

BEFORE THE NATIONAL GREEN TRIBUNAL

PRINCIPAL BENCH, NEW DELHI

O.A. NO. 165 OF 2025

IN THE MATTER OF:

KISHAN LAL & ANR.

.....APPLICANT

VERSUS

STATE OF UTTAR PRADESH & OTHERS

.....RESPONDENT(s)

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THROUGH COUNSEL

A handwritten signature in black ink, appearing to read 'Bpsjadon', with a long horizontal stroke extending to the right.

BHANWAR PAL SINGH JADON
STANDING COUNSEL FOR STATE OF U.P.

EMAIL- bhanwar09jadon@gmail.com

Ph: 9639286572

DATE: 07.08.2025

PLACE: NOIDA

BEFORE THE NATIONAL GREEN TRIBUNAL

PRINCIPAL BENCH, NEW DELHI

O.A. NO. 165 OF 2025



IN THE MATTER OF:

KISHAN LAL & ANR.

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STATE OF UTTAR PRADESH & OTHERS

.....RESPONDENT(S)

JOINT COMMITTEE REPORT ON BEHALF OF DISTRICT
MAGISTRATE GHAZIABAD IN COMPLIANCE OF THE ORDER DT.
24.04.2025 PASSED BY THE HON'BLE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH NEW DELHI

I, Ravindra Kumar Mander aged about 36 years S/o
Chandam Lal Meena..., presently posted as District Magistrate,
Ghaziabad, Uttar Pradesh, do hereby solemnly affirm and state on oath as under:

- 1. That I, the Deponent in the above captioned matter am fully conversant with the facts of the case and is competent and authorized to swear the present report.



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2. That I state that the contents of the report have been drafted by my counsel on my instructions and the contents of the same are true to my knowledge and nothing material has been concealed therefrom.

I. BACKGROUND OF THE MATTER

3. That in the present matter, the applicant has raised a complaint against the ongoing construction activities undertaken by Respondent No. 2 i.e. M/s SMV Agencies Pvt. Ltd. in the Integrated Township (Jaipuria Sunrise Greens) located at Village Shahpur Bamheta, NH-24, District Ghaziabad, Uttar Pradesh, alleged that the project falls under Clause 8(b) of the Environment Impact Assessment (EIA) Notification, 2006, as the Detailed Project Report (DPR) indicates a layout plan covering 300 acres. It is further alleged that Respondent No. 2 has failed to obtain the mandatory Environmental Clearance (EC) under the EIA Notification, 2006, as well as the requisite Consent to Establish (CTE) and Consent to Operate (CTO) from the competent authority. Additionally, the applicant contends that the construction is being carried out on land designated as green area and that there is unauthorized and excessive extraction of groundwater without due permission.

II. CONSTITUTION OF THE JOINT COMMITTEE VIDE

ORDER DT. 24.04.2025

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4. That the abovementioned matter was last listed for hearing on 24.04.2025, wherein the Hon'ble Tribunal directed as under:

"7. Issue notice to the respondents for filing their response/reply by way of affidavit before the Tribunal at least one week before the next date of hearing through e-filing. If any respondent directly files the reply without routing it through his advocate, then the said respondent will remain virtually present to assist the Tribunal.

8. The Applicant is directed to serve the respondents and file affidavit of service atleast one week before the next date of hearing.

9. To ascertain the correct factual position at the ground level, we also appoint a joint committee comprising of representative of Member Secretary, Central Pollution Control Board (CPCB); RO, MoEF&CC, Lucknow and District Magistrate, Ghaziabad. District Magistrate, Ghaziabad will act as coordinative agency.

10. Joint committee will visit the site, ascertain the extent of violation of environmental norms by respondent no.2, if any, and also find out if respondent no.2 has requisite environmental clearances and submit the report before the Tribunal within six weeks."

A. DETAILS OF THE PROJECT

5. That the Project Proponent had obtained the first Environmental Clearance (EC) from SEIAA on 30.09.2011 for the development of an integrated

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township project titled “Jaipuria Sunrise Greens”, proposed over a total area of 300 acres. Out of the said 300 acres, approximately 180 acres were under the physical possession of the PAs at the time of grant of EC, while 120 acres were reported to be under the process of acquisition. The Detailed Project Report (DPR) based on the entire 300 acres of land was duly approved by the Ghaziabad Development Authority (GDA) vide its letter dated 29.11.2006, and a Development Agreement was formally executed between the GDA and the Project Proponent on 13.02.2007 for the said project.

(Copy of EC is annexed with the Joint Committee Report as Annexure B.)

6. That the Project Proponent further obtained a Consent to Establish (CTE) from the UPPCB 02.12.2011, for the proposed development of the integrated township. The CTE covers a built environment comprising 3699 residential flats, 2321 residential plots, a community center, and an institutional area, spanning across a total area of 12,14,047.50 square meters (approximately 180 acres).

(Copy of CTE is annexed with the Joint Committee Report as Annexure C.)



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7. That the Ghaziabad Development Authority (GDA) granted further approval to the proposed layout and planning of the township project vide its letter dated 20.09.2014, which was valid for a period of five years.

(Copy of GDA approval is annexed with the Joint Committee Report as Annexure D.)

8. That the project map was sanctioned and approved by the GDA vide letter 02.05.2014, and this approval was subsequently extended by GDA vide letter dated 17.11.2020, thereby extending the approval validity from 01.07.2019 to 30.06.2022.

9. That in continuation of the project, the Project Proponent also obtained an Expansion Environmental Clearance on 11.06.2018, for a revised layout encompassing an area of 279.415 acres. The detailed breakup of land use in the said expansion EC has been mentioned in the Joint Committee Report (*Annexure A-1*).

(Copy of EC dated 11.06.2018 has been annexed with the Joint Committee Report as Annexure E.)

10. That it is pertinent to mention herein that the proposal for expansion was recommended by SEAC-UP on 24.12.2016, and the SEIAA-UP granted the EC in its meetings held on 17.05.2018 and 29.05.2018. However, it has

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been observed by the Joint Committee that such expansion EC was accorded without adequate due diligence, particularly without appropriate reference to the Ministry of Environment, Forest and Climate Change circulars, viz. J-11011/618/2010-IA-II(I) dated 30.05.2012 and J-110316/2010-IA-II(Part) dated 07.09.2017, which mandate specific safeguards and evaluation criteria in relation to township and area development projects.

(Copies of said circulars are annexed with the Joint Committee Report as Annexure F and Annexure G.)

11. That subsequently, the Ghaziabad Development Authority issued a Completion Certificate (CC) for the said integrated township vide letter no. 152/Pravartan Zone-5/2023 dated 16.12.2023. Further, a Completion Certificate for 60 commercial shops was issued vide letter no. 26/Pravartan Zone-5 dated 03.12.2024, evidencing partial operationalization of the project infrastructure.

(Copies of completion certificates are annexed with the Joint Committee Report as Annexure H.)

12. That the height clearance for construction of multi-storey buildings was granted by the Airport Authority of India (AAI) vide letter dated 05.06.2015, specifically to the Project Proponent for development of group

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housing up to 90 meters in height at Plot No. GH-02. However, such clearance does not extend to other plots or project areas, and any vertical construction beyond the approved plot without fresh AAI clearance may amount to a violation of aviation safety norms and MoEF&CC regulations. (Copy of AAI permission has been annexed with the Joint Committee Report as Annexure I.)

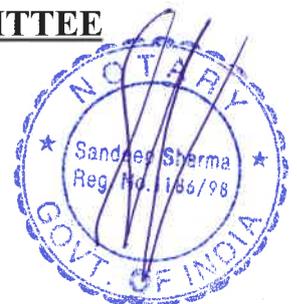
B. INVOLVEMENT OF FSIs

13. It has been found that the Project Proponent has sold various FSIs to construct group housing societies within the project land. The details of each FSI, its plot area, buildup area, date of agreement etc, and the status of the project are tabulated in Tables A of the Joint Committee Report. That the said agreements were executed on 13.07.2015, 31.12.2014, 30.01.2015, 17.12.2014, 14.01.2015, 28.01.2015, 08.01.2015 and 21.01.2015.

14. That the build-up area of each FSI is more than 20,000 sq meters, which attracts the provision of the EIA notification, 2006, and its amendment for obtaining prior Environmental Clearance from SEIAA-UP/MOEF before the start of the construction, but EC is not obtained for individual projects.

III. FINDINGS / ANALYSIS OF THE JOINT COMMITTEE

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15. That pursuant to the directions of the Hon'ble Tribunal the representatives nominated by the respective departments carried out the inspection of the said site on 28.05.2025 and reviewed relevant documents subsequently submitted by the Project Proponent (PP) and other authorities.

A Copy of the Joint Committee Report has been annexed herewith as **ANNEXURE A-1**.

That based on the said visit and document scrutiny, the Joint Committee concluded the following detailed findings:

C. NON- COMPLIANCES

i. Construction Without Valid Consent to Establish (CTE) Post-2015

16. That the Project Proponent had obtained the first CTE on 02.12.2011 (*Refer Annexure C of the Joint Committee Report*) from the UPPCB, valid for a period of five years i.e., up to 2015. However, as per records and physical verification, substantial construction activity by Respondent No. 2, has continued beyond this period. These activities have been carried out without renewal or obtaining a fresh CTE. That it is pertinent to submit here that no individuals project in the township have obtained CTE from the UPPCB before the start of the construction. This violation is in direct contravention of the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981. This lacuna qualifies as a serious environmental violation.

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ii. **Operation Without Valid Consent to Operate (CTO)**

17. That during inspection, it was found that most multistoried buildings constructed by the FSIs are already operational, with over **60% occupancy** in several towers. However, none of these functional units have obtained the mandatory **Consent to Operate (CTO)** from the UPPCB. That the projects have reportedly been in occupation since 2022–2023.

iii. **Absence of Configuration Details in Initial EC**

18. That the first Environmental Clearance (EC) granted on 30.09.2011 (*Refer Annexure B of the Joint Committee Report*) covers the development of an integrated township across **300 acres**, with 180 acres in possession and 120 acres under acquisition. However, it does not provide specific configuration details such as the exact number of floors in residential towers, build-up area, or use-wise distribution (e.g., group housing, plotted housing, commercial, institutional, etc.). This lack of detailed configuration implies that subsequent vertical expansions and increased load on infrastructure may have occurred without prior environmental appraisal.

iv. **Unauthorized Construction of High-Rise Buildings Without AAI Clearance**

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19. That the GDA-approved map clearly stipulates that “**height clearance from Hindon Airport shall be obtained before commencement of construction.**” Despite this, the Committee observed that **G+23 storey buildings** have been constructed by several FSIs, including **Rise Organic Homes (GH-01)** and **Ruchira (GH-02)**. From the documentation, it is evident that AAI clearance for building height has only been obtained by **M/s SMV Agencies Pvt. Ltd.** for **Plot GH-02**. Other FSIs have not secured separate height clearances, especially **M/s Rise Projects Pvt. Ltd.**, which constructed G+19 towers in **GH-01** without any valid AAI approval. This constitutes a violation of aviation safety norms and MoEF&CC conditions.

(Refer Annexure I for permission of AAI and Table C in the Joint Committee Report.)

v. **Unauthorized Disposal of Treated Water**

20. The treated water from the Sewage Treatment Plants (STPs) installed by the FSIs is being discharged into **Bamheta Nala** without securing proper discharge permission from the competent authority. As per the findings, the STPs are neither operated under a valid CTO nor monitored for compliance with discharge norms under the **Water Act, 1974**. This leads to environmental degradation of the local water body and groundwater resources.

