीकृति प्राधिकरण से अलग से प्राप्त करनी होगी। स्वीकृत तलपट मानचित्र पत्र दिनांक 07.10.2013 एवं डवलपमेंट, एग्रीमेंट दिनांक 10.10.2013 में इंगित शर्तों का अनुपालन सुनिश्चित करना होगा। एवं विभिन्न विभागों द्वारा तलपट मानचित्र स्वीकृति के समय जारी किये गये अनापत्ति प्रमाण पत्रों में उल्लेखित निर्देशों एवं प्रतिबन्धों का अनुपालन करना होगा।
2. सै0-1 व 2 में अवशेष भूमि का कब्जा आने पर स्वीकृत एवं मानक के अनुसार अवशेष समस्त विकास कार्य एवं सर्विसीज पूर्ण करने का दायित्व विकासकर्ता का होगा। सम्पूर्ण विकास कार्य एवं सर्विसीज पूर्णकर पुनः पूर्णता प्रमाण पत्र प्राप्त करना होगा।
3. तलपट मानचित्र में अंकित नॉन पर्चेज लैंड विकासकर्ता कम्पनी के स्वामित्व में न होने के कारण बाधित कनेक्टिविटी को पूर्ण करने हेतु वैकल्पिक व्यवस्था का दायित्व कम्पनी का होगा।
4. स्वीकृत तलपट मानचित्र में दर्शित स्थल पर एस.टी.पी. हेतु भूमि का कब्जा विकासकर्ता के पास न होने के कारण एस0टी0पी0 का निर्माण नहीं किया जा सका है। सै0-1 व 2 हेतु वैकल्पिक अस्थाई एस0टी0पी0 विकसित किया गया है तथा स्थल पर स्थायी एस0टी0पी0 का निर्माण कर सै0-1 व 2 की कनेक्टिविटी पूर्ण करनी होगी।
5. सै0-1 व 2 के समस्त विकास कार्य एवं सर्विसीज की कनेक्टिविटी को मुख्य लाइन से जोड़ना एवं रख रखाव सुनिश्चित करना होगा।
6. अवशेष विधुत कार्य हेतु यू0पी0पी0सी0एल0 द्वारा जारी गार्ड लाइन्स का अनुपालन करते हुए विधुत मानको के अनुसार कार्य सम्पादित कराने होंगे।
7. सै0-1 व 2 के सापेक्ष निर्माणाधीन ई0डब्लू0एस0/एल0आई0जी0 भवन आरक्षित हेतु शपथ पत्र दिनांक 23.09.2017 का अनुपालन सुनिश्चित करना होगा।
8. सलग्न शपथ पत्र दिनांक 27.07.2017 का अनुपालन सुनिश्चित करना होगा।
9. सम्पूर्ण विकास कार्य एवं सर्विसीज पूर्ण कर सम्पूर्ण विकास क्षेत्रफल का अन्तिम पूर्णता प्रमाण पत्र प्राधिकरण से प्राप्त करना होगा।

प्रभारी प्रवर्तन जोन-5
गाजियाबाद विकास प्राधिकरण

Salma Sohal
(True Copy)

TRUE COPY
SIGN.....

615
Annexure R-25

OFFICE OF CITY MAGISTRATE, GHAZIABAD

No.14/ S.T.-C.M./19

Dated 20.11.2019

ORDER

M/s Uppal Chadha

High Tech Developers Pvt. Ltd

Village Mahrauli, Shahpur Bamheta, Duryayi,
Saddikpur/ Kazipur, Bayana, Naiphal Village
Aarifpur, Sadat Nagar, Iklanyatpur, Talakpur,
Kacheda, Girdharpur, Ghaziabad.

Chief Environment Officer/ Regional Officer, U.P.
Pollution Control Board, Ghaziabad vide his Office
Letter 3912/19 dated 19.10.2019 has informed that
during the survey dated 28.08.2019 it is found that
your above company has temporarily stored
construction material like dust, Badarpur etc.
which clearly shows that because of operation of
work in the compound it is causing adverse effect in
the quality of air in the environment. Thus you are
violating the below mentioned order dated
11.12.2015 passed by Hon'ble National Green

TRUE COPY
SIGN.....

Tribunal, New Delhi in O.A. No. 21/2014 Vardhman
Kaushik vs. Union of India & ors.

“.....We hereby also direct that builders who keep their dust, sand, cement, brick and other construction materials on the public place and road, as per the directions of the Tribunal already issued, would not be permitted to do so. Besides, seizing such materials under the provisions of the Municipal Corporation Act of the Delhi, they would be liable to pay environmental compensation at the rate of Rs. 50,000/- per incident as already directed. Even the construction material which is stored within the building should be covered, and it should be ensured that there is no emission and it does not disperse into the atmosphere. This will also apply to transportation of construction materials. These directions will be applicable to NCR Delhi as afore indicated...”

It is clear from the above and from the Report dated 19.09.2019 given by Chief Environment Officer/

TRUE COPY
SIGN.....

617

Regional Officer, U.P. Pollution Control Board, Ghaziabad that you have not complied by the directions passed vide order dated 11.12.2015 by Hon'ble National Green Tribunal, New Delhi in O.A. No. 21/2014 Vardhman Kaushik vs. Union of India & Ors. and have thus you are responsible for environmental compensation.

Therefore due to non-compliance of directions passed in order dated 11.12.2015 passed Hon'ble National Green Tribunal, New Delhi in O.A. No. 21/2014 Vardhman Kaushik vs. Union of India & ors. and for violation of this order, in furtherance of the Report dated 19.09.2019 issued by Chief Pollution Officer/ Regional Officer, U.P. Pollution Control Board, Ghaziabad a fine of Rs. 5,00,000/- is charged against you for environmental compensation and you are hereby instructed that within one week from the date of receipt of copy of the order ensure deposit of environment compensation amount in Account Number 38176256654 I.F.S.C. Code 07873. Otherwise the

TRUE COPY
SIGN.....

618

environmental compensation amount will be
recovered like land revenue.

Sd/- Shiv Pratap Shukal
City Magistrate
Ghaziabad

Copy to: Two copies to Inspector-in-charge, P.S. Kavi
Nagar, Ghaziabad with the direction that one copy
be served upon the above and within two days
provide the second copy with the service report on
it.

City Magistrate
Ghaziabad

TRUE COPY
SIGN.....

619

Office of City Magistrate Ghaziabad

Letter No. 15 / ST-CM / 19

Date: 20-11-2019

ORDER

M/s. Uppal Chadha

Hi Tech Developers Pvt. Ltd.,

Village Mehrauli, Shahpur Bamhayta, Duryayi, Dasana
Saddikpur / Kazipur, Bayana, Naifal Village Arifpur, Saadat
Nagar Iklanayatpur, Talaqpur, Kachaida, Girdharpur

Ghaziabad

Chief Environment Officer / Regional Officer, Uttar Pradesh
Pollution Control Board, Ghaziabad vide its office letter: -
3926 / 19 dated 19.10.2019 has informed that during the
survey date 19.09.2019, construction material like sand,
Badarpur, etc. have been collected temporarily in your
above institution. From which it is clear that the work
conducted on the campus is adversely affecting the
surrounding environment air quality and the following order

TRUE COPY

SIGN.....

passed by the National Green Tribunal, New Delhi under OA No. 21/2014 Vardhman Kaushik Vs. Union of India dated 11.12.2015 has been violated:

"...We hereby also direct that builders who keep their dust sand, cement, brick, and other construction materials on the public place and road, as per the directions of the Tribunal already issued, would not be permitted to do so. Besides, seizing such materials under the provision of the Municipal Corporation Act of Delhi, they would be liable to pay environmental compensation at the rate of Rs. 50,000/- per incident as already directed. Even the construction material which is stored within the building should be covered, and it should be ensured that there is no emission and it does not disperse into the atmosphere. This will also apply to the transportation of construction materials. These directions will apply to NCR Delhi as afore indicated..."

It is clear from the above and from the report dated 19.09.2019 of the Chief Environment Officer / Regional Officer, Uttar Pradesh Pollution Control Board, Ghaziabad

TRUE COPY

SIGN.....

621

19-11

that you have not complied with the directions passed by the Hon'ble National Green Tribunal, New Delhi vide order dated 11.12.2015 in OA No. 21 / 2014 Vardhman Kaushik Vs. Union of India and others therefore you are liable to compensate the loss caused to the environment.

Therefore, for non-compliance and violation of the order dated 11.12.2015 passed by Hon'ble National Green Tribunal, New Delhi in OA No. 21/2014 Vardhman Kaushik Vs. Union of India and others and in furtherance to the report dated 19.09.2019 of the Chief Environment Officer / Regional Officer, UP Pollution Control Board, Ghaziabad a fine of Rs.50,000/- is imposed against you an environmental compensation fee, and you are instructed to ensure that within a week of receiving the copy of the order, the amount of environmental compensation be deposited in the account number: 38176256654 IFSC Code- 07873. In the event of failure the amount of environmental compensation will be recovered like land revenue.

Sd.- 20.11.2019

TRUE COPY

SIGN.....

622

(Shiv Pratap Shukla)

City Magistrate

Ghaziabad

Copy: - Two copies to the Inspector-in-Charge, Police Station, Kavinagar, Ghaziabad with the instruction to serve the above on one copy and provide service report on the second copy within two days of receipt.

City Magistrate

Ghaziabad

Shiv Pratap Shukla
(True Translated copy)

TRUE COPY
SIGN.....

623

कार्यालय नगर मजिस्ट्रेट गाजियाबाद।

पत्रांक १५/एस.टी.-सी.एम/१९

दिनांक: २०-११-२०१९

आदेश

मैसर्स उप्पल चढढा

हाई टेक डेवलपर्स प्रा० लि०,

ग्राम महरोली, शाहपुर बम्हैटा, दुर्गायी, डासना, सददीकपुर/काजीपुर, बयाना, नाईफल
ग्राम आरिफपुर, सादत नगर इक्लानथतपुर, तलाकपुर, कचैड़ा, गिरधरपुर
गाजियाबाद

मुख्य पर्यावरण अधिकारी/क्षेत्रीय अधिकारी, उ०प्र० प्रदूषण नियंत्रण बोर्ड, गाजियाबाद द्वारा अपने कार्यालय पत्रांक:-3912/19 दिनांक 19.10.2019 द्वारा अवगत कराया गया है कि सर्वेक्षण दिनांक 28.08.2019 के दौरान आपकी उपरोक्त संस्था में कन्स्ट्रक्शन मैटेरियल जैसे रेत, बंदरपुर इत्यादि को अस्थायी रूप से मण्डारण किया जा रहा है। जिससे स्पष्ट है कि परिसर में संचालित कार्य से आस-पास के परिवेशीय वायु गुणता पर विपरीत प्रभाव पड़ रहा है तथा आपके द्वारा मा० राष्ट्रीय हरित अधिकरण, नई दिल्ली द्वारा ओ०ए० संख्या 21/2014 वर्धमान कौशिक बनाम यूनियन ऑफ इण्डिया एवं अन्य के अन्तर्गत पारित अधोलिखित आदेश दिनांक 11.12.2015 का उल्लंघन किया गया है:-

"...We hereby also direct that builders who keep their dust, sand, cement, brick and other construction materials on the public place and road, as per the directions of the Tribunal already issued, would not be permitted to do so. Besides, seizing such materials under the provision of the Municipal Corporation Act of the Delhi, they would be liable to pay environmental compensation at the rate of Rs.50,000/- per incident as already directed. Even the construction material which is stored within the building should be covered, and it should be ensured that there is no emission and it does not disperse into the atmosphere. This will also apply to transportation of construction materials. These directions will be applicable to NCR Delhi as afore indicated..."

उपरोक्त एवं मुख्य पर्यावरण अधिकारी/क्षेत्रीय अधिकारी, उ०प्र० प्रदूषण नियंत्रण बोर्ड, गाजियाबाद की आख्या दिनांक 19.09.2019 से स्पष्ट है कि आप द्वारा मा० राष्ट्रीय हरित अधिकरण, नई दिल्ली के ओ०ए० संख्या 21/2014 वर्धमान कौशिक बनाम यूनियन ऑफ इण्डिया एवं अन्य के अन्तर्गत पारित आदेश दिनांक 11.12.2015 के पालन न करने के कारण पर्यावरण क्षतिपूर्ति के जिम्मेदार है।

अतएव मा० राष्ट्रीय हरित अधिकरण, नई दिल्ली द्वारा ओ०ए० संख्या 21/2014 वर्धमान कौशिक बनाम यूनियन ऑफ इण्डिया एवं अन्य के अन्तर्गत पारित आदेश दिनांक 11.12.2015 का पालन न करने एवं उल्लंघन करने पर मुख्य पर्यावरण अधिकारी/क्षेत्रीय अधिकारी, उ०प्र० प्रदूषण नियंत्रण बोर्ड, गाजियाबाद की आख्या दिनांक 19.09.2019 के क्रम में आपके विरुद्ध 5,00,000 रुपये का पर्यावरण क्षतिपूर्ति शुल्क आरोपित किया जाता है एवं आपको हिदायत दी जाती है कि आदेश की प्रति प्राप्त करने के एक सप्ताह के अंदर पर्यावरण क्षतिपूर्ति की धनराशि खाता संख्या:-38176256654 आई०एफ०एस०सी० कोड-07873 में जमा कराना सुनिश्चित करें। अन्यथा की स्थिति में पर्यावरण क्षतिपूर्ति की धनराशि भू-राजस्व की नॉति वसूल की जायेगी।

(शिव प्रतीप शुक्ल)

नगर मजिस्ट्रेट

गाजियाबाद।

प्रतिलिपि:-

प्रभारी निरीक्षक, थाना कविनगर गाजियाबाद को दो प्रति इस निर्देश के साथ कि एक प्रति पर उपरोक्त को तामील कराते हुये दूसरी प्रति पर तामीली आख्या पत्र प्राप्ति के दो दिवस में उपलब्ध कराये।

नगर मजिस्ट्रेट

गाजियाबाद।

TRUE COPY
SIGN.....

624

कार्यालय नगर मजिस्ट्रेट गाजियाबाद।

पत्रांक 5/एस.टी.-सी.एम/19

दिनांक: 20-11-2019

आदेश

मैसर्स उप्पल चढढा

हाई टेक डेवलपर्स प्रा० लि०,

ग्राम महारौली, शाहपुर बम्हैटा, दुर्यायी, डाराना, सददीकपुर/काजीपुर, बयाना, नाईफल
ग्राम आरिफपुर, सादत नगर इक्लानयतपुर, तलाकपुर, कचैड़ा, गिरधरपुर
गाजियाबाद

मुख्य पर्यावरण अधिकारी/क्षेत्रीय अधिकारी, उ०प्र० प्रदूषण नियंत्रण बोर्ड, गाजियाबाद द्वारा अपने कार्यालय पत्रांक:-3926/19 दिनांक 19.10.2019 द्वारा अवगत कराया गया है कि सर्वेक्षण दिनांक 19.09.2019 के दौरान आपकी उपरोक्त संस्था में कन्स्ट्रक्शन मैटेरियल जैसे रेत, बंदरपुर इत्यादि को अस्थायी रूप से भण्डारण किया जा रहा है। जिससे स्पष्ट है कि परिसर में संचालित कार्य से आस-पास के परिवेशीय वायु गुणता पर विपरीत प्रभाव पड़ रहा है तथा आपके द्वारा मा० राष्ट्रीय हरित अधिकरण, नई दिल्ली द्वारा ओ०ए० संख्या 21/2014 वर्धमान कौशिक बनाम यूनियन ऑफ इण्डिया एवं अन्य के अन्तर्गत पारित अधोलिखित आदेश दिनांक 11.12.2015 का उल्लंघन किया गया है:-

"...We hereby also direct that builders who keep their dust, sand, cement, brick and other construction materials on the public place and road, as per the directions of the Tribunal already issued, would not be permitted to do so. Besides, seizing such materials under the provision of the Municipal Corporation Act of the Delhi, they would be liable to pay environmental compensation at the rate of Rs.50,000/- per incident as already directed. Even the construction material which is stored within the building should be covered, and it should be ensured that there is no emission and it does not disperse into the atmosphere. This will also apply to transportation of construction materials. These directions will be applicable to NCR Delhi as afore indicated..."

उपरोक्त एवं मुख्य पर्यावरण अधिकारी/क्षेत्रीय अधिकारी, उ०प्र० प्रदूषण नियंत्रण बोर्ड, गाजियाबाद की आख्या दिनांक 19.09.2019 से स्पष्ट है कि आप द्वारा मा० राष्ट्रीय हरित अधिकरण, नई दिल्ली के ओ०ए० संख्या 21/2014 वर्धमान कौशिक बनाम यूनियन ऑफ इण्डिया एवं अन्य के अन्तर्गत पारित आदेश दिनांक 11.12.2015 के पालन न करने के कारण पर्यावरण क्षतिपूर्ति के जिम्मेदार हैं।

अतएव मा० राष्ट्रीय हरित अधिकरण, नई दिल्ली द्वारा ओ०ए० संख्या 21/2014 वर्धमान कौशिक बनाम यूनियन ऑफ इण्डिया एवं अन्य के अन्तर्गत पारित आदेश दिनांक 11.12.2015 का पालन न करने एवं उल्लंघन करने पर मुख्य पर्यावरण अधिकारी/क्षेत्रीय अधिकारी, उ०प्र० प्रदूषण नियंत्रण बोर्ड, गाजियाबाद की आख्या दिनांक 19.09.2019 के क्रम में आपके विरुद्ध 50,000 रुपये का पर्यावरण क्षतिपूर्ति शुल्क आरोपित किया जाता है एवं आपको हिदायत दी जाती है कि आदेश की प्रति प्राप्त करने के एक सप्ताह के अंदर पर्यावरण क्षतिपूर्ति की धनराशि खाता संख्या:-38176256654 आई०एफ०एस०सी० कोड-07873 में जमा कराना सुनिश्चित करें। अन्यथा की स्थिति में पर्यावरण क्षतिपूर्ति की धनराशि मू-राजस्व की भांति वसूल की जायेगी।

(शिव प्रतीप शुक्ल)

नगर मजिस्ट्रेट

गाजियाबाद।

प्रतिलिपि:-

प्रभारी निरीक्षक, थाना कविनगर गाजियाबाद को दो प्रति इस निर्देश के साथ कि एक प्रति पर उपरोक्त को तामील कराते हुये दूसरी प्रति पर तामिली आख्या पत्र प्राप्ति के दो दिवस में उपलब्ध कराये।

नगर मजिस्ट्रेट

गाजियाबाद।

TRUE COPY

SIGN.....

(True COPY)

February 18, 2020

The Regional Officer
Pollution Control Board (PCB)
Ghaziabad (UP)

Sub: To inform about submission of Penalties imposed by PCB, Ghaziabad (UP)

Dear Sir,

This is to inform you that company has received two notices no 14/ST-CM/19 dated 20-11-2019 and 15/ST-CM/19 dated 20-11-2019 to submit Rs. 5,00,000/- and Rs. 50000/- respectively. The payments as sought in both the notices are done by us through RTGS on the accounts mentioned in the notice. The transaction details are as follows:

1. The payment of Rs. 50,000/- was done via NEFT No- N360190340689090 dated 26.12.2019
2. The payment of Rs. 5,00,000/- was done via NEFT No- N360190340689090 dated 26.12.2019

Please acknowledge.

Thanking you,

Yours Faithfully,

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

(Deepak Pathak)
Authorized Signatory

Deepak Pathak
(True copy)

Deepak Pathak
18/02/2020

TRUE COPY
SIGN.....

626

Annexure R-27

WAVE
City

Speed Post

September 3, 2020

Sh. P.K. Tripathi
Head of Office
Central Ground Water Board
Northern Region
Bhujal Bhavan, Sector-B, Sitapur Road Yojana,
Ram Ram Bank Chowraha,
Lucknow - 226021

Sub: Submission of DD towards penalty of Rs. 1,00,000/-
Ref: CGWA Order File No. 22-460/CGWA/OA-549/2019-274 dtd. 04.08.2020

Uppal Chadha Hi-Tech
Developers Pvt. Ltd
CIN No U65201DL2004PTC128784

Sales Pavilion
Sardar Kulwant Singh Chadha Marg,
NH-24, Wave City - 201015 (U.P.)
India

T +91 - 120 - 4188950/52
E customercare@wavedevelopers.in
www.wavedevelopers.in

Corporate Office
C-1, Sector-3,
Noida - 201301 (U.P.)
India

T +91 - 120 - 4180500
F +91 - 120 - 4180541

Registered Office
Mezzanine Floor, M-4,
South Extension Part-II,
New Delhi-110049
India

T +91 - 11 - 26254474

Dear Sir,

This has reference to Order File No. 22-460/CGWA/OA-549/2019-274 dtd. 04.08.2020 regarding penalty/fine of Rs. 1,00,000/- on the basis of inspection report dtd. 19.09.2019 for violation of conditions of NOC related to installation of electric flow meters, Roof Top Rain Water Harvesting, Plezometers etc. and for not maintaining water consumption record during construction phase of the project.

In this regard, please find enclosed herewith a DD No. 235002 dtd. 31.08.2020 for Rs. 1,00,000/- drawn on Yes Bank Ltd. In favour of DDO, CGWB towards the above said penalty.

Please acknowledge receipt of the DD.

Thanking you,

Yours Faithfully,
For Uppal Chadha HI-Tech Developers Pvt. Ltd.

(Authorized Signatory)

Encl: Above said DD

TRUE COPY
SIGN.....

627

YES BANK LTD. YES BANK Tower, IFC - 2, 15th Floor, Senapati Bapat Marg, Elphinstone (W), Mumbai 400 013, India		DEMAND DRAFT VALID FOR THREE MONTHS FROM DATE OF ISSUE.		3 1 0 8 2 0 2 0 D D M M Y Y Y Y	
A/C. PAYEE / Non-Negotiable		023513033172		or Order को या उनके आदेश पर	
On Demand Pay		DDO, CGWB			
Rupees रुपये		ONE LAKH ONLY.**		₹ **1,00,000.00*	
Purchaser Name:		UPPAL CHADHA HI-TECH DEVELOPERS PVT LTD		For YES BANK LTD.	
DRAWEE BANK AND BRANCH		ISSUING BANK AND BRANCH		AUTHORISED SIGNATORY (IES)	
2350020000532000				16	

TRUE COPY
SIGN.....

628
Annexure R-28

Date: 23/07/2021

The Regional Officer
Pollution Control Board
INS-2, Sector-16, Vasundhara,
Ghaziabad - 201012

Subject: Submission of data regarding order passed by NGT for case OA No. 549/2020
Mahakar Singh & Anr. Vs. State of Uttar Pradesh & Ors. Dtd. 14.06.2021

Ref: Letter No. 566//NGT-88/OA-549/2019/2021 dtd. 19.07.2021

Dear Sir,

Kindly take reference of your Letter No. 566//NGT-88/OA-549/2019/2021 dtd. 19.07.2021, in which we were asked to submit certain data / Compliance Report.

We herewith submit our point-wise reply as follows:

Sl. No.	Point as per your letter	Compliance
1.	To submit certified Compliance Report as per the NOC issued for Environmental Clearance.	We have already requested Integrated Regional Office, Lucknow to let us have a certified Compliance Report. Receipt of Speed Post is attached as Annex-1.
2.	To submit point-wise compliance done as per the NOC issued by CGWA whose validity is till 07.05.2021 and details of permission sought from UP Ground Water Department.	Copy of point-wise compliance as per the NOC is attached herewith as Annex-2. In the State, Uttar Pradesh Ground Water Management & Regulation Act 2019 has been enacted and ground water regulation is being done by State Government since October 2020. We have applied for renewal of NOC and also applied for registration of tube wells to State Authorities.
3.	Details of water consumption in construction activities as per the directions given in joint visit at the project site.	Details of built-up area of constructed building & water consumption from 2011 is attached as Annex-3.

Uppal Chadha Hi-Tech
Developers Pvt. Ltd.
CIN No. U45201DL2004PTC123784

Sales Pavilion
Sardar Kulwant Singh Chadha Marg,
NH 24, Wave City - 201015 (U.P.)
India
T: +91 - 120 - 4186950/52
E: customercare@wavecity.in
www.wavecity.in

Corporate Office
C-1, Sector-3,
Noida - 201301 (U.P.)
India
T: +91 - 120 - 4186950
F: +91 - 120 - 4186951

Registered Office
Mezzanine Floor, M-4,
South Extension Part-II,
New Delhi-110049
India
T: +91 - 11 - 26254474

We hope you will find the above information as asked for. Please acknowledge.

Thanking You,

Sincerely Yours,
For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

(Authorized Signatory)

Encl: Annex-1: Speed Post receipt.
Annex-2: Point-wise compliance
Annex-3: Details of Water Consumption

TRUE COPY
SIGN.....

a2

भारतीय डॉक

Index Box

TO THE REGIONAL OFFICE.

FORWARDED PAGE

44. *Agave*

Act: 47, 2006 (Act 47, 2006)

Track on: www.indisec.org/isp

TRUE COPY
SIGN.....

630

WAVE CITY

POINT-WISE COMPLIANCE STATUS AGAINST NOC ISSUED BY CGWA

S.no	Condition to comply at site	Status
1.	No additional ground water abstraction and/or de-watering structures shall be constructed for this purpose without prior approval of the Central Ground Water Authority (CGWA).	Complied.
2	The proponent shall seek prior permission from CGWA for any increase in quantum of groundwater abstraction (more than that permitted in NOC for specific period).	No increase in the quantum of ground water demand.
3	All new as well as existing ground water abstraction/ de watering structures shall be fitted with digital water flow meters by the firm at its own cost immediately on completion of their construction or grant of NOC as the case may be. In case of renewal of NOCs, all existing ground water abstraction structures shall continue to be fitted with digital water flow meters. Intimation of installation of flow meters shall be sent by the proponent to the Regional Director of CGWB within 6 months of grant of NOC. Daily ground water abstraction data shall be monitored / continue to be monitored (in case of renewal) by the firm and recorded in a log book. Details of month-wise ground water abstraction shall be submitted to the Regional Director, CGWB, once every year.	Eleven borewells are in operation presently for ground water abstraction. All borewells are equipped with digital water flow meters. Logbook of meter readings have been maintained. Two piezometers are also installed, one with telemetry system. Photographs of water flow meters and piezometers along with logbook details are enclosed as Annexure-1.
4	In case the ground water abstraction is more than 10 m ³ /d, monthly water level monitoring data shall be maintained and submitted annually to the Regional Office of CGWB. Wherever groundwater withdrawal is more than 500 m ³ /d the firm shall install telemetry system in one of the piezometers and share USER ID and password of the telemetry system with the Regional Director, CGWB.	Company has already installed one piezometer with telemetry system. The user ID & Password had already shared with CGWA vide our letter, copy enclosed as Annexure-2.
5	In case ground water abstraction is more than 10 m ³ /d, ground water quality shall be monitored once in a year (during pre- monsoon period) and the report submitted to the Regional Office, CGWB. Wherever the extraction is less than 10 m ³ /day, ground water quality report shall be submitted by the proponent at the time of submission of self-compliance report.	Complied
6	Ground water augmentation measures, as stipulated in the NOC, shall be implemented (in new cases) / continue to be maintained (in case of renewal) in consultation with the concerned Regional Director, CGWB.	RHW structures have been constructed along with buildings.
7	Proof of recharge/water harvesting structures constructed (photographs of structures) shall be submitted to the concerned Regional Director, CGWB within 6 months from the date of issue of NOC. The firm shall also undertake periodic maintenance of recharge structures at its own cost.	Photographs of the recharge pits are submitted in Regional Office. Copy is enclosed as Annexure-3.

TRUE COPY
SIGN.....