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vi. **Structural Stability Certificates Obtained Very Recently**

21. Despite having constructed and operationalized the towers much earlier, the **Structural Stability Certificates** have been obtained by only a few FSIs and that too very recently. For instance:

- **Ruchira (M/s Pavitra) – obtained in March 2024**
- **Rise (M/s Rise Projects Pvt. Ltd.) – obtained in December 2022**

This raises serious concerns about building safety, particularly in a seismically sensitive zone. Most FSIs are operating their units **without any structural safety certification**, in contravention of GDA norms and the **National Building Code, 2005**.

(Refer Table C in the Report.)

vii. **Fresh Consent Applications Filed After Hon'ble NGT Directions**

22. It is important to note that **M/s SMV Agencies Pvt. Ltd.** submitted renewal applications for CTE and fresh CTO applications only after the **first hearing of the matter** in the Hon'ble NGT:

- CTE Renewal – Application No. **32052717** dated **23.05.2025**
- Fresh CTO – Application Nos. **32258441** dated **03.06.2025** and **32311271** dated **06.06.2025**

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These applications, made belatedly and post-facto, further demonstrate non-compliance and indicate an attempt to rectify the violations only after regulatory intervention.

- That further it is relevant to submit here that has applied for groundwater abstraction permission vide application no. GZBD0525RIF0255 dated 21.05.2025 and GZBD0525RIF0256 dated 20.05.2025, which were filed just after the first hearing of the matter.

Copy of the groundwater Application has been annexed with the Joint Committee Report as Annexure K&L.

viii. Illegal Borewell Operations in Overexploited Zone

23. That the township is located in **Rajapur Block**, which is categorized as an “**overexploited block**” by the Central Ground Water Board (CGWB). As per the **inspection report dated 23.06.2025** by the District Ground Water Council, **six bore wells** are operating without permission, withdrawing nearly **976 KLD of groundwater** daily. That with respect to the individual FSIs, they have at least one bore well on their allotted land, which are operational. These bore wells have been operated without obtaining groundwater abstraction permission from the competent authority. That during the Joint Committee inspection it was observed continuous overflow of groundwater from the basement, which was being used for construction purposes. This is in direct violation of the **U.P. Groundwater**



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(**Management & Regulation**) Act, 2019, and has severe implications for regional water sustainability.

(Refer Annexure J in the report.)

ix. Performance of STPs (Sewage Treatment Plants)

24. That the Committee noted that **none of the STPs operated under a valid CTO**. In addition, results from sample analysis done by UPPCB on 14.05.2025 reveal poor treatment efficiency.

(Refer Table D in the Joint Committee Report.)

x. Safety and Emergency Preparedness

25. During inspection, it was found that the Project proponent has not taken adequate safety measures, construction is in progress in the adjacent plot, and no barricading/boundary wall is provided between the operational project and under under-construction project.

26. The safety procedure, norms and guidelines as outlined in the National Building Code, 2005 has not been complied on site.

27. Except for **M/s Rise Projects Pvt. Ltd.**, which has only a **provisional fire NOC** (dated 24.06.2020), none of the FSIs have obtained valid fire safety clearances under the **U.P. Fire Service Act, 2005**. Additionally:

- No **smoke meters** installed in towers
- Non-compliance with fire alarm, refuge area, and evacuation guidelines.

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NOTE: It was observed that the Project Proponent has deployed two movable mist guns on site for controlling the fugitive emissions.

xi. Violations of CAQM Directions and Green Building Norms

28. That the project is non-compliant with **CAQM Direction No. 13** which mandates dust mitigation measures and registration on the **dust portal** for buildings above 500 sq.m. Only **Ruchira Sapphire** is registered. Additionally, the joint committee has observed that FSIs have not yet developed the required green belt within the allotted area. The green belt developed by all FSI is not as per the GDA plan, EC condition etc.

xii. Construction and Demolition Waste Mismanagement

29. That the Project Proponent violates **Rule 4(2)** of the **Construction & Demolition Waste Management Rules, 2016**. Further unit has not provided any information regarding C&D Waste management in the township, and the unit has not obtained approval of the waste management plan from the local authority. The joint committee has observed that Project Proponent is not segregating and storing the waste generated by them in three separate streams, namely bio-degradable, non-biodegradable, and domestic hazardous wastes. During the visit in Ruchira Sapphire, it was observed that mixed MSW is being sent to the garbage room through the shaft. However, FSIs have developed a system for the collection of the

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MSW waste. Collected waste has been handed over to a local authorized vendor for further disposal.

Photographs of the inspection have been annexed with Joint Committee Report as Annexure-M.

xiii. Additional Violations of the FSIs

- i. FSIs have not yet provided a dual plumbing facility in the project.
- ii. FSIs have not yet provided a solar power-mediated lighting system in the common area of the project.
- iii. Rainwater harvesting structures are either absent or incomplete across all FSI projects. Despite being a mandatory EC and GDA condition, no satisfactory arrangement has been made for harvesting or reuse of stormwater.
- iv. The joint committee observed that none of the FSIs obtained ISO: 14001 certificate so far.

D. REFERENCE TO TABLES IN JOINT COMMITTEE REPORT

30. That for detailed insights and factual data backing the above analysis, the following tables annexed to the Joint Committee Report shall be referred:

- **Table A:** Name of FSIs, area, and date of agreement

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- **Table B:** Infrastructure status of township projects (towers, borewells, DG sets)
- **Table C:** Statutory approvals
- **Table D:** STP capacity, BOD, COD, and compliance status

IV. RECOMMENDATIONS OF THE JOINT COMMITTEE

A. Recommendations To SEIAA-UP / MOEF&CC

- i. Requirement of Environmental Clearance (EC) for FSIs Exceeding 20,000 sq.m. Built-Up Area
- ii. Action under EPA, 1986 on Non-Compliance of EC Conditions (11.06.2018 for the expansion of the project)
- iii. It has also been observed that the expansion Environmental Clearance (EC) granted in 2018 was issued without proper due diligence, particularly in view of relevant Ministry circulars dated 30.05.2012 and 07.09.2017. The SEIAA-UP is advised to re-appraise the EC issued in 2018 and assess whether conditions were sufficiently evaluated. Additionally, the MoEF&CC may consider debarment of the EIA consultant involved in the preparation and presentation of the misleading or deficient application under the provisions of the QCI-NABET accreditation mechanism.

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B. Recommendations to Uttar Pradesh Pollution Control Board**(UPPCB)**

- i. Calculation of Environmental Compensation for Construction Without CTE
- ii. Calculation of Environmental Compensation for Operation Without CTO
- iii. Environmental Compensation for Sewage Discharge Without CTO
- iv. Review of Deficiency in the CTE Application
- v. Environmental Compensation for Violation of CAQM Direction No. 76 related to DG Sets, and Direction No. 13 concerning mandatory dust control measures and registration on the dust portal for buildings above 500 sq.m.
- vi. The UPPCB is recommended to compute Environmental Compensation for these specific violations and direct remedial measures for future compliance.

C. Recommendation to Uttar Pradesh Ground Water Department

- i. Action Against Unauthorized Borewells Under U.P. Groundwater Act, 2019. The Joint Committee found six illegal borewells operational within the township extracting nearly 976 KLD of groundwater without obtaining required permission.

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under the Uttar Pradesh Groundwater (Management & Regulation) Act, 2019 and its 2020 amendment. The Groundwater Department is advised to initiate penal and remedial action against all FSIs, including sealing of unauthorized borewells, levying penalties, and ensuring future compliance through registration and approval mechanisms.

D. Recommendations to Ghaziabad Development Authority (GDA)

- i. Action Against Construction Without AAI Height Clearance.
Only M/s SMV Agencies Pvt. Ltd. obtained such clearance for Plot GH-02.
- ii. Multiple FSIs have developed and operationalized residential towers without obtaining structural stability certificates, thereby putting residents at risk. GDA is advised to take credible enforcement action against under applicable building and township development regulations, and ensure that no further Occupancy Certificates are issued without submission of valid structural stability documentation.

E. Recommendation to Fire Department

- i. Except for M/s Rise Projects Pvt. Ltd., which has only a provisional Fire NOC from 2020, none of the other FSIs have

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obtained mandatory Fire No Objection Certificates (NOCs) under the Uttar Pradesh Fire Services Act, 2005. Despite this, the buildings are operational and house a large number of residents.

ii. The local Fire Department are advised to take immediate penal and preventive action against the FSIs of the following projects:

- Golden Gate
- Amaatra
- Divyansh
- Arocon

31. That in view of the facts and circumstances enumerated above, it is respectfully submitted that the Joint Committee has carried out a detailed inspection and document verification exercise in compliance with the directions of the Hon'ble Tribunal dated 24.04.2025.

32. It is further submitted that this report is filed to assist the Hon'ble Tribunal in ascertaining the ground-level factual position and the extent of violations committed.

33. That the deponent is duty bound to fulfil the obligation which are assigned under the law and directions passed by this Hon'ble Tribunal. The Deponent is fully committed to ensure strict adherence to the orders of this

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Hon'ble Tribunal and undertakes to faithfully comply with any further directions or instructions that may be issued by this Hon'ble Tribunal, without demur or delay. To upkeep the majesty of the Hon'ble Courts of law is always the duty concern for Deponent herein.

34.Hence, the present report is being submitted for the kind perusal of this Hon'ble Tribunal. It is prayed that the same be taken on record.



DEPONENT

VERIFICATION

Verified at GHAZIABAD on this 07 day of August, 2025, that the contents of the above affidavit from paragraphs 1 to 34 are believed to be true and correct to the best of my knowledge and belief. No part of it is false and nothing material has been concealed therefrom.



DEPONENT

ATTESTED

(Sandeep Sharma)
Reg. No. 1136/98
NOTARY PUBLIC
Ghaziabad (U.P.)



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JOINT COMMITTEE REPORT IN THE MATTER OF

Original Application No. 165/2025

Titled as

Shri Kishan Lal & Anr Vs State of Uttar Pradesh & Others

1. Background:

Hon'ble NGT, Principal Bench, New Delhi was pleased to pass the order dated 24.04.2025 in the matter Original Application No. 165/2025 titled as Shri Kishan Lal & Anr Vs State of Uttar Pradesh & Others and directed to visit the site, ascertain the extent of violation of environmental norms by respondent no.2, in Integrated Township at Village Shahpur Bamheta, NH-24, District Ghaziabad, UP.

Relevant para of the Hon'ble NGT order is as below: -

Para 07: "Issue notice to the respondents for filing their response/reply by way of affidavit before the Tribunal at least one week before the next date of hearing through e-filing. If any respondent directly files the reply without routing it through his advocate, then the said respondent will remain virtually present to assist the Tribunal".

Para 08: "The Applicant is directed to serve the respondents and file affidavit of service atleast one week before the next date of hearing".

Para 09: "To ascertain the correct factual position at the ground level, we also appoint a joint committee comprising of representative of Member Secretary, Central Pollution Control Board (CPCB); RO, MoEF&CC, Lucknow and District Magistrate, Ghaziabad. District Magistrate, Ghaziabad will act as coordinative agency".

Para 10: "Joint committee will visit the site, ascertain the extent of violation of environmental norms by respondent no.2, if any, and also find out if respondent no.2 has requisite environmental clearances and submit the report before the Tribunal within six weeks". **(A copy of the order of Hon'ble NGT is annexed as Annexure No. A)**

In compliance with said order, the following members have been nominated from their respective departments:

[Handwritten signatures and dates]
 22/5
 22/07/2025

- Shri Danish Meena, Scientist C, Central Pollution Control Board (CPCB), New Delhi, representative of the Member Secretary, CPCB.
- Shri Arun Dixit, SDM, Ghaziabad, Uttar Pradesh, representative of District Magistrate (DM) Ghaziabad, Uttar Pradesh.
- Dr A.K. Gupta, Scientist 'E', Ministry of Environment, Forest and Climate Change (MoEF&CC), RO, Lucknow, representative of the Regional Office, MoEF&CC, Lucknow.

2. Inspection of the Joint Committee:

A joint inspection of the site was carried out on 28.05.2025 by the joint committee. During the visit, the following officials were also present, along with committee members to the joint committee:

- Shri Anshul Sharma, Environmental Manager, UPPCB-RO, Ghaziabad
- Shri Shaskant Varshney, GM Project, Jaipuria Sunrise Greens
- Shri Ashwani Kumar Singh, Project Manager, Jaipuria Sunrise Greens

3. Observation during site inspection

- 3.1 As per the record, the project proponent (PAs) obtained the first Environmental Clearance (EC) on 30.09.2011 for the development of the integrated township "Jaipuria Sunrise Greens" for a 300-acre project land, out of which 180 acres of land had already been acquired and 120 acres were under possession. The DPR designed on the 300-acre land has already been approved by the Ghaziabad Development Authority (GDA), letter dated 29.11.2006. The Development agreement was made between the project proponent and GDA on 13.02.2007. **(Copy of EC is attached as Annexure B)**
- 3.2 PAs have obtained consent to establish (CTE) vide letter no. F95604/C-1/NOC/G-733/2012 dated 02.12.2011 for the development of 3699 residential flats, 2321 residential plots, a community center, and an institutional area on a total area of the project 1214047.50 m² (180 acres) **(Copy of CTE is attached as Annexure C)**
- 3.3 PAs have obtained approval from the Ghaziabad Development Authority (GDA) vide letter no. 17/MR/2014 dated 20.09.2014, which is valid for five years. **(Copy of GDA letter is attached as Annexure D)**
- 3.4 The map of the above project has been approved by the Ghaziabad Development Authority (GDA) vide letter no. 65/zone-5/2014-15 dated 02.05.2014, which has been further extended by GDA vide letter no.407/MT/Z-5/20 dated 17.11.2020, from 01.07.2019 to 30.06.2022.

Anshul
22/05/2025

Danish
22/05/2025

A

- 3.5 PAs have obtained expansion EC on 11.06.2018 for 279.415 acres, out of which 37.72 acre as green belt, 83.7 acres area allocated to the plotted area, 29.878 acres for group housing, 6.19 acres for LIC/EWS, 86412 m² for institutional/service/community area, 43367 meter² for commercial activity, 730 m² kiosk area, 67.435 m² for internal roads. **(Copy of EC 2018 is attached as Annexure E)**
- 3.6 It has been found that the expansion project was recommended by SEAC-UP on 24.12.2016 and SEIAA-UP considers this project to grant EC on 17.05.2018, 29.05.2018 without due diligence of Ministry circulars J-11011/618/2010-IA-II (I) dated 30.05.2012 and J-110316/2010-IA-II (Part) dated 07.09.2017. **(Copy of the circular attached Annexure F & G)**
- 3.7 GDA issued completion certificate (CC) vide letter no. 152/Pravartan zone -5/2023 dated 16.12.2023 and for 60 shops vide letter no. 26/Pravartan zone -5 dated 03.12.2024. **(Copy of EC is attached as Annexure H)**
- 3.8 It has been found that the PAs have obtained building height approval vide letter no. Air HQ/S 17726/4/ATS (Ty BM-MMLXXVII) dated 05.06.2015 to M/s SMV Agencies Pvt Limited, Noida for 90-meter height group grouping at plot no. GH-02. **(Copy of permission of AII is attached as Annexure I)**
- 3.9 It has been found that the PAs have sold out various FSI to construct group housing within the project land. The details of each FSI, its plot area, buildup area, date of agreement etc, and the status of the project are tabulated in **Tables A, B, and C**.
- 3.10 As the buildup area of each FSI is more than 20,000 sq meters, which attracts the provision of the EIA notification, 2006, and its amendment for obtaining prior Environmental Clearance from SEIAA-UP/MOEF before the start of the construction, but EC is not obtained for individual projects.
- 3.11 The Joint Committee has observed that no individuals project in the township have obtained CTE from the UPPCB before the start of the construction.
- 3.12 The Joint Committee has observed that all individuals FSIs have at least one bore well on their allotted land, which are operational. These bore wells have been operated without obtaining groundwater abstraction permission from the competent authority.
- 3.13 Nodal officer, District Ground Water Council, has inspected the township on 23.06.2025; the inspection report is enclosed. According to the report, the township is situated in the Rajapur block, which is classified as an overexploited block by the CGWB. Six bore wells are installed in the township without valid permission, and currently, 976 KLD of groundwater is being illegally withdrawn in the township. **(Copy of the inspection report is annexed as Annexure J)**

Amil
2015

Daniel
22/07/2025

[Signature]

- 3.14 The joint committee observed continuous overflow of groundwater from the basement, which was being used for construction purposes.
- 3.15 The joint committee has observed that all individual FSIs have yet to obtain a CTO from the UPPCB, even though maximum towers have been found operational with around 60% occupancy.
- 3.16 The joint committee has observed that FSIs have not yet provided a dual plumbing facility in the project.
- 3.17 The joint committee has observed that FSIs have not yet provided a solar power-mediated lighting system in the common area of the project.
- 3.18 The joint committee has observed that FSIs have not yet developed the required green belt within the allotted area. The green belt developed by all FSI is not as per the GDA plan, EC condition etc.
- 3.19 The joint committee has observed that Project Proponent is not segregating and storing the waste generated by them in three separate streams, namely bio-degradable, non-biodegradable, and domestic hazardous wastes. During the visit in Ruchira Sapphire, it was observed that mixed MSW is being sent to the garbage room through the shaft. However, FSIs have developed a system for the collection of the MSW waste. Collected waste has been handed over to a local authorized vendor for further disposal.
- 3.20 During inspection, it was found that the Project proponent has not taken adequate safety measures, construction is in progress in the adjacent plot, and no barricading/boundary wall is provided between the operational project and under under-construction project.
- 3.21 The joint committee has observed that the project (M/s Jaipuria Sunrise) has applied for groundwater abstraction permission vide application no. GZBD0525RIF0255 dated 21.05.2025 and GZBD0525RIF0256 dated 20.05.2025, which were filed just after the first hearing of the matter (**Copy of the groundwater Application is attached as annexure K & L**).
- 3.22 During inspection, it was observed that construction waste was found dumped without segregation. The unit is not fulfilling clause 4(2) of the Construction and Demolition Waste Management Rules, 2016. Further unit has not provided any information regarding C&D Waste management in the township, and the unit has not obtained approval of the waste management plan from the local authority.
- 3.23 Project proponent is not complying the CAQM direction no 13 for Building Construction projects above 500 sq m in Uttar Pradesh. Only one project, Ruchira Sapphire, is registered on the dust portal.
- 3.24 The joint committee have taken various photographs during inspections which is attached as **Annexure-M**.

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Table: A: Name of the FSIs and their area and date of Agreement

SN	Name of FSI	Area in Acres	Plot area in sq meters	Built-up area (as submitted by PP)	Date of agreement
1	Rise by M/s Rise Project Pvt Ltd	2.82	11412.14	37433.58	13.7.15
2	Divyansh by M/s Divyansh Homes Pvt Limited	3.50	14168	181573.344	31.12.14
3	Arocon by M/s Arocon Real Estate Private Limited	1.75	7087	168154.336	30.1.2015
4	Ruchira by M/s Pavitra	1.75	7084	169169.309	17.12.14
5	Amatra by M/s SB Landcon	0.745	-	-	14.1.15
6	Golden Gate by M/s Parakh Infrastructure Pvt Limited	1.27	5176	160854.772	28.1.15
7	Ratandeep Infrastructure Pvt limited	-	3542	-	08.1.15
8	Wallrock Infrahome Pvt Limited	-	7084	-	21.1.15



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Table B: Infrastructure Status of township projects.

SN	Name of project	FSI	Towers	Configuration	Total flats	Status	DG sets (in KVA)	Bore-well (nos.)
1	Golden Gate by M/s Parakh Infrastructures Pvt Limited		2 (K1 & K2)	2B + G + 19	228	Operational	2X320	1
2	Ruchira by M/s Pavitra Conbuild Pvt. Limited		2 (A1 & A2) & 60 Shops	2B + G + 23	306	Operational	1X320 1X 160	1
3	Ratandeep Infrastructure Pvt Limited		S2	--			On hold	
4	Amatra by Landcon Limited	SB Pvt	1 (S1)	2B+G+22	154	Under construction		1
5	Wallrock Infrahome Limited	Pvt	A3 & A4	--			On hold	
6	Divyansh by M/s Divyansh Homes Pvt Limited		4 (D1, D2, D3, D4)	D1=2B+G+13 D2=2B+G+23 D3=2B+G+22 D4=2B+G+10	603	Operational D5 is under construction	2 X 380 1 X 750	1
7	Arocon by M/s Arocon real estate private limited,		1 (R1)	2B+G+19	304	Operational	1X750 2X320	1
8	Rise homes by M/s Rise projects pvt ltd		10	9 (2B + G + 19) 1 (2B + G + 17)	980	Operational	3X320	1

Table C: Status of Statutory Approvals

SN	Name of FSI project	GDA Approval	Structural Stability Certificate	AAI approval for height#	Fire NOC	Completion Certificate (CC) by GDA
1.	Golden Gate by M/s Parakh Infrastructures Pvt Limited in plot GH02	Dated: 05/07/2022	Not obtained	Letter ref no. Air HQ/S 17726/4/ATS (Ty BM-MMLXXVII) Dated 05 June 2015 & NOC ID SAFD/NORTH/B/0216 21/529020, Dated: 24/02/2021	Not obtained	Letter ref no. 152/सर्वन 5/2023 Dated 16/12/2023
2.	Ruchira by M/s Pavitra Conbuild Pvt. Limited in plot GH02	Dated: 05/07/2022	Letter ref no. EQD/RND/ODP L-SMVVA/75 Dated: 23/05/2014 & From CE CON Engg, dated: 16/03/2024	Letter ref no. Air HQ/S 17726/4/ATS (Ty BM-MMLXXVII) Dated 05 June 2015 & NOC ID SAFD/NORTH/B/0216 21/529020, Dated: 24/02/2021	Letter ref no. UPFS/2023/10 1093/GZB/G HAZIABAD/5 965/JD Dated: 27/11/2023 and valid up to 1.12.2028	Letter ref no. 26/प्रवर्तन 5/2024 Dated 03/12/2024, Letter ref no. 04/प्रवर्तन 5/2024 Dated 28/11/2024
3.	Ratandeep Infrastructure Pvt Limited in plot G2	On hold	Not obtained	Letter ref no. Air HQ/S 17726/4/ATS (Ty BM-MMLXXVII) Dated 05 June 2015 & NOC ID SAFD/NORTH/B/0216 21/529020, Dated: 24/02/2021	Not obtained	Under construction
4.	Amaatra by SB Landcon Pvt Limited in plot GH02	Dated: 05/07/2022	Not obtained	Letter ref no. Air HQ/S 17726/4/ATS (Ty BM-MMLXXVII) Dated 05 June 2015 & NOC ID SAFD/NORTH/B/0216 21/529020, Dated: 24/02/2021	Not obtained	Under construction