631

8	The project proponent shall take all necessary measures to prevent contamination of ground water in the premises failing which the firm shall be responsible for any consequences arising there upon.	Ours is infrastructure project. No pollution is taking in the land.
9	In case of industries that are likely to contaminate the ground water, no recharge measures shall be taken up by the firm inside the plant premises. The runoff generated from the rooftop shall be stored and put to beneficial use by the firm.	Not applicable
10	The firm shall optimize water use through recycling/ reuse of waste water after proper treatment.	Company has already planned and is lying the recycle network in the township.
11	Wherever the NOC is for abstraction of saline water and the existing wells (s) is /are yielding fresh water, the same shall be sealed and new tubewell(s) tapping saline water zone shall be constructed within 3 months of the issuance of NOC. The firm shall also ensure safe disposal of saline residue, if any.	Not applicable
12	In case of mining projects, additional key wells shall be established in consultation with the Regional Director, CGWB for ground water level monitoring four (4) times a year (January, May, August and November) in core as well as buffer zones of the mine.	Not applicable
13	Unexpected variations in inflow of ground water into the mine pit, if any, shall be reported to the concerned Regional Director, Central Ground Water Board.	Not applicable
14	The firm shall report compliance of the NOC conditions online in the website (www.cgwa-noc.gov.in) within one year from the date of issue of this NOC.	The Compliance Report is submitted (copy enclosed as Annexure-4).
15	This NOC is subject to prevailing Central/State Government rules/laws/norms or Court orders related to construction of tube well/ground water abstraction structure / recharge or conservation structure/discharge of effluents or any such matter as applicable.	Noted and agreed.
16	This NOC does not absolve the proponents of their obligation / requirement to obtain other statutory and administrative clearances from appropriate authorities.	Noted and agreed.
17	The issue of this NOC does not imply that other statutory / administrative clearances shall be granted to the project by the concerned authorities. Such authorities would consider the project on merits and take decisions independently of the NOC.	Followed.
18	This NOC is being issued without any prejudice to the directions of the Hon'ble NGT/court orders in cases related to ground water or any other related matters.	Not applicable
19	Application for renewal can be submitted online from 90 days before the expiry of NOC. Ground water withdrawal, if any, after expiry of NOC shall be illegal & liable for legal action as per provisions of Environment (Protection) Act, 1986.	In the State, Uttar Pradesh Ground Water Management & Regulation Act 2019 has been enacted and ground water regulation is being done by State Government since October 2020. We have applied for renewal of NOC and also applied for registration of tube wells to State Authorities.

July 23, 2021

TRUE COPY
SIGN.....

632

Water Consumption Details

Annexure -3

S. No.	Year	Consumption of Water in Construction Activities (in Cum)	Remarks
1	2011	-	During this period, land purchase and Infrastructure development was Carried out
2	2012	-	
3	2013	-	
4	2014	-	
5	2015	-	
6	2016	10800/-	Water used via purchase from Tanker Vendors
7	2017	14708/-	
8	2018	18615/-	
9	2019	24520/-	
10	2020	18615/-	
11	2021	3600/-	
	Total.	90,858/-	

TRUE COPY

SIGN.....

633

226

Quantity of construction work-All Projects at Wave city			Annexure-3
S.No	Details of Project	BUA (Sqft)	BUA (in sqm)
1	Dream Homes Residential (G + 14)	2,190,813.58	203,607.21
2	Executive Floor Residential (S+ 5)	1,155,660.19	107,403.36
3	Swamanorath Residential (G+14)	176,116.20	16,367.68
4	EWS (S5)	155,536.00	14,455.02
5	LIG (S5)	242,132.00	22,502.97
6	EWS/LIG(WEF)	352,082.42	32,721.41
7	Wave Floor (G+2)_112 sqm	401,330.65	37,298.39
8	Wave Floor (G+2)_162 sqm	1,161,180.53	107,916.41
9	Wave Floor (G+2)_171 sqm	43,286.21	4,022.88
10	Wave Floor (G+2)_240 sqm	865,064.18	80,396.30
11	Prime Floor (G+1)_112 sqm	143,782.60	13,362.70
12	Prime Floor (G+1)_162 sqm	140,494.48	13,057.11
13	Armonia Villa (G)_162 sqm	82,350.00	7,653.35
14	Wave galleria Commercial (Basement+ LGF+ UGF+3)	282,927.51	26,294.38
	Total	7,392,756.55	687,059.16

1 of 1

Gurpreet Singh
(True copy)

TRUE COPY

SIGN.....

WAVE
City

634

Annexure R-29

Date: 19.08.2021

The Nodal Agency
Regional Office
Pollution Control Board
INS-2, Sector-16, Vasundhara,
Ghaziabad - 201012

Subject: Submission of Built-up details of buildings constructed till date in
Wave City Ghaziabad.

Dear Sir,

Please take reference of the meeting held under guidance of NGT in Wave City on 18.08.2021. During this meeting, we were directed to submit details of construction held in Wave City till date. The construction started in Wave City from the year 2016.

Uppal Chadha Hi-Tech
Developers Pvt. Ltd.

CIN No. U45201DL2004PTC128784

Sales Pavilion
Sardar Kulwant Singh Chadha Marg,
NH24, Wave City - 201015 (U.P.)
India

T: +91-120-4188950/52
E: customercare@wavedcity.in
www.wavedcity.in

Corporate Office:
C-1, Sector-3,
Noida - 201301 (U.P.)
India

T: +91 - 120 - 4180500
F: +91 - 120 - 4180541

Registered Office:
Mezzanine Floor, M-4,
South Extension Part-II,
New Delhi - 110049
India

+91 - 11 - 26254474

The above said details are enclosed with this letter as mentioned below:

1. Details of buildings constructed in Wave City till date - Annex-1
2. Summary of built up of all types of construction - Annex-2.
3. Project-wise built up details (Page 1 to 14) - Annex-3.

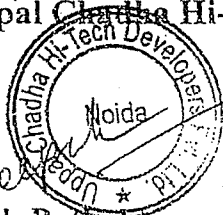
The above said details submitted by us are of all type of buildings constructed in Wave City as on 18.08.2021.

Please acknowledge.

Thanking You,

Sincerely Yours,

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.



(Deepak Pathak)
Authorized Signatory

Enc: As above

TRUE COPY

SIGN.....

REGIONAL OFFICE
Pollution Control Board
INS-2, Sector-16, Vasundhara
Ghaziabad

635

ANNEX-1

Details of Buildings constructed in Wave City till date					
S.No	Project	Type of Projects	Towers	No of Units	BUA (Sqft)
A	Dream Homes	Residential (G + 14)			
			T3	225	222,308.99
			T4	195	190,316.05
			T5	217	211,195.34
			T6	217	221,665.29
			T7	370	353,357.56
			T8	600	487,632.52
			T9	615	504,337.84
B	Executive Floor	Residential (S+ 5)			
			T1	240	250,355.50
			T2	200	208,631.21
			T3	240	250,355.50
			T4	140	146,041.84
			T5	240	300,276.14
C	Swamanorath	Residential (G+14)			
			TA1	176	120,400.88
			TB1	120	55,715.32
D	Wave galleria	Commercial (Basement+ LGF+ UGF+3)		526	282,927.51
E	Oakwood Floor	Residential (Stilt+4 typical+ 1 duplex)			
			T1	80	228,309.48
			T2	140	399,541.59
			T3	100	285,386.85
			T4	140	399,541.59
			T5	160	456,618.96
			T6	140	399,541.59
			T7	140	399,541.59
F	EWS (S5)	EWS	Block 1	144	19,442.00
			Block 2		19,442.00
			Block 3	144	19,442.00
			Block 4		19,442.00
			Block 5	144	19,442.00
			Block 6		19,442.00
			Block 7	144	19,442.00
			Block 8		19,442.00
G	LIG (S5)	LIG			
			T1	250	121,066.00
			T2	250	121,066.00
H	EWS/LIG(WEF)	EWS/ LIG			
			T1	468	192,843.52
			T2	398	159,238.90

TRUE COPY
SIGN. 

223

636

Independent Floors									
Sector	Sector 2	Sector 3	Sector 4	Sector 5	Sector 6	Sector 7	Total Plots	BUA of 1 plot (Sqfft)	Total BUA
Wave Floor (G+2)	No of Plots								
112 Sqm	141			14			155	2,589.23	401,331
162 Sqm	128	11		178		6	323	3,598.70	1,161,181
240 Sqm	70		78	18			166	5,211.23	865,064
171 Sqm		11					11	3,935.11	43,286
Prime Floor (G+1)									
112 Sqm	61			24			85	1,691.56	143,783
162 Sqm	60			2			62	2,266.04	140,494
Armonia Villa (G)									
162 Sqm				36	7	18	61	1,350.00	82,350
Total								2,837,489	

TRUE COPY

SIGN.....

637

Summary of Built up of all types of construction in Wave City			
S.No.	Item Description	Unit	B00 Quantity
1	Plain cement concrete (1:4:8)	Cum	15,976.75
2	Plain cement concrete (1:5:10)	Cum	5,857.71
3	M 20 grade of concrete	Cum	1,903.85
4	M 25 grade of concrete	Cum	244,976.69
5	Brick work (1:6) in super structure	Cum	48,419.56
6	Brick work (1:6) in foundation & Plinth	Cum	13,504.91
7	Brick work (1:4) in super structure	Cum	234.74
8	Half Brickwork (1:4) in foundation & Super	Sqm	400,969.32
9	Plaster 12mm thk (1:6)	Sqm	931,322.83
10	Plaster 6 mm thk (1:4)	Sqm	261,862.51
11	Plaster 6 mm thk (1:3)	Sqm	101,748.53
12	Plaster with floating coat (1:4)	Sqm	67,854.85
13	Marble/Granite stone flooring (1:4)	Sqm	65,516.84
14	Kota stone flooring (1:4)	Sqm	109,107.97
15	Ceremic tiles (1:4)	Sqm	295,944.71
16	Vitrified tiles (1:4)	Sqm	449,391.50
17	Vitrified tiles in skirting	Sqm	48,905.03
18	Brick Coba on roof	Sqm	50,829.65
19	Water proofing in sunken portion	Sqm	67,037.16
20	Water proofing cement based	Sqm	110,115.00
21	40 mm thk IPS Flooring (1:2:4)	Sqm	27,150.91
22	Gola (75x75)	RM	61,432.08
23	Khurra (45x45)	Nos	4,621.31
24	Plaster 15 mm (1:4)	sqm	315,054.80
25	Plaster 15 mm (1:6)	sqm	139,632.13
26	M 30 grade of concrete	Cum	3,746.24
27	M 35 grade of concrete	Cum	4,259.77
28	M 40 grade of concrete	Cum	5,448.51
29	AAC Blocks (150/200 mm)	Cum	15,681.87
30	AAC Blocks (100 mm)	sqm	57,030.10
31	Plaster 18 mm thk (1:5)/(1:6) in two coats	Sqm	111,622.13
32	Stone Cladding	sqm	5,012.37
33	Kerb Stone Laying	RM	146.28
34	Concrete paver blocks	sqm	4,535.35

TRUE COPY

SIGN.....

638

Page No-1			
Dream Homes Residential (G + 14)			
Total Area (Sqft) = 21,90,813			
S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	4,297.09
2	M 25 grade of concrete	Cum	72,996.30
3	M 30 grade of concrete	Cum	3,746.24
4	M 35 grade of concrete	Cum	4,259.77
5	M 40 grade of concrete	Cum	5,448.51
6	Brick work (1:6) in super structure	Cum	1,215.19
7	AAC Blocks (150/200 mm)	Cum	15,681.87
8	AAC Blocks (100 mm)	sqm	57,030.10
9	Plaster 12mm thk (1:6)	Sqm	268,494.56
10	Plaster 6 mm thk (1:3)	Sqm	101,748.53
11	Plaster 18 mm thk (1:5)/(1:6) in two coats	Sqm	111,622.13
12	Kota stone flooring (1:4)	Sqm	1,618.76
13	Ceremic tiles (1:4)	Sqm	39,317.09
14	Vitrified tiles (1:4)	Sqm	114,085.11
15	Brick Coba on roof	Sqm	8,267.00
16	Water proofing in sunken portion	Sqm	15,591.59
17	Water proofing cement based	Sqm	6,097.65
18	40 mm thk IPS Flooring (1:2:4)	Sqm	3,290.76
19	Stone Cladding	sqm	5,012.37

TRUE COPY

SIGN.....

369

Page No-2			
Executive Floor Residential (S+ 5)			
Total Area (Sqft) = 11,55,660			
S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	2,447.76
2	M 25 grade of concrete	Cum	49,986.28
3	Brick work (1:4) in super structure	Cum	114.73
4	Half Brickwork (1:4) in foundation & Super structure	Sqm	67,180.40
5	Plaster 12mm thk (1:6)	Sqm	153,165.55
6	Plaster with floating coat (1:4)	Sqm	33,165.01
7	Marble/Granite stone flooring (1:4)	Sqm	27,050.34
8	Ceremic tiles (1:4)	Sqm	60,012.87
9	Vitrified tiles (1:4)	Sqm	74,307.43
10	Water proofing cement based	Sqm	12,674.78
11	Gola (75x75)	RM	6,641.10
12	Khurra (45x45)	Nos	404.95

TRUE COPY

SIGN.....

640

Page No-3

Swamanorath Residential (G+14)

Total Area (Sqft) = 1,76,116

S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	373.02
2	M 25 grade of concrete	Cum	7,617.63
3	Brick work (1:4) in super structure	Cum	17.48
4	Half Brickwork (1:4) in foundation & Super	Sqm	10,237.92
5	Plaster 12mm thk (1:6)	Sqm	23,341.58
6	Plaster with floating coat (1:4)	Sqm	5,054.16
7	Marble/Granite stone flooring (1:4)	Sqm	4,122.32
8	Ceremic tiles (1:4)	Sqm	9,145.63
9	Vitrified tiles (1:4)	Sqm	11,324.04
10	Water proofing cement based	Sqm	1,931.57
11	Gola (75x75)	RM	1,012.07
12	Khurra (45x45)	Nos	61.71

TRUE COPY

SIGN.....

641

Page No-4			
EWS (S5)			
Total Area (Sqft) = 1,55,536			
S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	329.43
2	M 25 grade of concrete	Cum	6,727.47
3	Brick work (1:4) in super structure	Cum	15.44
4	Half Brickwork (1:4) in foundation & Super	Sqm	9,041.56
5	Plaster 12mm thk (1:6)	Sqm	20,613.98
6	Plaster with floating coat (1:4)	Sqm	4,463.55
7	Marble/Granite stone flooring (1:4)	Sqm	3,640.60
8	Ceremic tiles (1:4)	Sqm	8,076.91
9	Vitrified tiles (1:4)	Sqm	10,000.76
10	Water proofing cement based	Sqm	1,705.85
11	Gola (75x75)	RM	893.80
12	Khurra (45x45)	Nos	54.50

TRUE COPY

SIGN.....