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5.	Wallrock Infrahome Pvt Limited		--	----		
6.	Divyansh by M/s Divyansh Homes Pvt Limited in plot GH02	Dated 05/07/2022	Letter ref no. EQD/RND/ODP L-SMVA/75 Dated: 23/05/2014	Letter ref o. Air HQ/S 17726/4/ATS (Ty BM-MMLXXVII) Dated 05 June 2015 & NOC ID SAFD/NORTH/B/0216 21/529020, Dated: 24/02/2021	Not obtained	Letter ref no. 95/प्रवर्तन जौन-5/2023 Dated 04/12/2023
7.	Arocon by M/S AROCON REAL ESTATE PRIVATE LIMITED, in plot GH02	Dated 05/07/2022	Letter ref no. EQD/RND/ODP L-SMVA-II/405, Dated 03/11/2014	Letter ref no. Air HQ/S 17726/4/ATS (Ty BM-MMLXXVII) Dated 05 June 2015 & NOC ID SAFD/NORTH/B/0216 21/529020, Dated: 24/02/2021	Not obtained	Letter ref no. 95/प्रवर्तन जौन-5/2023 Dated 04/12/2023
8.	Rise Organic Homes by M/S RISE PROJECTS PVT LTD in plot GH01	Dated: 19/06/2020	Letter ref no. DRD/CE/RSJ-152/22-23 Dated: 26/12/2022##	Not obtained	Provisional fire NOC obtained vide letter no. UPPFS/2020/19 874/GZB/GH AZIABAD/145 4/CFO Dated: 24/06/2020,	Letter ref no. 1104/प्रवर्तन जौन-5/2023 Dated 19/08/2023

AAI approval obtained by M/s SMV Agencies Pvt Limited only for plot no. GH02.

Structural stability certificate obtained with the name of M/s SMV Agencies Pvt Limited .

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- 3.25 The joint committee observed that the PAs have deployed two movable mist guns on site for controlling the fugitive emissions.
- 3.26 The joint committee observed that the all FSIs has not follow the Green Building Concept suggested by India Green building council.
- 3.27 The joint committee observed that compliance with the safety procedure, norms and guidelines as outlined in the National Building Code, 2005 has not been complied on site.
- 3.28 The joint committee observed that none of the FSIs obtained ISO: 14001 certificate so far.
- 3.29 The joint committee observed that smoke meters has not been installed as warning measures for accidental fires.
- 3.30 The joint committee observed that none of the FSIs obtained fire NOC, except, M/s Rise Project Private limited (Rise Organic homes), who has obtained only provisional fire NOC dated 24.06.2020.
- 3.31 The joint committee observed that none of the FSIs project properly constructed the rainwater harvesting structure within their allotted area.
- 3.32 The joint committee observed that STP in individual housing plants is in operation without a valid CTO. Currently, 05 STPs having capacities of 160 KLD, 200 KLD, 380 KLD, 275 KLD, 530 KLD are installed in Golden Gate, Ruchira, Divyansh, Arocon, Rise Organic Home, respectively. Earlier, UPPCB officials carried out an inspection of these STPs on 14.05.2025 and took samples from these STPs. The summarized results are tabulated below:

Table: D

S.N	Name of Project	Capacity of STP & Technology	Result of sample analysis	Remarks
1	Divyansh Onyx	380 KLD MBBR	pH 7.6 BOD 58 COD 348	Not complying
2	Rise Organic Homes	530 KLD MBBR	pH 7.8 BOD 64 COD 380	Not complying
3	Golden Gate	150 KLD MBBR	pH 7.4 BOD 18 COD 124	Not complying
4	Ruchika Sapphire	200 KLD MBBR	Sampling not done by UPSPCB	STP not in operation.
5	Arocon	240 KLD MBBR	pH 7.6 BOD 62 COD 350	Not complying
6	Plotted colony	100 KLD MBBR	Sampling not done by UPSPCB	STP not in operation. Discharge in dasna drain

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4. Finding/Analysis of the Joint Committee:

Based on observation during inspection and subsequent documents received from PP, the findings of the Joint Committee are briefed below:

- 4.1 As stated above that the first CTE was granted in 2011, which is valid for 5 years, i.e., up to 2015. The construction work conducted from 2015 onwards was done without valid consent to establish (CTE), which is attracting Environmental Compensation (EC) as per the Hon'ble NGT order and UPPCB Guideline.
- 4.2 As observed, the majority of the multistory towers constructed by the six FSI in this project are found operational. As per information collected during the visit, it has been operational since 2022-23 onwards without obtaining consent to operate (CTO) from the UPPCB, which has again attracted Environmental Compensation (EC) as per the Hon'ble NGT order and UPPCB Guidelines.
- 4.3 As observed, the first EC of the project was granted for the development of the integrated township "Jaipuria Sunrise Greens" in a 300-acre land. Out of that 180 acres of land under possession and 120 acres of land is in the process acquisition. It is nowhere mentioned about the further configuration (Group Housing etc) etc.
- 4.4 However, the first CTE granted by UPPCB in 2011 to the above project categorically mentioned 3699 flats, 2321 plots, a community center, and an institutional area, without mentioning the build-up area of the flats, the community center, and the institutional area. All such breakup was not mentioned in the Environmental Clearance accorded by SEIAA/SEAC-UP in 2011.
- 4.5 As observed, the highest multistory building configuration is G+23 story, required building height clearance from the Airport Authority of India (AAI). As per the GDA-approved map of the multistory building, it has been mentioned by the authority that the "*height clearance from Hindon Airport will be obtained before the start of the construction*".
- 4.6 As observed that the treated water has been disposed of in the Bamheta Nala without valid permission.
- 4.7 As observed that the FSI has been come in existence in 2014-15, however, structural stability certificate has been obtained in 2024 for Ruchira by M/s Pavitra and in 2022 for Rise by M/s Rise project Pvt limited.
- 4.8 As observed that the building height approval from airport authority of India of the individual FSI has not been obtained. It has obtained by M/s SMV agencies Pvt Limited for GH02 plot only. As the M/s SMV agencies Pvt limited has sold the plot to various FSIs for construction of the multistory building and commercial activity, which indicates that construction done in plot GH01 by M/s Rise project Pvt limited for G+19 story without AAI approval.
- 4.9 As observed that the M/s SMV agencies Pvt Limited apply for CTE renewal with Application No: 32052717 Dated: 23/05/2025 and fresh CTO application with

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Application No: 32258441 dated: 03/06/2025 and Application No: 32311271 dated: 06/06/2025, which is pending with UPPCB. Both the application were filed just after the first hearing of the matter

5. Recommendation :

- 5.1 In light of the above, it has been found that the buildup area of all FSIs is more than 20,000 sq meters, which attracts the provision of the EIA notification, 2006, and its amendment for obtaining prior Environmental Clearance from SEIAA-UP/MOEF before the start of the construction, but EC is not obtained for individual projects and considered as a violation under the EPA Act, 1986.
- 5.2 Joint committee observed various non-compliances of the EC 2018 conditions. MOEF & CC/SEIAA-UP can take further action as deemed fit under the EPA Act, 1986.
- 5.3 In light of the above, UPPCB can calculate Environmental Compensation (EC) for the period during which the projects mentioned have carried out construction activity without a valid CTE.
- 5.4 In light of the above, UPPCB can calculate Environmental Compensation (EC) for the period during which the projects mentioned above are under operation without a valid CTO from UPPCB.
- 5.5 In light of the above, UPPCB can calculate Environmental Compensation (EC) for discharge of untreated sewage from the occupancy certificate issued to the project till the grant of a valid CTO from UPPCB.
- 5.6 In light of the above, SEIAA/SEAC-UP can re-appraise the expansion project for which EC has been accorded in 2018 without proper due diligence of the EIA notification 2006 and its subsequent amendment and its related circular dated 2012 & 2017, and also communicate to MOEF&CC for debarment of the consultant involved in it.
- 5.7 In light of the above, Ghaziabad Development Authority (GDA) can take suitable credible action against the builders to construct the multistory building without obtaining height approval from the Airport Authority of India (AAI).
- 5.8 In light of the above, Uttar Pradesh Groundwater (Management & Regulation) Act, 2019, and its subsequent amendment in 2020 can take suitable credible action against all FSI (builders) for unauthorized bore wells operated in their project land without required permission.
- 5.9 In light of the above, UPPCB can submit an application form by which first consent to established (CTE) was granted to project in which it was categorically mentioned 3699 flats, 2321 plots, a community center, and an institutional area, without mentioning the build-up area of the flats, the community center, and the institutional area.
- 5.10 In light of the above, local administration takes suitable action against those FSI's (Golden Gate, Amaatra, Divyansh, Arocon, Rise only obtained provisional in 2020),

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which are operating the project without valid Fire NOC under Uttar Pradesh Fire Service Act, 2005.

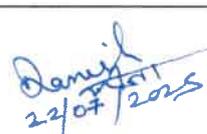
- 5.11 In light of the above, Ghaziabad Development Authority (GDA) can take suitable credible action against the builders to construct & operate the multistory building without obtaining a structural stability certificate.
- 5.12 In light of the above; UPPCB can calculate environmental compensation for violations of direction no 76 concerning DG sets and direction no 13 concerning building construction projects issued by CAQM.
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List Of Annexure:		
Number	Content	Pages
A.	Hon'ble NGT Order dated 24.04.2025	3
B.	Copy of EC dated 30.09.2011	5
C.	Copy of CTE dated 02.12.2011	4
D.	Copy of GDA approval dated 20.09.2014	4
E.	Copy of expansion EC dated 16.06.2018	8
F.	Copy of Ministry circular dated 2012	1
G.	Copy of Ministry circular dated 2017	2
H.	Copy of completion certificate	6
I.	Copy of All approval for GH02	3
J	Copy of Ground water Inspection Report	8
K	Copy of Bore well application dated 21.05.2025	4
L	Copy of Bore well application dated 20.05.2025	4
M	Photograph taken during Joint inspection	6

Name of the Committee members	Signature
Dr. A.K. Gupta, Scientist, E Ministry of Environment, Forest and Climate Change, Regional Office, Lucknow.	 22/5
Shri Arun Dixit SDM Ghaziabad, Uttar Pradesh	 22/07/2025
Shri Danish Meena, Scientist C Central Pollution Control Board (CPCB), New Delhi	 22/07/2025
Dated: 22.07.2025	

Item No. 03

Court No. 1

**BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI**

Original Application No. 165/2025

Kishan Lal & Anr.

Applicant(s)

Versus

State of Uttar Pradesh & Ors.

Respondent(s)

Date of hearing: 24.04.2025

**CORAM: HON'BLE MR. JUSTICE PRAKASH SHRIVASTAVA, CHAIRPERSON
HON'BLE MR. JUSTICE ARUN KUMAR TYAGI, JUDICIAL MEMBER
HON'BLE DR. A. SENTHIL VEL, EXPERT MEMBER**

Applicant: Ms. Neelam Rathore, Mr. Amar Nath, Mr. Brijesh Jha & Ms. Pooja Gill,
Adv. for Applicant

ORDER

1. In this original application (OA), applicant has raised the complaint against construction activities being done by respondent no.2 in Integrated Township at Village Shahpur Bamheta, NH-24, District Ghaziabad, UP.
2. Allegation of the applicant is that project of respondent no.2 falls under Clause 8(b) of Environment Impact Assessment (EIA) Notification, 2006 as the DPR reveals that layout plan is on an area of 300 acres.
3. Complaint of the applicant is that respondent no.2 has not obtained the environmental clearance in terms of the EIA Notification, 2006 nor it has got the Consent To Establish (CTE) and Consent To Operate (CTO).
4. Applicant has also alleged that respondent no.2 is raising the construction on the area earmarked as green and that it is over-exploiting ground water without proper permission.