642

Page No-5			
LIG (S5)			
Total Area (Sqft) = 2,42,132			
S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	512.85
2	M 25 grade of concrete	Cum	10,473.04
3	Brick work (1:4) in super structure	Cum	24.04
4	Half Brickwork (1:4) in foundation & Super	Sqm	14,075.53
5	Plaster 12mm thk (1:6)	Sqm	32,090.99
6	Plaster with floating coat (1:4)	Sqm	6,948.68
7	Marble/Granite stone flooring (1:4)	Sqm	5,667.54
8	Ceremic tiles (1:4)	Sqm	12,573.80
9	Vitrified tiles (1:4)	Sqm	15,568.77
10	Water proofing cement based	Sqm	2,655.60
11	Gola (75x75)	RM	1,391.43
12	Khurra (45x45)	Nos	84.84

TRUE COPY

SIGN.....

643

1730

Page No-6			
EWS/LIG (WEF)			
Total Area (Sqft) = 3,52,083			
S.No.	Item Description	Unit	B00 Quantity
1	Plain cement concrete (1:4:8)	Cum	745.73
2	M 25 grade of concrete	Cum	15,228.78
3	Brick work (1:4) in super structure	Cum	34.95
4	Half Brickwork (1:4) in foundation & Super structure	Sqm	20,467.12
5	Plaster 12mm thk (1:6)	Sqm	46,663.28
6	Plaster with floating coat (1:4)	Sqm	10,104.02
7	Marble/Granite stone flooring (1:4)	Sqm	8,241.13
8	Ceremic tiles (1:4)	Sqm	18,283.47
9	Vitrified tiles (1:4)	Sqm	22,638.44
10	Water proofing cement based	Sqm	3,861.49
11	Gola (75x75)	RM	2,023.27
12	Khurra (45x45)	Nos	123.37

TRUE COPY
SIGN.....

644

Wave Floor (G+2) 112 sqm

Total Area (Sqft) = 4,01,331

S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	1,082.34
2	Plain cement concrete (1:5:10)	Cum	624.77
3	M 20 grade of concrete	Cum	297.52
4	M 25 grade of concrete	Cum	10,573.88
5	Brick work (1:6) in super structure	Cum	7,658.88
6	Brick work (1:6) in foundation & Plinth	Cum	2,356.75
7	Half Brickwork (1:4) in foundation & Super	Sqm	35,707.48
8	Plaster 12mm thk (1:6)	Sqm	31,947.38
9	Plaster 6 mm thk (1:4)	Sqm	36,677.20
10	Marble/Granite stone flooring (1:4)	Sqm	1,190.69
11	Kota stone flooring (1:4)	Sqm	18,559.45
12	Ceremic tiles (1:4)	Sqm	14,479.93
13	Vitrified tiles (1:4)	Sqm	25,404.75
14	Vitrified tiles in skirting	Sqm	32,276.52
15	Brick Coba on roof	Sqm	9,899.92
16	Water proofing in sunken portion	Sqm	7,098.87
17	Water proofing cement based	Sqm	11,464.06
18	40 mm thk IPS Flooring (1:2:4)	Sqm	1,168.19
19	Gola (75x75)	RM	8,527.33
20	Khurra (45x45)	Nos	1,085.00

TRUE COPY
SIGN.....

645

Page No-8			
Wave Floor (G+2) _162 sqm			
Total Area (Sqft) = 11,61,181			
S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	2,664.10
2	Plain cement concrete (1:5:10)	Cum	2,494.25
3	M 20 grade of concrete	Cum	765.65
4	M 25 grade of concrete	Cum	28,186.71
5	Brick work (1:6) in super structure	Cum	18,849.14
6	Brick work (1:6) in foundation & Plinth	Cum	5,313.71
7	Half Brickwork (1:4) in foundation & Super	Sqm	108,585.44
8	Plaster 12mm thk (1:6)	Sqm	151,338.25
9	Plaster 6 mm thk (1:4)	Sqm	107,333.31
10	Marble/Granite stone flooring (1:4)	Sqm	4,281.11
11	Kota stone flooring (1:4)	Sqm	42,387.87
12	Ceremic tiles (1:4)	Sqm	56,893.57
13	Vitrified tiles (1:4)	Sqm	75,248.00
14	Vitrified tiles in skirting	Sqm	7,925.89
15	Brick Coba on roof	Sqm	15,568.50
16	Water proofing in sunken portion	Sqm	21,137.60
17	Water proofing cement based	Sqm	31,754.51
18	40 mm thk IPS Flooring (1:2:4)	Sqm	10,815.99
19	Gola (75x75)	RM	18,740.33
20	Khurra (45x45)	Nos	1,290.66
21	Plaster 15 mm (1:4)	sqm	150,169.10
22	Plaster 15 mm (1:6)	sqm	66,554.87

TRUE COPY
SIGN.....

646

435

Page No-9			
Wave Floor (G+2)_171 sqm			
Total Area (Sqft) = 43,286			
S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	99.31
2	Plain cement concrete (1:5:10)	Cum	92.98
3	M 20 grade of concrete	Cum	28.54
4	M 25 grade of concrete	Cum	1,050.73
5	Brick work (1:6) in super structure	Cum	702.65
6	Brick work (1:6) in foundation & Plinth	Cum	198.08
7	Half Brickwork (1:4) in foundation & Super	Sqm	4,047.80
8	Plaster 12mm thk (1:6)	Sqm	5,641.52
9	Plaster 6 mm thk (1:4)	Sqm	4,001.12
10	Marble/Granite stone flooring (1:4)	Sqm	159.59
11	Kota stone flooring (1:4)	Sqm	1,580.12
12	Ceremic tiles (1:4)	Sqm	2,120.85
13	Vitrified tiles (1:4)	Sqm	2,805.06
14	Vitrified tiles in skirting	Sqm	295.46
15	Brick Coba on roof	Sqm	580.36
16	Water proofing in sunken portion	Sqm	787.96
17	Water proofing cement based	Sqm	1,183.73
18	40 mm thk IPS Flooring (1:2:4)	Sqm	403.19
19	Gola (75x75)	RM	698.59
20	Khurra (45x45)	Nos	48.11
21	Plaster 15 mm (1:4)	sqm	5,597.94
22	Plaster 15 mm (1:6)	sqm	2,481.00

TRUE COPY

SIGN.....

647

Page No-10

Wave Floor (G+2) _240 sqm

Total Area (Sqft) = 8,65,064

S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	1,984.71
2	Plain cement concrete (1:5:10)	Cum	1,858.18
3	M 20 grade of concrete	Cum	570.40
4	M 25 grade of concrete	Cum	20,998.72
5	Brick work (1:6) in super structure	Cum	14,042.35
6	Brick work (1:6) in foundation & Plinth	Cum	3,958.64
7	Half Brickwork (1:4) in foundation & Super	Sqm	80,894.67
8	Plaster 12mm thk (1:6)	Sqm	112,744.93
9	Plaster 6 mm thk (1:4)	Sqm	79,961.85
10	Marble/Granite stone flooring (1:4)	Sqm	3,189.37
11	Kota stone flooring (1:4)	Sqm	31,578.39
12	Ceremic tiles (1:4)	Sqm	42,384.94
13	Vitrified tiles (1:4)	Sqm	56,058.74
14	Vitrified tiles in skirting	Sqm	5,904.68
15	Brick Coba on roof	Sqm	11,598.32
16	Water proofing in sunken portion	Sqm	15,747.23
17	Water proofing cement based	Sqm	23,656.68
18	40 mm thk IPS Flooring (1:2:4)	Sqm	8,057.77
19	Gola (75x75)	RM	13,961.29
20	Khurra (45x45)	Nos	961.52
21	Plaster 15 mm (1:4)	sqm	111,873.93
22	Plaster 15 mm (1:6)	sqm	49,582.47

TRUE COPY

SIGN.....

648

Page No-11

Prime Floor (G+1) _112 sqm

Total Area (Sqft) = 1,43,783

S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	329.88
2	Plain cement concrete (1:5:10)	Cum	308.85
3	M 20 grade of concrete	Cum	94.81
4	M 25 grade of concrete	Cum	3,490.21
5	Brick work (1:6) in super structure	Cum	2,333.99
6	Brick work (1:6) in foundation & Plinth	Cum	657.97
7	Half Brickwork (1:4) in foundation & Super	Sqm	13,445.57
8	Plaster 12mm thk (1:6)	Sqm	18,739.43
9	Plaster 6 mm thk (1:4)	Sqm	13,290.53
10	Marble/Granite stone flooring (1:4)	Sqm	530.11
11	Kota stone flooring (1:4)	Sqm	5,248.67
12	Ceremic tiles (1:4)	Sqm	7,044.84
13	Vitrified tiles (1:4)	Sqm	9,317.57
14	Vitrified tiles in skirting	Sqm	981.42
15	Brick Coba on roof	Sqm	1,927.77
16	Water proofing in sunken portion	Sqm	2,617.36
17	Water proofing cement based	Sqm	3,932.00
18	40 mm thk IPS Flooring (1:2:4)	Sqm	1,339.29
19	Gola (75x75)	RM	2,320.52
20	Khurra (45x45)	Nos	159.82
21	Plaster 15 mm (1:4)	sqm	18,594.66
22	Plaster 15 mm (1:6)	sqm	8,241.14

TRUE COPY

SIGN.....

649

276

Page No-12			
Prime Floor (G+1)_162 sqm			
Total Area (Sqft) = 1,40,494			
S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	322.34
2	Plain cement concrete (1:5:10)	Cum	301.79
3	M 20 grade of concrete	Cum	92.64
4	M 25 grade of concrete	Cum	3,410.38
5	Brick work (1:6) in super structure	Cum	2,280.60
6	Brick work (1:6) in foundation & Plinth	Cum	642.92
7	Half Brickwork (1:4) in foundation & Super	Sqm	13,138.01
8	Plaster 12mm thk (1:6)	Sqm	18,310.77
9	Plaster 6 mm thk (1:4)	Sqm	12,986.51
10	Marble/Granite stone flooring (1:4)	Sqm	517.98
11	Kota stone flooring (1:4)	Sqm	5,128.61
12	Ceremic tiles (1:4)	Sqm	6,883.69
13	Vitrified tiles (1:4)	Sqm	9,104.43
14	Vitrified tiles in skirting	Sqm	958.97
15	Brick Coba on roof	Sqm	1,883.67
16	Water proofing in sunken portion	Sqm	2,557.49
17	Water proofing cement based	Sqm	3,842.05
18	40 mm thk IPS Flooring (1:2:4)	Sqm	1,308.65
19	Gola (75x75)	RM	2,267.44
20	Khurra (45x45)	Nos	156.16
21	Plaster 15 mm (1:4)	sqm	18,169.31
22	Plaster 15 mm (1:6)	sqm	8,052.63

TRUE COPY

SIGN.....

650

Page No-13

Armonia Villa (G) 162 sqm

Total Area (Sqft) = 82,350

S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	188.94
2	Plain cement concrete (1:5:10)	Cum	176.89
3	M 20 grade of concrete	Cum	54.30
4	M 25 grade of concrete	Cum	1,998.98
5	Brick work (1:6) in super structure	Cum	1,336.77
6	Brick work (1:6) in foundation & Plinth	Cum	376.84
7	Half Brickwork (1:4) in foundation & Super	Sqm	7,700.79
8	Plaster 12mm thk (1:6)	Sqm	10,732.78
9	Plaster 6 mm thk (1:4)	Sqm	7,611.99
10	Marble/Granite stone flooring (1:4)	Sqm	303.61
11	Kota stone flooring (1:4)	Sqm	3,006.11
12	Ceremic tiles (1:4)	Sqm	4,034.85
13	Vitrified tiles (1:4)	Sqm	5,336.53
14	Vitrified tiles in skirting	Sqm	562.10
15	Brick Coba on roof	Sqm	1,104.11
16	Water proofing in sunken portion	Sqm	1,499.06
17	Water proofing cement based	Sqm	2,252.00
18	40 mm thk IPS Flooring (1:2:4)	Sqm	767.06
19	Gola (75x75)	RM	1,329.05
20	Khurra (45x45)	Nos	91.53
21	Plaster 15 mm (1:4)	sqm	10,649.87
22	Plaster 15 mm (1:6)	sqm	4,720.02

TRUE COPY

SIGN.....

651

138

Page No-14			
Wave galleria Commercial (Basement+ LGF+ UGF+3)			
Total Area (Sqft) = 2,82,927			
S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	599.26
2	M 25 grade of concrete	Cum	12,237.59
3	Brick work (1:4) in super structure	Cum	28.09
4	Half Brickwork (1:4) in foundation & Super	Sqm	16,447.03
5	Plaster 12mm thk (1:6)	Sqm	37,497.83
6	Plaster with floating coat (1:4)	Sqm	8,119.42
7	Marble/Granite stone flooring (1:4)	Sqm	6,622.43
8	Ceremic tiles (1:4)	Sqm	14,692.29
9	Vitrified tiles (1:4)	Sqm	18,191.87
10	Water proofing cement based	Sqm	3,103.03
11	Gola (75x75)	RM	1,625.87
12	Khurra (45x45)	Nos	99.14
13	Kerb Stone Laying	RM	146.28
14	Concrete paver blocks	sqm	4,535.35

Sumit
Bodh
(True copy)

TRUE COPY

SIGN.....

WAVE
City

652

Annexure R-30

September 1, 2021

The Nodal Agency
Regional Office
Pollution Control Board
INS-2, Sector-16, Vasundhara,
Ghaziabad - 201012

Sub: Submission of Project Report of Wave City as per the direction given in
the meeting held on 18.08.2021

Ref: Meeting of Committee formed by NGT held in Wave City on 18.08.2021

Uppal Chadha Hi-Tech
Developers Pvt. Ltd.