5. Learned Counsel for the applicant during argument has referred to the photographs on page 48 onwards and has submitted that respondent no.2 is discharging the effluents in the nearby area which is creating health hazard to the local residents. She has further submitted that representation annexure-C was filed by the applicant to the concerned authorities but no action has been taken. In support of her submission, she has also placed reliance upon the map on page no.63.
6. The OA raises substantial issue relating to compliance of environmental norms.
7. Issue notice to the respondents for filing their response/reply by way of affidavit before the Tribunal at least one week before the next date of hearing through e-filing. If any respondent directly files the reply without routing it through his advocate, then the said respondent will remain virtually present to assist the Tribunal.
8. The Applicant is directed to serve the respondents and file affidavit of service atleast one week before the next date of hearing.
9. To ascertain the correct factual position at the ground level, we also appoint a joint committee comprising of representative of Member Secretary, Central Pollution Control Board (CPCB); RO, MoEF&CC, Lucknow and District Magistrate, Ghaziabad. District Magistrate, Ghaziabad will act as coordinative agency.
10. Joint committee will visit the site, ascertain the extent of violation of environmental norms by respondent no.2, if any, and also find out if respondent no.2 has requisite environmental clearances and submit the report before the Tribunal within six weeks.

11. A copy of this order be forwarded to members of the joint committee by email for compliance.

12. List on 08.08.2025.

Prakash Shrivastava, CP

Arun Kumar Tyagi, JM

Dr. A. Senthil Vel, EM

April 24, 2025
Original Application No. 165/2025
JG..

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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. 2347 Parya/SEAC/ 61 /2010/AD(Y)

Date. 30 September, 2011

To,

Col. Ravi Sharma,
Executive Vice President,
M/s S.M.V. Agencies Pvt Ltd.
9-B, "Hansalaya" 15, Barakhambha road,
New Delhi-110001

Sub: Regarding the Environmental Clearance for Integrated township "Jaipuria Sunrise Greens", NH-24 near village- Shahpur, Bahmeta, Ghaziabad, U.P.

Dear Sir,

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

1. Environmental Clearance is sought for Integrated Township "Jaipuria Sunrise Greens", NH-24, near village- Shahpur, Bahmeta, Ghaziabad, U.P.
2. The total Plot area is 300 Acres. The land measuring 180 Acres has already been acquired and remaining 120 Acres is in the process of acquisition.
3. The DPR designed on 300 acres land has been approved by the Ghaziabad Development Authority, letter dated 29/11/2006.
4. A development agreement has been made between the project proponent and Ghaziabad Development Authority on 13/02/2007.
5. The proposal is covered under category 8b of the EIA notification dated 14/9/2006 and the amendments thereof.

Based on the recommendations of the State Level Expert Appraisal Committee (Meeting held on 29/05/2008) the State Level Environment Impact Assessment Authority (Meeting held on 12/09/2011) has decided to grant the Environmental Clearance to the project proposals as above subject to the effective implementation of the following conditions:

General Conditions :

1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.
2. It shall be ensured to obtain the no objection certificate from the U.P Pollution Control Board before start of construction.

3. It shall be ensured that no construction work or preparation of land by the project management except for securing the land is started on the project or the activity without the prior environmental clearance.
4. The proposed land use shall be in accordance to the prescribed land use. A land use certificate issued by the competent authority shall be obtained in this regards.
5. All tree- felling in the project area shall be as permitted by the Forest Department under the prescribed rules. Suitable clearance in this regard shall be obtained from the competent authority.
6. Impact of drainage pattern on environment should be provided.
7. Surface hydrology and water regime of the project area within 10 km should be provided.
8. A suitable plan for providing shelter, light and fuel, water and waste disposal for construction labour during the construction phase shall be provided along with the number of proposed workers.
9. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.
10. It shall be ensured to obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. It shall be ensured to obtain necessary clearances from the competent authority on the abstraction and use of ground water during the construction and operation phases.
12. Hazardous/Inflammable/Explosive materials likely to be stored during the construction and operation phases shall be as per standard procedure as prescribed under law. Necessary clearances in this regards shall be obtained.
13. Solid wastes shall be suitably segregated and disposed. A separate and isolated municipal waste collection center should be provided. Necessary plans should be submitted in this regard.
14. Suitable rainwater harvesting system as per designs of Ground Water Department shall be installed. Complete proposals in this regard should be submitted.
15. The emissions and effluents etc. from machines, instruments and transport during construction and operation phases should be according to the prescribed standards. Necessary plans in this regard shall be submitted.
16. Water sprinklers and other dust control measures should be undertaken to take care of dust generated during the construction and operation phases. Necessary plans in this regard shall be submitted.
17. Suitable noise abatement measures shall be adopted during the construction and operation phases in order to ensure that the noise emissions do not violate the prescribed ambient noise standards. Necessary plans in this regard shall be submitted.
18. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
19. Sewage effluents shall be kept separate from rain water collection and storage system and separately disposed. Other effluents should not be allowed to mix with domestic effluents.
20. Hazardous/Solid wastes generated during construction and operation phases should be disposed off as prescribed under law. Necessary clearances in this regard shall be obtained.
21. Alternate technologies for solid waste disposals (like vermin-culture etc.) should be used in consultation with expert organizations.
22. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
23. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Fully impermeable pavements shall not be constructed. Construction of pavements around trees shall be as per scientifically accepted principles in order to provide suitable watering, aeration and nutrition to the trees.

24. The Green building Concept suggested by Indian Green Building Council, which is a part of CII-Godrej GBC, shall be studied and followed as far as possible.
25. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code, 2005 shall be compulsorily ensured.
26. It is to ensure usage of dual flush systems for flush cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.
27. It is to ensure exploration of options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water and ground water etc.
28. It is to ensure usage of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. It shall be ensured to make suitable provisions for using solar energy as alternative source of energy. Solar energy application should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. Present a detailed report showing how much percentage of backup power for institution can be provided through solar energy so that use and polluting effects of DG sets can be minimized.
30. Make separate provision for segregation, collection, transport and disposal of e-waste.
31. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
33. It shall be ensured to prepare and present disaster management plan.
34. A report on the energy conservation measures 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.
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.
42. Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities should be restricted to special areas earmarked for the purpose.
43. It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children could be provided in a formal way.
44. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
45. It shall be ensured that all Street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alternatives.

46. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
47. Treated effluents shall be maximally reused to aim for zero discharge. Where ever not possible, a detailed management plan for disposal should be provided with quantities and quality of waste water.
48. The treated effluents should normally not be discharged into public sewers with terminal treatment facilities as they adversely affect the hydraulic capacity of STP. If unable, necessary permission from authorities should be taken.
49. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
50. All necessary statutory clearances should be obtained and submitted before start of any construction activity and if this condition is violated the clearance, if and when given, shall be automatically deemed to have been cancelled.
51. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
52. The location of the STP should be such that it is away from human habitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.
53. The Environment Management plan should also include the break up costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.
54. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
55. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.
56. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
57. The DG sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.
58. E-Waste Management should be done as per MoEF guidelines.
59. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.
60. The use of suitably processed plastic waste in the construction of roads should be considered.
61. Displaced persons shall be suitably rehabilitated as per prescribed norms.
62. Dispensary for first aid shall be provided.
63. Health Impacts, Socio-economic impacts, soil degradation factors and biodiversity indices should also be included in E.I.A. reports.
64. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
65. Diesel generating set stacks should be monitored for CO and HC.
66. Ground Water downstream of Rain Water Harvesting pit nearest to STP should be monitored for bacterial contamination. Necessary Hand Pumps should be provided for sampling. The monitoring is to be done both in pre and post monsoon, seasons.
67. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
68. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
69. An energy audit should be annually carried out during the operational phase and submitted to the authority.
70. Rapid EIA status should be undertaken for three months during the non monsoon period and the monitoring should be as per the latest norms of MoEF.

71. Project proponents shall endeavor to obtain ISO: 14001 certification. All general and specific conditions mentioned under this environmental clearance should be included in the environmental manual to be prepared for the certification purpose and compliance.

Specific Conditions :

1. Daily water requirements and waste water generation should be as per the revised water balance submitted by project proponents during the presentation.
2. It shall be ensured that no effluents are discharged out of project premises. A suitable water body shall be created to store the treated effluents during monsoon season.
3. Till such time as a comprehensive plan is not drawn up by the Ghaziabad Development Authority for treatment and disposal of municipal Solid Waste and an approved site available, it shall be the responsibility of the project proponents to ensure that Municipal Solid Wastes are treated and disposed within their premises in accordance to the Municipal Solid Wastes (Management and Handling) Rules, 2000. It should be ensured that any arrangement for this purpose shall be duly authorized by Ghaziabad Development Authority.
4. The conditions laid down in the development agreement dated 13/02/2007 made between G.D.A. and the Project Proponents should be followed.

The Committee also suggested that the matter should be considered in the light of MoEF notification dated 16/11/2011 and referred to government of India and State Government, U.P. under EP Act, 1986 for taking suitable action under law.

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

These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006 including the amendments and rules made thereafter. This is to request you to take further necessary action in matter as per provision of Gazette Notification No. S.O. 1533(E) dated 14.9.2006 and send regular compliance reports to the authority as prescribed in the aforesaid notification.

(Dr. C.S. Bhatt)
Member Secretary, SEIAA

Copy for necessary action to:

1. The ~~Municipal~~ Secretary, Department of Environment, Govt. of Uttar Pradesh, 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-II, Aliganj, Lucknow.
4. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.
5. Nodal Officer, SEIAA, Directorate of Environment, U.P. Lucknow.

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



उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड

'पिकप भवन' तृतीय तल, बी-ब्लॉक, विमूक्ति खण्ड,
गोमती नगर, लखनऊ

संदर्भ संख्या F95604

/सी-१/एन०ओ०सी०/जी०३३/२०१२

दिनांक २४/१२/११

सेवा में,

मे० मैसर्स एस०एस०वी० एलेन्सी प्र० लि०,
८ सी, हन्सालय, १५ बडगुम्हा रोड,
नई दिल्ली-०१

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

महोदय,

कृपया उपरोक्त विषयक अपने आवेदन पत्र दिनांक ३१/१२/११ 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 : जयप्रिय सनराइज ग्रीन इन्टीग्रेटेड टउनशिप
परियोजना, एन०एच०-२४, ग्राम शहसुर बमहेटा,
गडिघवादा

(ख) उत्पादन : कुल क्षेत्रफल-१२१४०४७.५० वर्गमीटर में ३६९९ फ्लैट की आवासीय इकाइयों,
३३२९ आवासीय प्लॉट, कम्यूनिटी सेंटर, इन्सोर्टिडरूमल एरिया की स्थापना

(कुल अरबवर्ग क्षेत्रफल = 180 एकड़)

(ग) मुख्य कच्चे माल :

बिल्डिंग मैटेरियल

(घ) औद्योगिक उत्प्रेषण की मात्रा :

सूय

(ङ) प्रयुक्त ईंधन :

डी०जी० सेट हेतु डीजल आवश्यकतानुसार

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, उत्प्रेषण शुद्धिकरण संयंत्र तथा वायु प्रदूषण नियंत्रण व्यवस्था की स्थापना में की गयी प्रगति रिपोर्ट इस कार्यालय में प्रत्येक माह की दसवीं तारीख तक निरन्तर 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 विधिवत कार्यवाही की जा सकती है।

घरेलू उत्प्रेषण, जिसकी मात्रा से अधिक नहीं होगी। सेप्टिक टैंक एवं
 २९९६ किलोलीटर/दिन
 सोक पिट के माध्यम से बोर्ड द्वारा निर्धारित मानकों के अनुरूप शुद्धिकृत कर निस्तारित किया जाए।

प्रदूषण नियन्त्रण हेतु प्रस्तावित शुद्धिकरण संयंत्र तथा निर्माण कार्य आपूर्ति के लिये दिये गए आदेश की प्रति इस
 कार्यालय में दिनांक ३०/६/२०१२ तक अवश्य प्रस्तुत की जाए।

- ७- मीसर्स एस०एम०वी० एजेंसी प्रा० लि० द्वारा जयपुरिया सगराइज ग्रीन इन्टीग्रेटेड टाउनशिप परियोजना एन०एच०-२४, ग्राम शाहपुर बमहेटा, गाजियाबाद द्वारा कुल भूखण्ड क्षेत्रफल १८० एकड़ में इन्टीग्रेटेड टाउनशिप परियोजना की स्थापना की जाये।
- ८- संस्था द्वारा परियोजना से जनित कुल घरेलू उत्प्रेषण २६६६ घनमीटर/दिन हेतु कुल १५०० घनमीटर/दिन क्षमता के ३, कुल ४५०० घनमीटर/दिन क्षमता के एस०टी०पी० की स्थापना की जाये तथा शुद्धिकृत उत्प्रेषण को यथासंभव सिंचाई, फ्लशिंग एवं डी०जी० सेंट कूलिंग हेतु प्रयुक्त किया जाये। शेष शुद्धिकृत उत्प्रेषण को गाजियाबाद विकास प्राधिकरण द्वारा विकसित सीवर लाइन/अन्तिम निस्तारण बिन्दु तक स्वयं की पाइप लाइन द्वारा इस प्रकार निस्तारित किया जाये कि जल भराव की समस्या न रहे।
- ९- संस्था द्वारा सालिड वेस्ट मैनेजमेन्ट प्रबन्धन बायोकम्पास्टिंग एवं रिसाइकलिंग द्वारा प्रस्तावों के अनुरूप किया जाये।
- १०- समस्त प्रस्तावित डी०जी०सेट पर ध्वनि रोकक व्यवस्थाओं के साथ-साथ बोर्ड मानकों के अनुसार पर्याप्त ऊँचाई की घिमनी भी स्थापित की जाये।
- ११- संस्था प्रस्तावनुसार रेन वाटर हार्वेस्टिंग व्यवस्था स्थापित करें।
- १२- संस्था नियमानुसार कम से कम ३३ प्रतिशत कुल प्रस्तावित क्षेत्रफल का हरित पट्टिका के रूप में विकसित करें।
- १३- संस्था को यह अनापत्ति प्रमाण पत्र जल अधिनियम, १९७४ एवं वायु अधिनियम, १९८६ के प्राविधानों से अर्न्तगत निर्गत किया जा रहा है।
- १४- संस्था द्वारा पर्यावरण एवं वन मंत्रालय, भारत सरकार/स्टेट इन्वायरमेन्ट इम्पेक्ट असेसमेन्ट अथॉरिटी से पर्यावरणीय क्लीरेन्स प्राप्त किया जाये।
- १५- संस्था को निर्गत बैंक गारण्टी का अक्षरशः अनुपालन करना सुनिश्चित करें, अनुपालन न करने की दशा में संस्था द्वारा प्रेषित बैंक गारण्टी बोर्ड के पक्ष में अवमुक्त करा ली जायेगी एवं अधिनियमों के तहत कार्यवाही भी की जा सकती है।
- १६- अनापत्ति प्रमाण पत्र की वैधता ५ वर्ष या बैंक गारण्टी की वैधता तिथि से एक वर्ष पूर्व तक जो कम हो मान्य होगी।

कृपया ध्यान दें कि उपर्युक्त लिखित विशिष्ट शर्तों एवं सामान्य शर्तों का प्रभावी एवं सतोषजनक अनुपालन न करने पर बोर्ड द्वारा निर्गत अनापत्ति प्रमाण-पत्र निरस्त कर दिया जाएगा। बोर्ड का अधिकार सुरक्षित है कि अनापत्ति 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 ३०/६/२०१२ तक प्रथम अनुपालन आख्या अवश्य प्रेषित की जाए। अनुपालन आख्या नियमित प्रेषित की जाए अन्यथा अनापत्ति निरस्त कर दी जाएगी।

भवदीय

()
सदस्य सचिव

पृष्ठांकन सं.

/एन. ओ. सी.

तद दिनांक

प्रतिलिपि :

1. महाप्रबन्धक, जिला उद्योग केंद्र : 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)



गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

श्रेणिक,

सहायक अभियन्ता
गाजियाबाद विकास प्राधिकरण,
गाजियाबाद।

सेवा नं.

श.ए.ए.सी.एन.सी.जी.प्रा.वि. (क.मा. १)
8 सी-हर्षांतक, 15 बाराहमा रोड,
नई दिल्ली-110001।
दिनांक 15-2-14

संख्या: 523/मा.खान/2014

विषय- आनुवंशिक पत्रावली सं०-300/जान-5/2013 दि. 12.08.13 के संस्करण में।
भदोदय,

- कृपया ग्राम-शाहपुर बरौदा में विकसित की जा रही इन्टीग्रेटेड टाउन्शिप के अन्तर्गत आप द्वारा उपरोक्त विषयक मानचित्र पत्रावली के माध्यम से दिनांक 05.02.2014 को प्रस्तुत संशोधित वलपट्ट मानचित्र प्रसाव पर टाउन्शिप महोदय द्वारा दिनांक 12.02.14 को निम्न शर्तों के अधीन स्वीकृति प्रदान की गयी है:-
1. मानचित्र में प्रदर्शित विकासकर्ता के स्थानित की भूमि को विकासकर्ता कंपनी के नाम दखिल खारिज कराकर अश्लेष प्राधिकरण में प्रस्तुत करना होगा।
 2. योजना में स्थित शमशात/कब्रिस्तान/पुजा स्थल आदि की भूमि यथावत रखना होगा।
 3. पू-स्वाधित तथा भूमि वाद-विवाद के संस्करण में किसी प्रकार की शिमकाशी प्राधिकरण की नहीं होगी। शान्तीय उच्च न्यायालय में विचाराधीन वाद से प्रभावित खसरा नकशों की भूमि यथावत रखी जायगी जिस पर किसी प्रकार के निर्माण की अनुमति नहीं होगी।
 4. इन्टीग्रेटेड टाउन्शिप पालिसी के अनुसार योजनान्तर्गत आन्तरिक एवं बाह्य विकास कार्यों की पूर्णता हेतु कुल विक्रय योग्य भूमि का 25 प्रतिशत भूमि प्राधिकरण के पक्ष में बचक रखे जाने अथवा 25 प्रतिशत भूमि को लागत के समतुल्य बैंक गारण्टी रखे जाने का प्रावधान है जिस हेतु रुपये 17.20 करोड़ की बैंक गारण्टी विकासकर्ता द्वारा पूर्व में प्राधिकरण में जमा की गयी है। जिसकी वैधता अवधि दिनांक 06.02.15 तक है, जिसकी वैधता अवधि आवश्यकतानुसार बढ़वानी होगी।
 5. बचक रखी गयी बैंक गारण्टी में से 20 प्रतिशत विक्रय योग्य भूमि के समतुल्य बैंक गारण्टी को तभी अग्रपुस्त किया जाएगा, जब परियोजना के सभी विकास कार्य एवं शर्त पूर्ण हो गयी हों, विशेषकर भूमि-जाल के सापेक्ष 120 प्रतिशत की रियलिटि के माध्यम से आपूर्ति हो गयी हो।
 6. बचक रखी गयी बैंक गारण्टी में से 5 प्रतिशत विक्रय योग्य भूमि की लागत के समतुल्य बैंक गारण्टी को शासन की अपेक्षानुसार रख-रखाव की व्यवस्था सुनिश्चित करने के लिए परकारनेत्स गारण्टी के रूप में चौककर रखा जायेगा। योजना का समुचित रूप से एवं सतत आधार पर रख-रखाव सुनिश्चित करने के लिए विकासकर्ता तथा प्राधिकरण के मध्य ज्वाइंट वेयर हेतु अनुबंध निष्पादित किया जायेगा। आवंटियों से वसूल की जाने वाली एकमुश्त अनुदान की धनसाशे तथा वार्षिक यूलर चार्जिंग एस्को एकाउन्ट में जमा किए जायेंगे। टाउन्शिप की सेवाओं के रख-रखाव से सम्बन्धित कार्य विकासकर्ता द्वारा क्रियान्वित किये जायेंगे तथा ज्वाइंट वेयर द्वारा उन्नत कार्यों का पर्यवेक्षण किया जायेगा और सुनिश्चित किया जाएगा कि रख-रखाव हेतु एकत्रित धनसाशे अनुमान्य कार्यों पर ही खय की जाए।
 7. विद्युत-आपूर्ति ग्राहक/संयोजक से प्राप्त की जानी प्रस्तावित है, जिसके लिए ग्राहक/संयोजक से सहमति/अनुमति प्राप्त करनी होगी तथा विद्युत आपूर्ति हेतु उत्तर प्रदेश विद्युत पंचर कारपोरेशन लि. को निशुल्क भूमि उपलब्ध करानी होगी एवं वांछित क्षमता के प्रवर्तक आदि स्वयं लगाने होंगे।