CIN No. U45201DL2004PTC128784

Sales Pavilion
Sardar Kulwant Singh Chadha Marg,
NH24, Wave City - 201015 (U.P.)
India

T: +91-120-4188950/51
E: customercare@wavecity.in
www.wavecity.in

Corporate Office:
C-1, Sector-3,
Noida - 201301 (U.P.)
India

T: +91-120-4180500
F: +91-120-4180541

Registered Office:
Mezzanine Floor, M-4,
South Extension Part-II,
New Delhi - 110049
India

T: +91-11-26254474

Dear Sir,

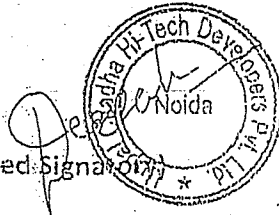
Please refer to the meeting of Committee formed by NGT held at Wave City site
on 18.08.2021 in which it was directed to submit Compliance Status Report with
all documents.

The Status Report with all the desired details/information of the project as on
date have been compiled in the form a Report. The same is being submitted
herewith. Please acknowledge.

Thanking you,

Yours Faithfully,

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.



(Authorized Signatory)

Encl: A binder containing all the information
of the project as on date.

Recd
01/09/2021

REGIONAL OFFICE
U.P. Pollution Control Board
INS-2 Sector-16 Vasundhara
Ghaziabad

TRUE COPY
SIGN.....

653

2012

WAVE CITY

STATUS REPORT REGARDING COMPLIANCES

UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD
GHAZIABAD

TRUE COPY

SIGN.....

WAVE CITY

Introduction and description of the project

"Hi-Tech cities are more than just large cities. Their scale creates new dynamics, new complexity and new simultaneity of events and processes - physical, social and economic. They host intense and complex interactions between different demographic, social, economic and ecological processes. The unplanned urban sprawl can foster high pressure on natural resources, high traffic volumes, high concentrations of industrial production, ecological overload, unregulated and disparate land and property markets, insufficient housing development and, in some cases, such extremes of poverty and wealth living side by side that social unrest may follow.

Hi-Tech City contain a rich mix of coexisting people, with distinctive ethnic, community, cultural roots, lifestyles and social milieu. Requirements of different economic classes, quality of infrastructure and efforts required to protect the environment has been recognized and taken into account in the planning framework of the Hi-Tech Townships.

The Hi-Tech City, because of the self-sustainable planning structure and commitment to provide eco-friendly environment is an ideal place for living, working and recreation. For these reasons, Hi-Tech City has the potential to contribute substantially to global justice and peace - and thereby prosperity. Such scale and dynamism, coupled with the large requirement of world class infrastructure in the NCR make Hi-Tech City the focal point of globalization as well as the driving forces for development.

The Hi-tech City project report with proposals & recommendations represents the combined outcome of the Hi-Tech City at Ghaziabad, "Mother City" and it's "Extension", to develop an "Environment Friendly" and a 'Self Sustainable" Habitat.

Need of Hi-Tech city

There are three main and basic problems rising in the development of NCT which need to be solved with utmost availability of land, finance and feasibility with compliance to environment friendly guidelines before commencing new developments in the NCT and in its vicinity. They are:

1. The population is growing with a rate of 4.67% annually which is double the national average (2.5%). Therefore, the immediate need is to accommodate them with maintaining health, safety and livability.
2. Pollution in all forms is growing with alarming rates which needs to be checked by using hi- technology.

Uppal Chadha Hi-Tech Developers Pvt. Ltd.

TRUE COPY

SIGN.....

655

3. The scarcity of resources like water, power etc. is growing with alarming rates.

Therefore, there was need to think intelligently in the direction of saving and recycling of resources, control on the pollution and provision of better livable environment to the residents with good prospects to ensure socio-economic sustainability.

In this context, it was required that the new developments should be done with using new innovative technologies on the grounds of feasible implementation towards a self-sustainable corners. Physical, social and economic infrastructure shall be developed using the latest technology for ensuring better recycling of resources, excellent movement pattern, energy efficient dwelling units and large chunks of open spaces, parks etc. with utmost provision of security and easy in operation and maintenance.

The Govt. realizing the, urgent need of improved infrastructure and housing in the state, its constraints to develop infrastructure of such standard and, large potential and dynamism of private developers, embarked upon an ambitious program of establishing self-sustained hi-tech settlements within the state for harnessing the rapid growth of its economy for a balanced development of its hinterland, through private investment.

Agencies Responsible for Promotion and Execution

With this aim the Government of Uttar Pradesh announced its policy for developments of Hi-Tech Townships in various towns of U.P. vide Government Order No.6087 / 9-A-2003-04 V / 03, dated 22/11/2003.

M/s. Uppal Chadha Hi-Tech Developers Pvt. Ltd. applied in this scheme captioned as "Development of Hi-Tech Townships in Uttar Pradesh". M/s. Uppal Chadha Hi-Tech Developers Pvt. Ltd. selected the site along NH-24 in the villages Sadiqpur/Qazipur, Naiphal, Duriyai, Khachera Warsabad, Dujana, Arifpur, Dasna, Mehrauli, Shahapur Bamhaita, Bayana, Sadat Nagar Iqala, Inayatpur, Talabpur/Hathipur and Girdharpur at Ghaziabad. A location based schematic plan was prepared and submitted along with the proposals.

U.P. Government appointed a panel of experts to examine the proposal submitted by M/s. Uppal Chadha Hi-Tech Developers Pvt. Ltd. and selected this company as Developer Company (DC) giving top ranking position for development of a Hi-Tech Township at Ghaziabad. The proposal submitted by M/s. Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Uppal Chadha Hi-Tech Developers Pvt. Ltd.

TRUE COPY

SIGN.....

656

was approved vide G.O. No. 2712-8-1-05 dated 21st May, 2005 of Awas and Sahari Niyajan Anubhag-I, Govt. of U.P. Lucknow (Annex-1).

Ghaziabad Development Authority (GDA) is authorized as competent authority (CA) for sanctioning and monitoring agency which has also provided a single window clearance system to smoothen the Hi-Tech City development works.

Location and Area

The land for site identified for Hi-tech Township lies in the following fourteen villages which are part of Ghaziabad and Gautam Budha Nagar Distt.:

1	Dasna	8	Sadiqpur Kazipur
2	Bayana	9	Naiphal
3	Duryai	10	Shahpur Bamhaita
4	Mehrauli	11	Kacheda Warsabad
5	Dujana	12	Sadat Nagar Iqbal
6	Talabpur / Hathipur	13	Girdharpur
7	Inayatpur	14	Arifpur

Regional Linkages (Prospect of connectivity with other NCR Nodal points)

The main Nodal Growth Points in NCR Region are Delhi NCT, Noida, Greater Noida, Ghaziabad city itself, Faridabad and Gurgaon at present. These are the main centers for development in real estate, IT industries, Industrial hubs and large chunks of commercial agglomerations. The proposed site is well connected through these growth points:

Table: Summary of Connectivity With Important Growth Points In NCR				
S. No.	Important location	Distance from site	Mode of connectivity	Status
1.	Delhi NCT	25 km	Rail, and NH-24	Excellent
2.	Noida	15 km	NH-24	Excellent
3.	Greater Noida	3 km	G.T. Road & NH -24	Excellent
4.	Ghaziabad	25 km	G. T. Road	Excellent
5.	Faridabad	35 km	NH-24 + NH 2	Excellent
6.	Gurgaon	50km	NH-24 + NH-8	Excellent

Scope of the project

The Hi-Tech Township Policy defines following as the scope of the project:

1. Eco-friendly and environmentally sustainable development.

Uppal Chadha Hi-Tech Developers Pvt. Ltd.

TRUE COPY

SIGN.....

657

2. Development of the infrastructure which is self-contained and sustainable in terms of living, working and recreation, thus preventing already saturated facilities of the Hi Tech Township from getting overloaded.
3. Use of latest technologies for development and maintenance of the infrastructure facilities.
4. Provision of sufficient infrastructure facilities for the existing and upcoming population for the overall development of the area.
5. Provision of residential units for EWS and LIG.
6. Barrier free and conducive planning for physically disabled.

Land use- with reference to approved Master Plan

Looking into the need and opportunity, area of 4494.31 acre has been earmarked by M/s UPPAL CHADHA HI-TECH DEVELOPERS PVT LTD for developing a Hi-tech Township. The land use areas are mentioned in below table:

Landuse Detail

Description	Area (Sqm)	Area (Acres)	%
Plotted	2236210.32	552.56	
Group Housing Including EWS/LIG	4516330.59	1115.97	
EWS/LIG for plotted	54108.39	13.37	
Sub Total	6806649.30	1681.90	37.42
Public / Semi Public	1694438.43	418.69	9.32
Commercial/Office	1719732.18	424.94	9.46
Industrial	1091314.02	269.66	6.00
Recreational	545657.01	134.83	3.00
Green / Open Space Including Master Plan Green	3041563.32	751.56	16.72
Transport	60225.95	14.88	
Road	3228892.36	797.85	
Total Road	3289118.31	812.73	18.08
Total	18188472.57	4494.31	100.0

Estimated Population as per Approved Master Plan

Population Calculation				
Plot Size	Area in Sqm.	Units	No. of Plots	Population
9X10	90.0	2	2	20
7.5X13.6	102.0	2	10	100

Uppal Chadha Hi-Tech Developers Pvt. Ltd.

TRUE COPY

SIGN.....

658

8X13	104.0	2	8	80
7.4X14.1	104.3	2	312	3120
7.5X15	112.5	2	1396	13960
7.5X16.2	121.5	2	67	670
7.5X19.1	143.3	2	6	60
8.1X20	162.0	4	92	1840
9X17.69	159.2	4	57	1140
9X18	162.0	4	1453	29060
9X19	171.0	4	13	260
9X19.2	172.8	4	24	480
9.7X19.4	188.2	4	53	1060
10X20	200.0	4	4491	89820
11.34X17.64	200.0	4	42	840
10.5X20	210.0	4	54	1080
10X22	220.0	4	21	420
10X22.89	228.9	4	7	140
9.6X25	240.0	4	20	400
12X20	240.0	4	522	10440
10X24	240.0	4	70	1400
10X25	250.0	4	15	300
12X22	264.0	4	32	640
13.8X20	276.0	4	22	440
11.5X24	276.0	4	110	2200
12X23	276.0	4	264	5280
12X24	288.0	4	307	6140
12.53X23	288.2	4	22	440
12.5X27	337.5	4	22	440
13X26	338.0	4	739	14780
12.7X28	355.6	4	8	160
12X30	360.0	4	16	320
15X25	375.0	4	27	540
13.5X30	405.0	5	32	800
15.6X26	405.6	5	44	1100
14.5X28	406.0	5	393	9825
14X30	420.0	5	15	375
15X30	450.0	5	136	3400
17.75X37	656.8	7	14	490
16.5X40	660.0	7	8	280
20X40	800.0	9	96	4320
Sub Total			11042	208660
Population Calculation				
Group Housing Area (Hec)	381.39	246 Units/ha	93673	468365
Total			104715	677025
Total Planning Area (Hec)				1698.22

Uppal Chadha Hi-Tech Developers Pvt. Ltd.

TRUE COPY

SIGN.....

659

Density (PPH)				399
Calculation For EWS / LIG				
For Plotted area				
Total Units				1 1042
No. of EWS units required				1104
No. of LIG units required				1104
Total Area GH Plot No. GH-7				1651 3.33
Unit GH-7 @ 330 units/Hec				544
Total Units				544
No. of EWS units required				54
No. of LIG units required				54
Total Area GH Plot No. GH-4				587 4.31
Unit GH-4 @ 260 units/Hec				152
Total Units				152
No. of EWS units required				15
No. of LIG units required				15
Total Area GH Plot No. GH-5				572 6.93
Unit GH-5 @ 260 units/Hec				148
Total Units				148
No. of EWS units required				15
No. of LIG units required				15
Total no. of EWS units required				1 188
Total no. of LIG units required				1 188
Permissible Density for EWS (Units/Hec)				650
Permissible Density for LIG (Units/Hec)				500
Plot area required for EWS units (Acres)				4.52
Plot area required for LIG units (Acres)				5.87
Total plot area required for EWS & LIG (Acres)				10.39
Total plot area provided (Acres)				11.47
EWS LIG Units for Group Housing				
No. of EWS units required				9283
No. of LIG units required				9283
TOTAL				20775
POPULATION OF EWS-LIG				103873

Status of the Project

The MOU for the Project captioned "Development of Hi-Tech Township in U.P." was signed between DC and CA on 30.11.2005 (Annex-2). As per Para 11 of MoU, DC submitted Detailed Project Report of Hi-Tech City, comprising of Layout Plan of the proposed township, Land Use Plan etc. The DPR for "Mother City" was approved by CA i.e. GDA on 05.08. 2006 (DA Letter (Annex-3). The amendment to MOU was signed between DC and CA on 19.03.2009 (Annex-4). The revised DPR "Mother City" was approved on 23.05.2009 (Annex-5). Revised MoU for area 4494.31 Acres was signed between C.A. and D.C. on 17.02.2010 (Annex-6) and the

Uppal Chadha Hi-Tech Developers Pvt. Ltd.

TRUE COPY

SIGN.....

660

Conceptual DPR for 4494.31 Acres was approved on 21.10.2010. Revised Conceptual DPR for 4494.31 Acres was approved on 22.07.2011. Further, with some revision the DPR of 4494.31 acres is approved on 03.10.2013 (Annex-7) and DA layout released on 03.10.2013 (Annex-8).

Environmental Clearance

Environmental Clearance (EC) was issued for the project by SEIAA vide their letter No. 1576 dtd. 07.10.2009 for approval of first DPR. EC was revised in 2011 as per the new Master Plan vide letter No. 2463 dtd. 13.10.2011. In 2013, the DPR with Master Plan was re-approved considering the changes proposed by the Proponent. In line with this, EC was issued by SEIAA vide Ltr. No. 918 dtd. 31.07.2014 which is currently prevailing having validity till 30.07.2022 (Annex-9).