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8. प्रस्तावित ले-आउट प्लान में सम्मिलित अन्य के स्वामित्व की भूमि, जिसका स्वामित्व व कब्जा रिकॉर्डकर्ता के पास नहीं है, का विकास कार्य करने एवं सम्पत्तियों के विक्रय का अधिकार विकासकर्ता को भूमि क्रेय/अप्रापित करने के पर्याप्त ही होगा तब तक अन्य के स्वामित्व की भूमि पर केवल तैयद ग्राह्य तथा अरक्षित विकासकर्ता के स्वामित्व वाली भूमि पर ही मानचित्र अनुमत्य किया जायेगा।
9. निर्धारित समय सीमा अन्तर्गत विकास कार्य पूर्ण हो जाने के पर्याप्त विकास प्राधिकरण से पूर्णता प्रमाण पत्र प्राप्त करना होगा।
10. तलपट मानचित्र स्वीकृति उपरान्त समस्त भूखण्डों का धारा-15 के अन्तर्गत नियमानुसार भवन मानचित्र प्राधिकरण से अलग से स्वीकृत कराने होंगे। जिस पर तत्समय प्रचलित भवन उपभूषि के नियम लागू होंगे।
11. भवन उपभूषि-2008 के प्रस्तर 223 के प्रावधानों के अनुसार योजना में वृद्धारोपण का कार्य कराना होगा।
12. वर्ष जल संवहन हेतु नियमानुसार रेन वाटर हार्वेस्टिंग का प्रावधान करना होगा तथा रेन वाटर हेतु प्रस्तावित स्ट्रक्चर्स की प्रस्तावित क्षेत्र की हार्डस्केपिंग/लैंडिंग के आभर पर उपयुक्तता के सम्बन्ध में सेट्रल प्राइव वाटर बोर्ड अथवा उच्चतर प्रदेश गृहण विभाग से अनुमति प्राप्त करनी होगी।
13. भवन उपभूषि-2008 के प्रस्तर 24.1 की कम संख्या 7 के अनुसार कीटा क्रियाओं हेतु बालित प्थलों का प्रावधान औरन स्टेस/ले-आउट प्लान में करना होगा।
14. गैडरेल वाटर हेतु स्वयं अधिकारी का प्रमाण पत्र प्रस्तुत करना होगा।
15. योजना के अन्तर्गत प्रस्तावित पुलिस चौकी, इलेक्ट्रिक सब स्टेशन आदि के लिये आवसित भूमि नियुक्त उपलब्ध कराने होगी। इस हेतु पूर्व में नियमित अनुबन्ध की शर्तों का अनुपालन करना होगा।
16. विकासकर्ता कम्पनी/कॉन्सोर्शियम द्वारा योजनान्तर्गत 10 प्रतिशत भूखण्ड/भवन आर्थिक दृष्टि से दुर्बल आय वर्ग एवं 10 प्रतिशत भूखण्ड/भवन अन्य आय वर्ग के लाभार्थियों को शासकीय अधिकरण द्वारा निर्धारित लोअर पर एवं पूर्व निर्धारित मानकों के अनुसार विकसित/निर्मित कर उपलब्ध कराये जाने वाले भूखण्डों/ भवनों का आवंटन उन्नत आय वर्गों के लाभार्थियों को उपलब्ध गतिधाराद विकास प्राधिकरण की अध्यक्षता में आवास एवं शहरी नियोजन विभाग द्वारा गठित समिति के माध्यम से किया जायेगा। इसके अतिरिक्त शासनादेश दिनांक 10.05.2011 की अर्थात्नुसार योजनान्तर्गत अन्य विकास कार्यों/ निर्माण कार्यों के साथ-साथ ई-डब्ल्यूएस/एलआई.सी. श्रेणी के भवनों एवं सामुदायिक सुविधाओं का निर्माण एवं विकास कार्य सामुदायिक रूप से करना होगा।
17. योजना के प्रथम चरण में 279.415 एकड़ भूमि पर प्रस्तुत पुनर्स्थापित तलपट मानचित्र के कारण 278.415 एकड़ भूमि के पूर्व स्वीकृत ले-आउट प्लान की स्वीकृति रद्द मानी जायेगी। किन्तु योजना के विकास की अवधि इवलेपमेंट एग्जीभेन्ट की दिनांक 13.02.07 की तिथि से 5 वर्ष होगी तथा बहाई नई समयवृद्धि के अन्तर्गत समस्त विकास कार्य पूर्ण करने होंगे।
18. अन्य की भूमि हेतु पड्डय मार्ग बालित नहीं किया जायेगा।
19. मवेश्य में प्राधिकरण द्वारा किये गये अन्य बाह्य विकास तथा महायोजना मार्गों आदि का लाभ यदि रिकॉर्डकर्ता को होता है तो उसका सामुदायिक भूखण्ड शासन/गतिधाराद विकास प्राधिकरण द्वारा मांगे जाने पर 30 दिन के अन्दर प्राधिकरण को देय होगा।
20. टालनरीष/कालोनियों में एस.टी.पी./व्युनिसपल सॉलिटि वेस्ट का निस्सारण योजनाबद्ध रूप से करार जाने विषयक पर्यावरण विभाग के शासनादेश संख्या-3333/55-पर्या./2008, दिनांक 29 सितम्बर, 2008 के अनुपालन में उच्चतर प्रदेश प्रदूषण नियंत्रण बोर्ड से सहमति/अनुमति प्रमाण पत्र प्राप्त किया जाना होगा, तथा प्रस्तावित टालनरीष परियोजना के सम्बन्ध में समस्त स्तर से पर्यावरणीय स्वीकृति प्राप्त की जानी होगी।

21. सीबीएसई/शिक्षा विभाग अथवा बोर्ड द्वारा शैक्षिक उपयोग हेतु नर्सरी से लेकर हायर कौलिव तक की शिक्षा हेतु आगमक अनारपीत प्राप्त करनी होगी तथा उक्त प्रकृष्टों का विस्तृत नियोजन मुख्यक स्तर से स्वीकृत करना होगा।
22. योजनाकार गुजरात में भी प्रदर्शक लार्डन हेतु गैर-द्वारा प्रदत्त अनारपीत की शर्तों का अनुपालन करना होगा।
23. एचटी लार्डन के नीचे अथवा इससे प्राथमिक स्तर में किसी प्रकार का निर्माण अनुमत्या नहीं होगा।
24. शिक्षार्थ शिक्षा के विकासगत गति के सम्बन्ध में शिक्षार्थ शिक्षा से एन.ओ.सी. प्राप्त करनी होगी।
25. योजनाकारों अथवा यदि कम करने के उपरान्त सम्पूर्ण योजना के तलपट भनविन की सम्पूर्णता प्रमाण पर प्रतिकल्प से प्राप्त करना होगा।
26. भविष्य में यदि प्रतिकल्प द्वारा कोई नया प्रकृष्ट अथवा अन्य कोई प्रकृष्ट मंगा जाया है तो वह विकासकर्ता को सहा करना होगा।
27. योजना में पूर्व मंगा हेतु प्रस्तावित विभिन्न भागों की भूमि स्वयं क्रय कर विकसित करने के सम्बन्ध में विकासकर्ता को उक्त द्वारा की पूरी आवश्यकता का पालन करना होगा।
28. पर जल की उपलब्धता पर गुणवत्ता सम्बन्धी अधिकतम अनुसूच करने होंगे।
29. योजना में प्रस्तावित शीतर ट्रीटमेन्ट प्लांट की क्षमता व डिजाईन की जल नियम के मानक का अनुपालन योजना में स्थापित करना होगा।
30. योजनाकारों द्वारा निर्माण/विकास कार्य के साथ-साथ प्रकृष्टार्थों, ई-ड्र्यूएल तथा सूक्ष्मजीव युक्तियों का विकास/निर्माण भी अन्य गुण-वैशिष्ट्य भवनों की स्थापना के साथ-साथ सम्पूर्णताक रूप से सम्पन्न करार करना होगा। ई-ड्र्यूएल/एल.आइ.जी. भवन के निर्माण हेतु योजना में अर्थात् प्रस्तावित प्रकृष्टों के अकार के कारण यदि उक्त प्रकृष्टों पर स्थापित करारों का पूर्ति नहीं हो पाती है तो उक्त श्रेणी के भवनों को पूर्व योजनाकारों प्रस्तावित गुण-वैशिष्ट्य के अन्तर्गत प्रकृष्टों में विकासकर्ता को स्थगित की शर्त पर करना होगा।
31. समस्त अवस्थापना युक्तियों हेतु समस्त विकास/निर्माण कार्य पी.डब्ल्यू.टी. यूपी.पी.सी.एल. अथवा समविधि-2008 एन.ओ.सी. एवं मानक-2014 व विधायित्त मण्डलों के अनुसार स्वतन्त्र रूप करार करने होंगे। समस्त विकास/निर्माण कार्य को गुणवत्ता की सम्पूर्ण विन्यायी विकासकर्ता को करना।
32. योजनाकारों किसी प्रकार के बाद विवाद का समस्त दायित्व विकासकर्ता को होगा।
33. विकासकर्ता को श्रेणी से सम्बन्ध में शासन के निर्देशों का अनुपालन करना होगा।
34. दाउनशिफ हेतु शासन द्वारा जारी शासकीय शीटों का अनुपालन विकासकर्ता को करना होगा।
35. विकासकर्ता को योजना के अर्थात् जल वाले भागों का विकास शासनादेश के अनुसार विकासकर्ता को करना होगा।
36. पूर्णपणित तलपट भनविन से सम्बन्धित समस्त सर्विस ड्राईंग व डिजाईन तथा देन वाटर हाथीरिंग, लैण्डस्केप प्लान, सडकों के क्रास सेक्शन, भनविन निर्गत से पूर्व प्रस्तुत करने होंगे।
37. पूर्व अनुमोदित डी.पी.आर./तलपट भनविन को स्वीकृति के क्रम में विकासकर्ता द्वारा स्थल पर दिये गये विकास कार्य के क्रम में यदि प्रकृष्ट/परिसम्पत्तियों का अन्तर्ण/विक्रय/विकास किया गया है एवं तलपट भनविन में उन प्रकृष्टों की स्थिति एवं उपयोगिता में परिवर्तन/संशोधन हो रहा है तो विकासकर्ता को उनको समायोजन करने का दायित्व होगा तथा प्रकृष्ट हस्तान्तरण न करने तथा अपार्टमेंट प्रकृष्ट का उल्लंघन न करने सम्बन्धी साध्यापन भी प्रस्तुत करना होगा।
38. आवंटियों एवं विकासकर्ता के मध्य वाद-विवाद की स्थिति में समस्त दायित्व विकासकर्ता का होगा।

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39. प्रस्तावित मानचित्र के अन्तर्गत निहित प्रायः समस्त/सर्कारी भूमि का जहाँ तक विहित पूर्वग्रहण नहीं हो जाता है वह एक विकासकर्ता उसे अध्यागत रखेगा। जिसका पूर्ण स्थापित नगर नियम/सिंचाई विभाग/चिन्ताधिकारी यादियाबाद का होगा तथा उक्त भूमि पर कोई निर्माण अनुमति नहीं होगी।
40. तलापट मानचित्र स्वीकृति के उपरान्त समस्त भूखण्डों का नियमानुसार भवन मानचित्र प्राधिकरण से अंतिम से स्वीकृत कराने होंगे जिसपर तत्समय प्रकलित भवन उपविधि के नियम लागू होंगे।
41. योजनागत/स्थित विद्यमान मार्गों को वैकल्पिक मार्ग की व्यवस्था होने तक बाधित नहीं किया जायेगा। इस हेतु वजनबद्धता प्रस्तुत करनी होगी।
42. योजनागत/स्थित विकासकर्ता द्वारा कय की गई समस्त भूमि एकाई का ये उपलब्ध न होने के कारण कई स्थानों पर कनेक्टिविटी उपलब्ध नहीं है। अतः कनेक्टिविटी प्राप्त होने तक ऐसी भूमि पर योजित भूखण्डों का निस्कारित नहीं करने सम्बन्धी वजनबद्धता प्रस्तुत करनी होगी।
43. प्रस्तुत वजनबद्धता दिनांक 04.02.14 का पालन करना होगा।

सचदीय

सहायक अभियन्ता
माल्टर खान

State Level Environment Impact Assessment Authority, Uttar Pradesh

Uploaded on
www.seiaaup.in

Directorate of Environment, U.P.

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.seiaaup.in

To,

Shri Gulshan Kumar Dua,
M/s SMV Agencies Pvt.Ltd,
1 floor, Near Ritu Wears,
Jaipuria Sunrise Plaza,
Plot no- 12A, Ahinsa Khand,
Ghaziabad, U.P.