Annex	Particulars	Date
1	UP Government approved Uppal Chadha for development of Hi-Tech Township vide GO No. 2712-8-1-05 dated 21 st May, 2005 of Awas and Sahari Niyajan Anubhag-I, Govt. of U.P. Lucknow.	21.05.2005
2	MOU for development of the Township was signed between DC and CA on 30.11.2005.	30.11.2005
3	The DPR for the project was approved by GDA on 05.08.2006.	05.08.2006
4	The amendment to MOU was signed between DC and CA on 19.03.2009.	19.03.2009
5	The revised DPR for the project was approved on 23.05.2009.	23.05.2009
6	Revised MoU for area 4494.31 Acres was signed between C.A. and D.C. on 17.02.2010.	17.02.2010
7	With some revision the DPR of 4494.31 acres was approved on 03.10.2013.	03.10.2013
8	DA layout released on 03.10.2013.	03.10.2013
9	EC was issued by SEIAA vide Ltr. No. 918 dtd. 31.07.2014 which is currently prevailing having validity till 30.07.2022.	31.07.2014

Uppal Chadha Hi-Tech Developers Pvt. Ltd.

TRUE COPY
SIGN.....

661

Forest Cover

As per the assessment done during filing of the application to take environmental clearance from SEIAA, it was clear before start of the project that the project area is devoid of any major vegetation. This area is free from any forest land. It was also assessed that this area will have 33% of green after development of this project. The same has been analyzed from the Toposheet nos. H43X6 and H43X10 (Ghaziabad) of Survey of India that no forest cover / area is depicted within the project site. A copy of the combined image of Toposheets with marking of project site area is enclosed with this Report as **Annex-10**.

However, certain trees were to be cut free to enable the construction of road & infrastructure as per the approved Master Plan. For the purpose, company had taken permission for 70 trees from Forest Department vide letter no. 452/22-1 dtd. 12.08.2016 by paying a fee of Rs. 10,648/-. Copy of the permission is also enclosed as **Annex-11**.

Sometimes, we had taken help of Administration on some encroached land to meet timely/immediate requirement of the development at site. At that time, the permission for cutting tree was not possible, hence we had paid penalty to Forest Department for the same. Below table shows the penalties paid to the Forest Department:

Sl. No.	Permission dated.	No. of Trees.	Payment done.
1	Letter No. 452/22-1 dated 12/08/2016	70	10,648/-
2	Penalty Paid	16	2,70,000/-
	Total.	86	2,80,648/-

With the above, it is clear that the company had cut only 86 trees within project site area. Instead, company has planted around 14,130 trees till date in Wave City and almost 2,55,500

Uppal Chadha Hi-Tech Developers Pvt. Ltd.

TRUE COPY

SIGN.....

662

248

shrubs are grooming in the project area, details of which are shown in the below table:

PLANTS WAVE CITY 2021		
S.N	LOCATION	PLANTS(June 21)
1	SEC-1	1225
2	SEC-2	1505
3	SEC-3	2050
5	SEC-5	4000
6	SEC-6	1750
7	Sec 7	1500
8	IKLA CANAL(Sec 5)	2100
		14130

HEDGE WAVE CITY 2019-20-21		
S.N	LOCATION	NO
1	SEC-1	4000
2	57 MTR ROAD	70000
3	SEC-2	22000
4	SEC-3	25000
5	SEC-5	4000
6	SEC-6	50000
7	Sec 7	5500
8	CENTRAL PARK	25000
9	ROAD SIDE	50000
		255500

Construction Work Status

In Wave City, construction of buildings was started from 2016. During this period, there were several buildings of different types constructed in last five years. The type of buildings are G+1, G+2, Group Housing & Commercial buildings. The total built-up / constructed area till date is 6,87,059 Sqm. The building type wise built-up area is mentioned as per table below:

Project Details:

S.No	Project	Type of Projects	Towers	No of Units	BUA (Sqft)
A	Dream Homes	Residential (G + 14)			
			T3	225	222,308.99
			T4	195	190,316.05
			T5	217	211,195.34
			T6	217	221,665.29

Uppal Chadha Hi-Tech Developers Pvt. Ltd.

TRUE COPY
SIGN.....

663

			T7	370	353,357.56
			T8	600	487,632.52
			T9	615	504,337.84
B	Executive Floor	Residential (S+ 5)			
			T1	240	250,355.50
			T2	200	208,631.21
			T3	240	250,355.50
			T4	140	146,041.84
			T5	240	300,276.14
C	Swamanorath	Residential (G+14)			
			TA1	176	120,400.88
			TB1	120	55,715.32
D	Wave galleria	Commercial (Basement+ LGF+ UGF+3)		526	282,927.51
E	EWS (S5)	EWS	Block 1		19,442.00
			Block 2	144	19,442.00
			Block 3		19,442.00
			Block 4	144	19,442.00
			Block 5		19,442.00
			Block 6	144	19,442.00
			Block 7		19,442.00
			Block 8	144	19,442.00
F	LIG (S5)	LIG			
			T1	250	121,066.00
			T2	250	121,066.00
G	EWS/LIG(WEF)	EWS/ LIG			
			T1	468	192,843.52
			T2	398	159,238.90

Uppal Chadha Hi-Tech Developers Pvt. Ltd.

TRUE COPY
SIGN.....

664

Floor Details:

Sector	Sector 2	Sector 3	Sector 4	Sector 5	Sector 6	Sector 7	Total Plots	BU A of 1 plot (Sq. ft)	Total BUA
Wave Floor (G+2)	No of Plots								
112 Sqm	141			14			155	2,589.23	401,331
162 Sqm	128	11		178		6	323	3,598.70	1,161,181
240 Sqm	70		78	18			166	5,211.23	865,064
171 Sqm		11					11	3,935.11	43,286
Prime Floor (G+1)									
112 Sqm	61			24			85	1,691.56	143,783
162 Sqm	60			2			62	2,266.04	140,494
Armonia Villa (G)									
162 Sqm				36	7	18	61	1,350.00	82,350
								Total	2,837,489

Project-wise built-up details are also attached as Annex-12.

TRUE COPY

SIGN.....

Uppal Chadha Hi-Tech Developers Pvt. Ltd.

665

The Summary of BOQ's are also shown in the below table:

S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	15,976.75
2	Plain cement concrete (1:5:10)	Cum	5,857.71
3	M 20 grade of concrete	Cum	1,903.85
4	M 25 grade of concrete	Cum	244,976.69
5	Brick work (1:6) in super structure	Cum	48,419.56
6	Brick work (1:6) in foundation & Plinth	Cum	13,504.91
7	Brick work (1:4) in super structure	Cum	234.74
8	Half Brickwork (1:4) in foundation & Super structure	Sqm	400,969.32
9	Plaster 12mm thk (1:6)	Sqm	931,322.83
10	Plaster 6 mm thk (1:4)	Sqm	261,862.51
11	Plaster 6 mm thk (1:3)	Sqm	101,748.53
12	Plaster with floating coat (1:4)	Sqm	67,854.85
13	Marble/Granite stone flooring (1:4)	Sqm	65,516.84
14	Kota stone flooring (1:4)	Sqm	109,107.97
15	Ceremic tiles (1:4)	Sqm	295,944.71
16	Vitrified tiles (1:4)	Sqm	449,391.50
17	Vitrified tiles in skirting	Sqm	48,905.03
18	Brick Coba on roof	Sqm	50,829.65
19	Water proofing in sunken portion	Sqm	67,037.16
20	Water proofing cement based	Sqm	110,115.00
21	40 mm thk IPS Flooring (1:2:4)	Sqm	27,150.91
22	Gola (75x75)	RM	61,432.08
23	Khurra (45x45)	Nos	4,621.31

Uppal Chadha Hi-Tech Developers Pvt. Ltd.

TRUE COPY

SIGN.....

666

24	Plaster 15 mm (1:4)	sqm	315,054.80
25	Plaster 15 mm (1:6)	sqm	139,632.13
26	M 30 grade of concrete	Cum	3,746.24
27	M 35 grade of concrete	Cum	4,259.77
28	M 40 grade of concrete	Cum	5,448.51
29	AAC Blocks (150/200 mm)	Cum	15,681.87
30	AAC Blocks (100 mm)	sqm	57,030.10
31	Plaster 18 mm thk (1:5)/(1:6) in two coats	Sqm	111,622.13
32	Stone Cladding	sqm	5,012.37
33	Kerb Stone Laying	RM	146.28
34	Concrete paver blocks	sqm	4,535.35

Pending Works:

In all above building, all construction related works are completed and only some painting & finishing works are going on in few buildings.

Estimated Water Consumption in Construction activities:

During Construction phase, Company had tie-up with tanker vendors for supply of water to site via tankers. The tanker supply was started in beginning of the year 2016. The details of work orders enclosed as **Annex-13**:

The year wise Consumption of Water from 2016 is as below:

S. No.	Year	Consumption of Water in Construction Activities (in Cum)	Remarks
1	2011	-	During this period, land purchase and Infrastructure development was Carried out
2	2012	-	
3	2013	-	
4	2014	-	
5	2015	-	
6	2016	10800/-	Water used via purchase from Tanker Vendors
7	2017	14708/-	
8	2018	18615/-	
9	2019	24520/-	
10	2020	18615/-	
11	2021	3600/-	
	Total.	90,858/-	

Uppal Chadha Hi-Tech Developers Pvt. Ltd.

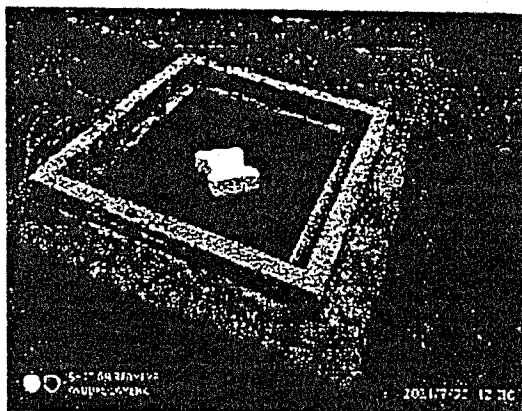
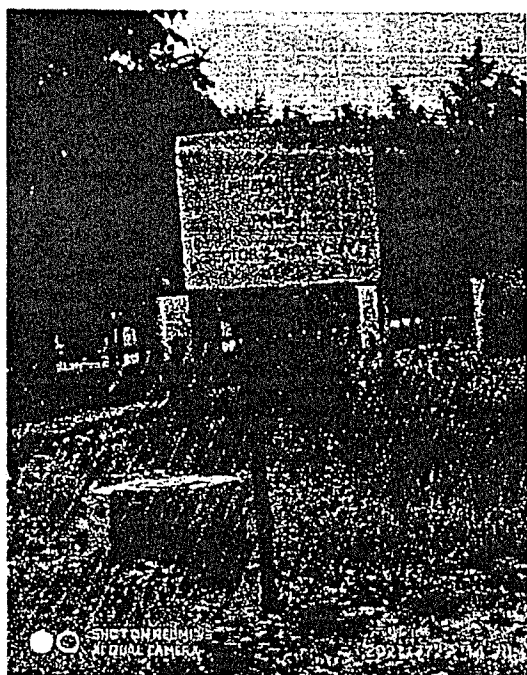
TRUE COPY
SIGN.

667

NOC from CGWA

The NOC from CGWA was granted to the company vide CGWA Letter No. CGWA/NOC/INF/ORIG/2019/5285 dtd. 08.05.19 (Annex-14). In this NOC, the permission to extract water of 38772 m³/day was granted. To extract this much of water, CGWA allowed to operate 45 numbers of bore wells in this city. At present, total 11 tube wells are energized, out of which, 7 are in regular operation phase & 4 are kept in standby mode.

As per this NOC, all compliances are made at site. Two piezometers are installed at site as per this NOC. The photographs of the same are as follows:



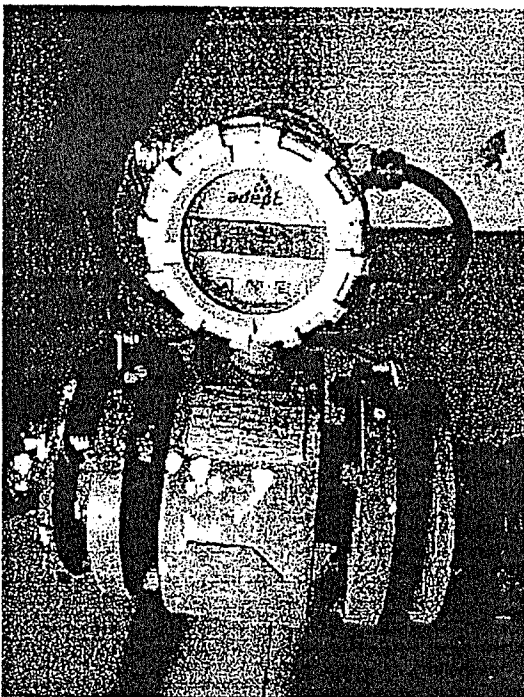
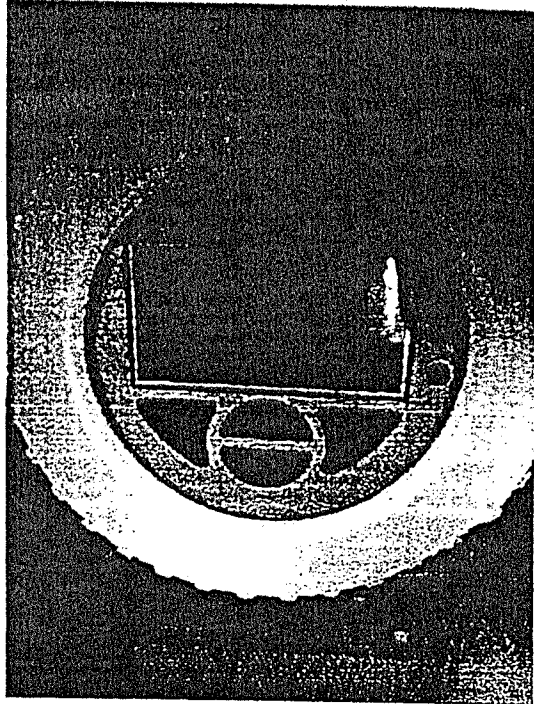
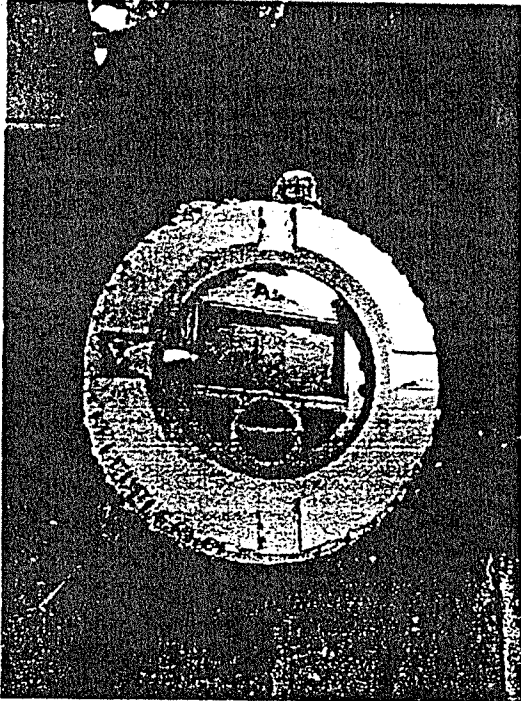
All eleven energized tube wells are mounted by digital flow meters & Logbook is maintained to book the daily consumption details as per the guidelines of this NOC. The photographs are as below:

TRUE COPY

SIGN.....

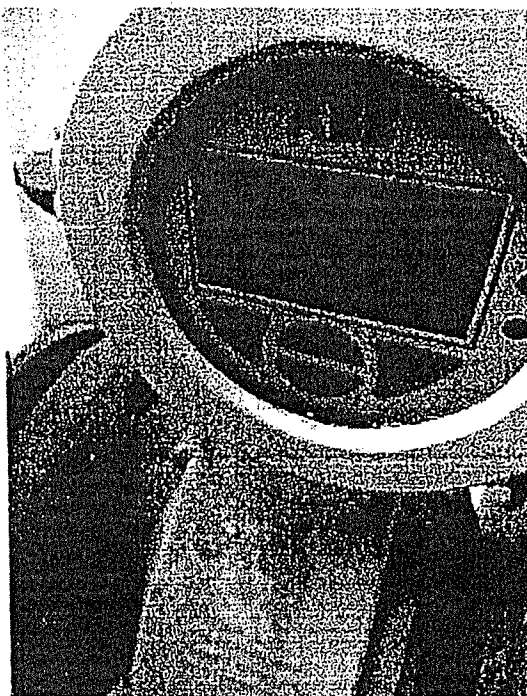
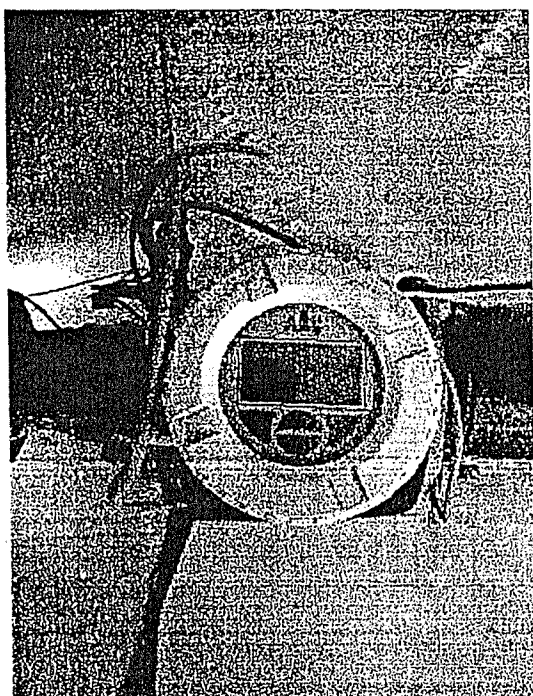
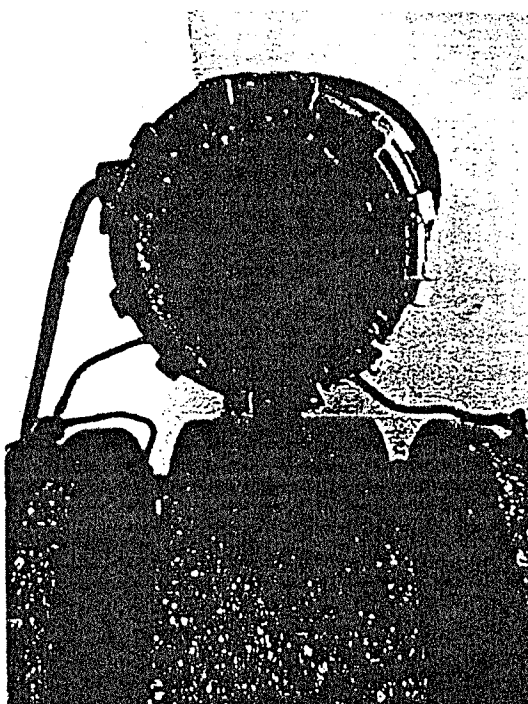
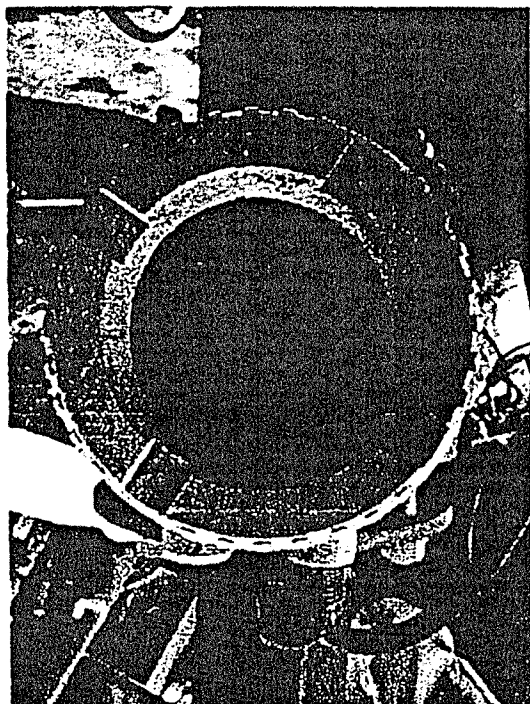
Uppal Chadha Hi-Tech Developers Pvt. Ltd.

668



Uppal Chadha Hi-Tech Developers Pvt. Ltd.

TRUE COPY
SIGN.....



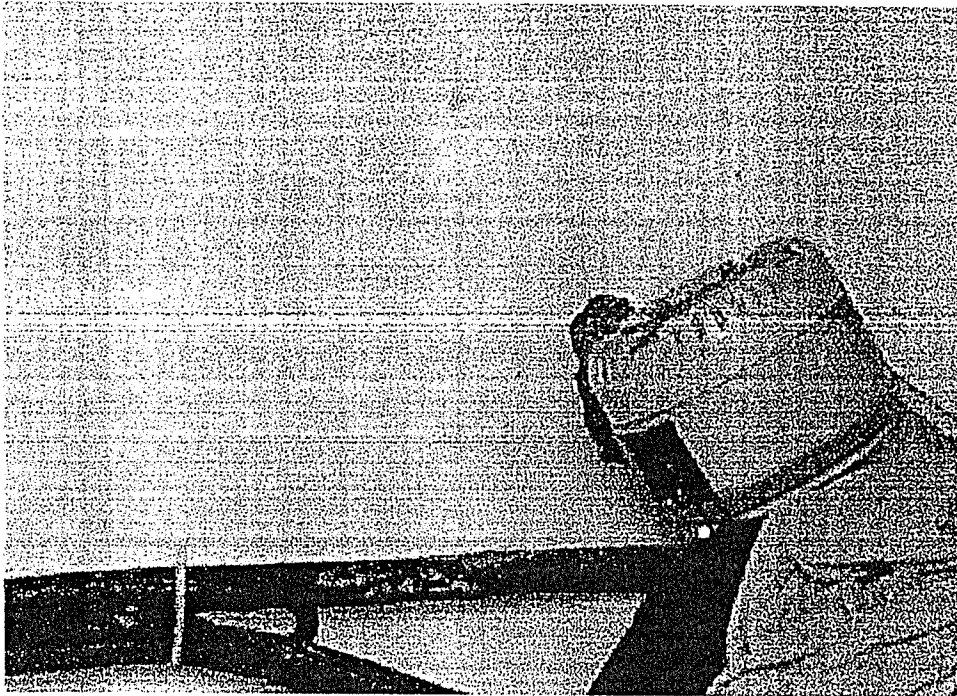
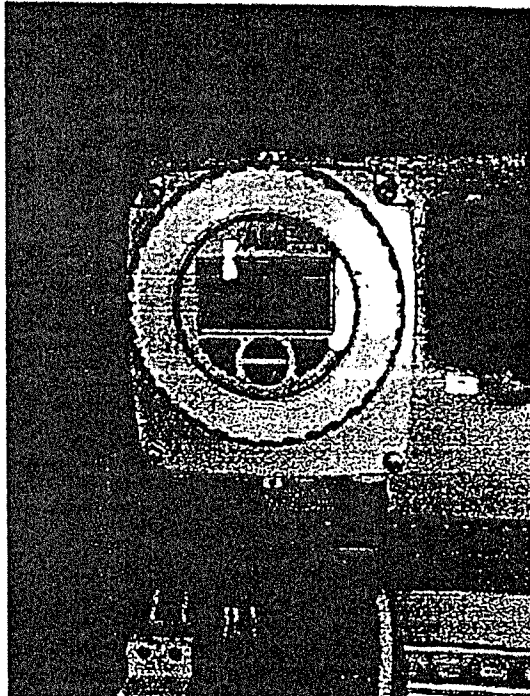
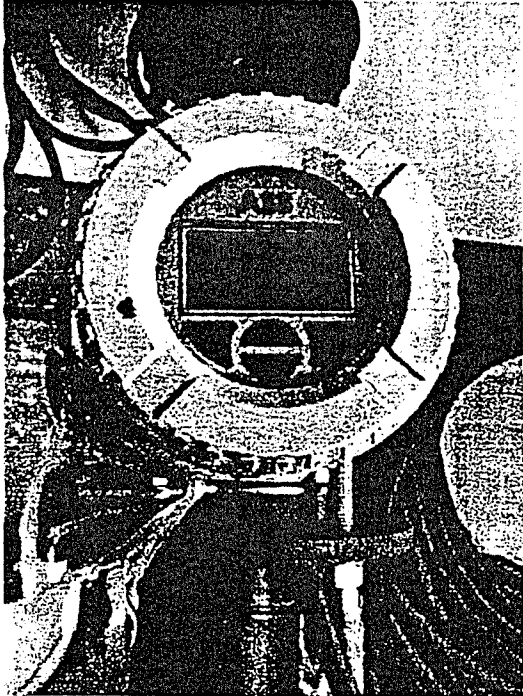
Uppal Chadha Hi-Tech Developers Pvt. Ltd.

TRUE COPY

SIGN.....

670

20579



Uppal Chadha Hi-Tech Developers Pvt. Ltd.

TRUE COPY
SIGN.....

671

258

Water Consumption after receiving NOC from CGWA:

Year 2020

Borewell No.	Location / Sector	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Consum. (In cum)	Consum. (In Litres)
G-3	G-3A-One Side/SEC-2	NIL	1106.8	3532.3	4341	2532	7045	7441.2	6630.1	7867.47	7246.74	5986.99	5967.79		
G-10	G-10,Aseem Side/SEC-2	NIL	NIL	NIL	NIL	NIL	6077.5	8328.53	11532.4	14713.03	13730.54	9993.61	10539.74		
G-29	G-29,SEC-3	NIL	520	2596.2	2006.9	1235.9	2606.6	2327.6	2676.5	3007.2	35406.06	3615.03	3929.72		
G-55	G-5, I-Block SEC-4	NIL	NIL	1545.81	2484.98	3549.1	4283.17	2743.94	1753.28	4989.1	4372.96	5486.01	4603.49		
Dream Homes	Dream Homes /SEC-5	NIL	NIL	NIL	NIL	NIL	1610.34	1292.74	1631.96	1740.5	2068.81	2456.29	2170.2		
G-45	G-45/SEC-5	371.24	3449.57	4135.5	4572.97	4967.19	5205.26	4258.97	4227.88	5606.4	3656.89	3617.87	12886.73		
Wave Executive Floors	WEF/SEC-5	49.76	1398.74	667.66	1154.14	1204.95	1761.08	1753.96	654.77	1797.5	2889.6	2443.96	2691.13		
TOTAL WATER CONSUMPTION OF WAVE CITY															

Uppal Chadha Hi-Tech Developers Pvt. Ltd.

TRUE COPY
SIGN.....

672

455

Year 2021

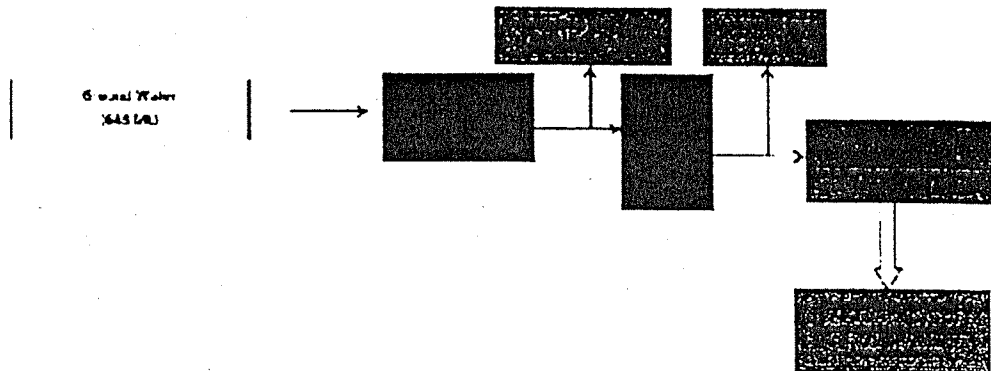
Borewell No.	Location/Sector	January	February	March	April	May	June	July	August	Consumption (in cum)	Consumption(In Litres)
G-3	G-3,A-One Side/SEC-2	4054.2	4667.41	5018.4	6086.6	5928.9	5609.9	6229.8	2704.2		
G-6	G-6,A-One Side/SEC-2								5760		
G-10	G-10,Aseem Side/SEC-2	8837.37	10306.11	11662.62	12822.55	12469.64	13668.6	14762.64	6188.49		
G-29	G-29,SEC-3	2761.03	3227.76	2841.5	3619.55	2805.75	3781.95	4497.15	1926.9		
G-55	G-5, I-Block SEC-4	3113.17	3617.33	5151.71	5823.96	4662.53	4793.9	4459.55	2524.98		
G-16	G-16 Sec-4								1291		
Dream Homes	Dream Homes/SEC-5	2022.19	2709.55	3519.04	3770.25	4724.53	4628.05	5037.34	2408.84		
G-45(A)	G-45(A)/SEC-5	7858.34	3648.34	11339.98	7334.34	7423.46	7812.58	9159.73	4259		
G-45(B)	G-45(B)/SEC-5							6576.25	3475.39		
Wave Executive Floors	Wave Executive Floors/SEC-5	2626.14	2939.76	4076.86	4921.2	4905.59	4081.56	6843.62	3371.35		
TOTAL WATER CONSUMPTION OF WAVE CITY										29150.43	222150.80

Uppal Chadha Hi-Tech Developers Pvt. Ltd.

TRUE COPY
SIGN.

Water Consumption flow chart

Waste Hi-Tech Township



Water Supply:

1. The potable water supply distribution network has been divided in six (6) zones which caters to seven sectors.
2. 24 x 7 Water Supply by gravity flow from Over Head Water Tank through a well-designed distribution network.
3. Scheme has been designed considering following.
 - a. Abstraction of underground water through Tube-wells
 - b. Collection of water obtained from tube wells into Under Ground Water Tanks located at Water Works.
 - c. Transfer of water from UGT to OHT for final distribution.
 - d. Distribution of Water from OHT to users through piped network (HDPE pipe).
4. Basic filtration is done at water works using Sand and Carbon filters.
5. Each zone has separate piped (HDPE pipe) collection network (Tube-wells) to feed UGT at Water Works.

Sewerage:

1. The Waste water from each household (i.e. only from Plotted areas, PSPs & Convenient shops area) is directed towards house connection chambers which is connected to laterals.
2. Laterals carries the sewage to mains which discharges the sewage into township level Sewage Treatment Plant (STP).
3. Group housings, EWS/LIG and commercial units shall have separate STPs for the treatment of waste water generated from their premises.

Uppal Chadha Hi-Tech Developers Pvt. Ltd.

TRUE COPY
SIGN.....

674

4. Treated effluent generated from township level STP is used to irrigate parks, greenbelts and other green spaces through a separate piped network laid for distribution of recycled water and water tankers.

CTO Status

At present, total of 995 KLD capacity STPs are installed at site to treat waste water. The CTO for the same was taken vide Ltr. No. 51505 dtd. 17/03/2020, which was again taken vide Ltr. No. 120002 dtd. 05/08/2021 which is valid till 31/12/2025 (Annex-15).

There are 24 DG sets in Wave City which are installed at premise of different projects. The CTO of the same was taken vide letter No. 51648 dtd. 17.03.2020 and renewal Ltr. No. 117805 dtd. 05.08.2021 which is valid till 31/12/2025 (Annex-16).

POSSESSION STATUS:

Possession for 6038 units have been issued to the customers in Wave City till date. The details of project-wise possession offered are shown in the below table:

PRODUCT	No. of Unit sold/ Allotted	No. of unit for which possession issued
Plots Phase-I	3,690	2,630
Plots Phase-II	1,583	-
Mayfair Park	339	196
Veridia	2	
Wave Floor	1,737	1,764
Prime Floor	323	
Armonia Villa	45	22
Dream Homes	1,811	562
Wave Galleria	337	248
Swamanorath	258	-
Wave Executive Floor	769	497
Dream Bazaar	52	
EWS	646	119
LIG	498	
TOTAL	12,090	6,038

Uppal Chadha Hi-Tech Developers Pvt. Ltd.

TRUE COPY
SIGN.....

675

Index of Annexures

Sl. No.	Particulars	Annexure
1	UP Government approved Uppal Chadha for development of Hi-Tech Township vide GO No. 2712-8-1-05 dated 21 st May, 2005 of Awas and Sahari Niyajan Anubhag-I, Govt. of U.P. Lucknow.	Annex-1
2	MOU for development of the Township was signed between DC and CA on 30.11.2005.	Annex-2
3	The DPR for the project was approved by GDA on 05.08.2006.	Annex-3
4	The amendment to MOU was signed between DC and CA on 19.03.2009.	Annex-4
5	The revised DPR for the project was approved on 23.05.2009.	Annex-5
6	Revised MoU for area 4494.31 Acres was signed between C.A. and D.C. on 17.02.2010.	Annex-6
7	With some revision the DPR of 4494.31 acres was approved on 03.10.2013.	Annex-7
8	DA layout released on 03.10.2013.	Annex-8
9	EC was issued by SEIAA vide Ltr. No. 918 dtd. 31.07.2014 which is currently prevailing having validity till 30.07.2022.	Annex-9
10	A combined image of Toposheets showing no forest area is depicted within the project site.	Annex-10
11	Permission for 70 trees from Forest Department vide letter no. 452/22-1 dtd. 12.08.2016 was taken and penalty was paid for 16 trees.	Annex-11
12	Project-wise built up details of the Township.	Annex-12
13	Details of work order regarding company's tie-up with tanker vendors for supply of water during construction.	Annex-13
14	NOC from CGWA to extract water of 38772 m ³ per day was granted.	Annex-14
15	CTO for Water was issued vide Ltr. No. 120002 dtd. 05.08.2021 valid upto 31.12.2025.	Annex-15
16	CTO for Air was issued vide Ltr. No. 117805 dtd. 05.08.2021 valid upto 31.12.2025.	Annex-16
17	Copies of Approval Master Plan along with Approval letter dtd. 03.10.2013.	Annex-17

Sumit Sachdev
(True Copy)

TRUE COPY

SIGN.....

(VAKALATNAMA – POWER OF ATTORNEY)
IN THE HON'BLE NATIONAL GREEN TRIBUNAL, PRINCIPAL BENCH, DELHI AT
NEW DELHI
ORIGINAL APPLICATION NO. 549 OF 2019

676

IN THE MATTER OF:

Mahakar Singh

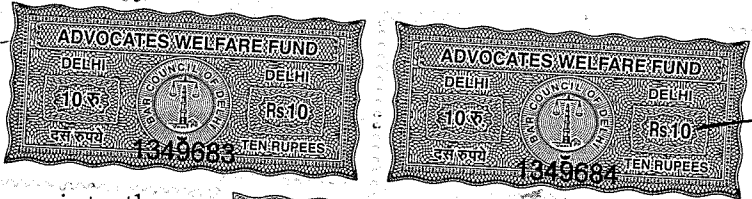
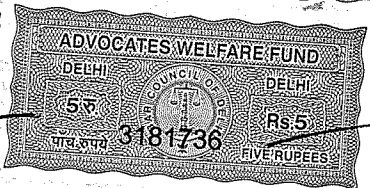
...Applicant

Versus

State of Uttar Pradesh

...Respondents

KNOW ALL TO WHOM THESE PRESENT SHALL COME that I, Authorized Representative of Uppal Chadha Hi Tech Developers, Respondent in the above matter, hereby appoint Mr. Sumeer Sodhi, Varun Tankha, Aman Nandrajog, Arjun Nanda, Ms. Shreya Nair, Riddhima Juneja, Tanya Verma, Abhishek Lalwani, Gaurav Arora, Anvit Sheemansh, Dhruv Wadhva and Prannoy Joe Sebastian having their office at 32, Ground Floor, Uday Park, South Extension Part – II, New Delhi – 110049 (Mob: 9953309080, 9971704062 9899991976, 9811558580), email id: office@vsalegal.in, to be my Advocates in above-mentioned cause and to do all the following acts, deeds and things or any of them, that is to say:

1. To act, appear and plead in the above mentioned cause in this tribunal, or any other Court in which the same may be tried or heard in the first instance or in Appeal or Letters Patent Appeal or review or Revision or Execution or at any other stage of its progress until its final decision.
2. To present Pleadings, Appeals, Letters Patent Appeals, Petitions for Appeal to Supreme Court, Cross-objections or Executions, Review, Revisions Withdrawal Compromise or other Petitions or Affidavits or other documents as shall be deemed necessary or advisable for the prosecution/defence of the said cause in all states.
3. To withdraw or compromise dispute that shall arise touch  ce or
4. To receive moneys and grant receipts thereof  which may be necessary to be done for the course of the prosecution/defence of the said cause.
5. To employ any other Legal Practitioner authorising him to exercise the powers and authorise hereby conferred on the Advocate, whenever he may think fit to do so.

AND, I hereby agree to ratify whatever the Advocate or his substitute shall do in the premises.

AND I hereby agree not to hold the advocate or his substitute for the result of the said cause in consequence of this absence from the Court when the said cause is called up for hearing.

AND I hereby agree that in the event of the whole or any part of the fee agreed by me to be paid to the Advocate remaining unpaid he shall be entitled to withdraw from the prosecution the said cause until the same is paid.

IN WITNESS WHEREOF I here unto have set my hands to these presents the contents of

which have been explained to and understood by me on this 29th Day of March

2022

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

CLIENT

ACCEPTED



677

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF M/S UPPAL-CHADHA HI-TECH DEVELOPERS PRIVATE LIMITED HELD ON MONDAY, 21ST DAY OF MARCH, 2022 AT THE CORPORATE OFFICE OF THE COMPANY AT C-1, SECTOR-3, NOIDA, UP-201301.

"RESOLVED THAT Mr. Naresh Kumar Patel S/o Sh. G R Patel, General Manager Design Compliance of the Company ("Authorised Signatory") be and is hereby authorized and empowered to execute, sign, verify and institute, conduct, defend, compound, compromise, withdraw or abandon any legal proceedings including filing of appeal before the National Green Tribunal, Principal Bench, New Delhi, for and on behalf of the Company or its officers or otherwise, for original application no. 549 of 2019 in the matter titled as "Sh. Mahakar Singh Vs. State of Uttar Pradesh".

RESOLVED FURTHER THAT the Authorised Signatory, be and is hereby authorised to sign and verify for and on behalf of the Company, all pleadings, complaints, reply, written statements, replications, petitions, rejoinders, vakalatnama as well as affidavits, counter affidavits and all other papers, applications as may be required to be filed in the aforesaid legal proceeding before the National Green Tribunal, Principal Bench, New Delhi.

Uppal-Chadha Hi-Tech
Developers Private Limited

CIN No. U45201DL2004PTC128784

Sales Pavilion
Sardar Kulwant Singh Chadha Marg,
NH 24, Wave City-201015 (UP)
India

Tel: +91-120-4188950/952
Email: customercare@wavecity.in
Web: www.wavecity.in

Corporate Office
C-1, Sector-3,
Noida-201301 (U.P.)
India

Tel: +91-120-4180500
Fax: +91-120-4180541

Registered Office
Mezzanine Floor, M-4, New Delhi
South Extension Part-II,
New Delhi-110049, South Delhi
India

T +91-11-46586148

RESOLVED FURTHER THAT the Authorised Signatory, be and is also authorized to file, sign, execute, etc. for and on behalf of the Company, appeals, reviews, revisions, rectifications, making statements, explanations, giving evidence to appear etc. before the National Green Tribunal, Principal Bench, New Delhi.

RESOLVED FURTHER THAT the Authorised Signatory, is also authorised to engage and appoint advocates, legal counsels, pleaders, professional, Arbitrators, umpires etc. to sign Vakalatnama, to appoint empower, authorize, nominate and constitutes any person as attorney for and on behalf of the Company, and to represent the Company before the National Green Tribunal, Principal Bench, New Delhi in aforesaid matters, including matters ancillary or incidental thereto.

RESOLVED FURTHER THAT the Authorised Signatory, is also authorised to do such acts, deeds and things, for and behalf of the Company, as may be required and expedient in relation to or for the aforesaid purposes.

RESOLVED FURTHER THAT Managing Director/Director/Company Secretary of the Company be and is hereby authorized to sign and forward a copy of the above resolution to anyone concerned."

Certified True Copy

For Uppal-Chadha Hi-Tech Developers Private Limited

Rajiv Gupta
Managing Director

DIN: 00071754

Address: G-68, Pocket G, Sarita Vihar,
South Delhi, Delhi-110076



678

Office Vsalegal <office@vsalegal.in>

Proof of Service

Counter Affidavit and Objections to Joint Committee Reports dated 23.11.2019, 13.07.2020, 09.03.2021 and 21.09.2021 on behalf of Respondent No. 2 in O.A./549/2019 "Mahakar Singh vs. State of UP & Ors."

1 message

Office Vsalegal <office@vsalegal.in>

Sat, Apr 2, 2022 at 11:30 PM

To: pradeepmisra@yahoo.com, chairman@uppcb.in, ccb.cpcb@nic.in, secy-moef@nic.in, mcgwa-cgwb@nic.in

Cc: "Prannoy J. Sebastian" <prannoy@vsalegal.in>

Respected Sir/Ma'am,

Please see attached herewith the scanned copy of the Counter Affidavit and Objections to Joint Committee Reports dated 23.11.2019, 13.07.2020, 09.03.2021 and 21.09.2021 on behalf of Respondent No. 2, M/s Uppal Chadha Hi Tech Developers.

Kindly treat this email as due service of the same.

VSA Legal**Counsels for the Respondent No. 2**

Address - 32, Ground Floor,

Uday Park, South Ex-II,

New Delhi-110049

Phn : +91-11-43541022, +91-11-43514961

Website: www.vsalegal.in

CONFIDENTIALITY NOTE:

This message contains confidential and legally privileged information and communication intended solely for the use of the addressee(s). Unless you are the addressee or authorised to receive this message for the addressee(s), you should not use, copy or disclose to anyone this message or any information contained in this message. If you have received this message in error, please advise the sender by return at office@vsalegal.in and delete the message. Thank you.

Please consider the environment before printing this email.

**Counter & Objection - Mahakar Singh vs. State of UP.pdf**

19161K