Ref. No.....137...../Parya/SEAC/2895/2015

Date: 11/6 May, 2018

Sub: Environmental Clearance for Expansion of Integrated Township "Jaipuria Sunrise Greens" NH 24, Near Village-Shahpur Bamheta, Ghaziabad, Uttar Pradesh, M/s SMV Agencies Pvt. Ltd, Regarding.

Dear Sir,

Please refer to your application/letters 14-01-2015, 21-07-2015, 18-06-2015, 16-08-2016 & 04-10-2016 addressed to the Secretary, State Level Expert Appraisal Committee (SEAC) and Director, Directorate of Environment Govt. of UP on the subject as above. A presentation was made by Shri Raghendra Singh, authorized representative of project proponent along with their consultant M/s Voyants Solutions Private Limited. The proponent, through the documents submitted and the presentation made, informed the committee that:-

A presentation was made by Shri Shashank Varshney, representative of project proponent along with their consultant M/s Eko Pro Engineers Pvt. Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The environmental clearance is sought for Expansion of Integrated Township "Jaipuria Sunrise Greens" NH 24, Near Village-Shahpur Bamheta, Ghaziabad, Uttar Pradesh, M/s SMV Agencies Pvt. Ltd.
2. Salient features of the project:

Objective of the Project	INTEGRATE!) TOWNSHIP Complex with institutor al, community Commercial End mixed facilities
Licensed Area	300 Acre; 1214047.5 m ²
Encroachment	20.586 Acre; 153303.88 m ²
Balance Scheme A ea	279.415 Acre 1130143.81 m ²
Master Plan Roads Facilities	47.34 Acre or 192386.63 m ²
Net Area	231.875 Acre Dr 938351.75 m ²
Required Green Ar -a (15% of Net Area)	34.78 Acre or 140163.63 m ²
Green Area Provide d	37.72 Acre or 152848 m ²
Plotted Area	83.7 Acre or : 38718.46 m ²
Area for Group Housing	29.878 Acre < r 120911 m ²
Area for LIG/EWS Flats	6.19 Acre or: 5050 m ²
Institutional/service s/Communib Area	86412 m ²
Commercial area	43367 m ²
Kiosk Area	730 m ²
Internal Roads	67.435 Acre
Total Water Requirement	2550 KLD
Source of Water	Ghaziabad Piped water supply; Borewells (with CGWA permission for emergency use)

E.C. for Expansion of Integrated Township "Jaipuria Sunrise Greens" NH 24, Near Village-Shahpur Bamheta, Ghaziabad, Uttar Pradesh, M/s SMV Agencies Pvt. Ltd.

Wastewater Generation (90% o" total	2300 KLD
STP Capacity	1047 KLD + 5 00 KLD + 450 KLD
Solid Waste Management	It will be segregated into biodegradable, recyclable and others components; md composting/disposal will be ensured into municipal bins. Separate bins for biodegradable waste and recyclable waste will be
Rainwater Harvesting	Would be provided by individual project owners
Total Electrical Requirement	29MVA
Use of Solar energy	Solar lighting for common areas and solar water heaters
Soil Excavation	Not significant
CSR Activity	2% of total project cost Education, health care and village development
No Development Zone/Eco-sensitive Zone	Project area does not fall in buffer zone of any such area. Nearest protected area is Okhla Bird Sanctuary located more than 30 Kms from the site.

3. The project is covered under category 8 "b" of EIA notification, 2006.

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 24/12/2016 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held on 17/05/2018 & 29/05/2018 decided to grant the Environmental Clearance for proposed project along with subject to the effective implementation of the following general and specific conditions:-

General Conditions:

1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.
2. It shall be ensured that obtain the no objection certificate from the U P pollution control board before start of construction.
3. It shall be ensured that no construction work or preparation of land by the project management except for securing the land is started on the project or the activity without the prior environmental clearance.
4. The proposed land use shall be in accordance to the prescribed land use. A land use certificate issued by the competent Authority shall be obtained in this regards.
5. All trees felling in the project area shall be as permitted by the forest department under the prescribed rules. Suitable clearance in this regard shall be obtained from the competent Authority.
6. Impact of drainage pattern on environment should be provided.
7. Surface hydrology and water regime of the project area within 10 km should be provided.
8. A suitable plan for providing shelter, light and fuel, water and waste disposal for construction labour during the construction phase shall be provided along with the number of proposed workers.
9. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.
10. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
12. Hazardous/inflammable/Explosive materials likely to be stored during the construction and operation phases shall be as per standard procedure as prescribed under law, Necessary clearances in this regards shall be obtained.
13. Solid wastes shall be suitably segregated and disposed. A separate and isolated municipal waste collection center should be provided. Necessary plans should be submitted in this regards.



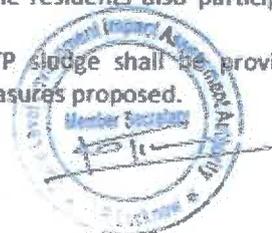
E.C. for Expansion of Integrated Township "Jaipuria Sunrise Greens" NH 24, Near Village-Shahpur Bamketa, Ghaziabad, Uttar Pradesh, M/s SMV Agencies Pvt. Ltd.

14. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
15. The emissions and effluents etc. from machines, instruments and transport during construction and operation phases should be according to the prescribed standards. Necessary plans in this regard shall be submitted.
16. Water sprinklers and other dust control measures should be undertaken to take care of dust generated during the construction and operation phases. Necessary plans in this regard shall be submitted.
17. Suitable noise abatement measures shall be adopted during the construction and operation phases in order to ensure that the noise emissions do not violate the prescribed ambient noise standards. Necessary plans in this regard shall be submitted.
18. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
19. Sewage effluents shall be kept separate from rain water collection and storage system and separately disposed. Other effluents should not be allowed to mix with domestic effluents.
20. Hazardous/Solid wastes generated during construction and operation phases should be disposed off as prescribed under law. Necessary clearances in this regard shall be obtained.
21. Alternate technologies for solid waste disposals (like vermin-culture etc.) should be used in consultation with expert organizations.
22. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
23. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Fully impermeable pavements shall not be constructed. Construction of pavements around trees shall be as per scientifically accepted principles in order to provide suitable watering, aeration and nutrition to the tree.
24. The Green building Concept suggested by Indian Green Building Council, which is a part of CII-Godrej GBC, shall be studied and followed as far as possible.
25. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
26. Ensure usage of dual flush systems for flush cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.
27. Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.
28. Ensure use of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. Make suitable provisions for using solar energy as alternative source of energy. Solar energy application should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. Present a detailed report showing how much percentage of backup power for institution can be provided through solar energy so that use and polluting effects of DG sets can be minimized.
30. Make separate provision for segregation, collection, transport and disposal of e-waste.
31. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
33. Prepare and present disaster management plan.
34. The project proponents shall ensure that no construction activity is undertaken without obtaining pre-environmental clearance.



E.C. for Expansion of Integrated Township "Jaipuria Sunrise Greens" NH 24, Near Village-Shahpur Bamheta, Ghaziabad, Uttar Pradesh, M/s SMV Agencies Pvt. Ltd.

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 and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
40. The construction of the building and the consequent increased traffic load should be such that the micro climate of the area is not adversely affected.
41. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
42. High rise buildings should obtain clearance from aviation department or concerned authority.
43. Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities should be restricted to special areas earmarked for the purpose.
44. It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children could be provided in a formal way.
45. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
46. It shall be ensured that all Street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alternatives.
47. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
48. Treated effluents shall be maximally reused to aim for zero discharge. Where ever not possible, a detailed management plan for disposal should be provided with quantities and quality of waste water.
49. The treated effluents should normally not be discharged into public sewers with terminal treatment facilities as they adversely affect the hydraulic capacity of STP. If unable, necessary permission from authorities should be taken.
50. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
51. All necessary statutory clearances should be obtained and submitted before start of any construction activity and if this condition is violated the clearance, if and when given, shall be automatically deemed to have been cancelled.
52. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
53. The location of the STP should be such that it is away from human habitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.
54. The Environment Management plan should also include the break up costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.
55. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.



E.C. for Expansion of Integrated Township "Jaipuria Sunrise Greens" NH 24, Near Village-Shahpur Bamheta, Ghazlabad, Uttar Pradesh, M/s SMV Agencies Pvt. Ltd.

56. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.
57. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
58. The DG sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.
59. E-Waste Management should be done as per MoEF guidelines.
60. Electrical waste should be segregated & disposed suitably as not to impose Environmental Risk.
61. The use of suitably processed plastic waste in the construction of roads should be considered.
62. Displaced persons shall be suitably rehabilitated as per prescribed norms.
63. Dispensary for first aid shall be provided.
64. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
65. Diesel generating set stacks should be monitored for CO and HC.
66. Ground Water downstream of Rain Water Harvesting pit nearest to STP should be monitored for bacterial contamination. Necessary Hand Pumps should be provided for sampling. The monitoring is to be done both in pre and post monsoon, seasons.
67. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
68. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
69. An energy audit should be annually carried out during the operational phase and submitted to the authority.
70. Project proponents shall endeavor to obtain ISO: 14001 certification. All general and specific conditions mentioned under this environmental clearance should be included in the environmental manual to be prepared for the certification purposes and compliance.
71. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within the month) on need base assessment study in the study area. Income generating measures which can help in up-liftment of weaker section of society consistent with the traditional skills of the people identified. The program 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.

Specific Conditions:

1. Treated waste water shall be completely recycled and under no circumstances effluent of any kind shall not be discharged outside the premises and waste water management shall be ZLD.
2. The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.
3. The project proponent shall ensure to plant broad leave trees and their maintenance. The CPCB guidelines in this regard shall be followed.
4. The project proponent shall submit within the next 3 months the details on quantification of year wise CSR activities along with cost and other details. CSR activities must not be less 2% of the project cost. The CSR activities should be related to mitigation of Environmental Pollution and awareness for the same.
5. The project proponent shall submit within the next 3 months the details of estimated construction



E.C. for Expansion of Integrated Township "Jaipuria Sunrise Greens" NH 24, Near Village-Shahpur Bamheta, Ghaziabad, Uttar Pradesh, M/s SMV Agencies Pvt. Ltd.

waste generated during the construction period and its management plan.

6. The project proponent shall submit within the next 3 months the details of segregation plan of MSW.
7. The project proponent shall ensure that waste water is properly treated in STP and maximum reused for gardening, flushing system etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function.
8. The project proponent will ensure that proper dust control arrangements are made during construction and proper display board is installed at the site to inform the public the steps taken to control air pollution as per the Construction and Demolition Waste Management Rules.
9. The project proponent shall install micro solar power plants, Toilets in nearby villages, public place or school from CSR fund of the project for which E.C is granted in addition to and water harvesting pits and carbon sequestration parks / designed ecosystems.
10. Separate rain water harvesting arrangements should be provided in all individual plots and that should be followed as per Govt. norms. The condition should be in added in the sale deed.
11. Construction and maintenance for covered storm water Darin/disposal from the project site to existing Nala shall be done by the project proponent after taking the permission from the competent authority.
12. 5% area of the total plot are shall be made available for the water body development including the peripheral green belt.
13. AAQMS during the development activities and be submitted alongwith the compliance report.
14. Provision of parking should be restricted to ECS as required under Development Authority bye-laws.
15. Provision of setback on all sides should be made as per Development Authority bye-laws.
16. Copy of all NOCs from different Departments shall be obtained prior to start of construction.
17. Necessary planning for any anticipated expansion should be incorporated in present design in view of structural stability.
18. An underground water reservoir shall be planned within the premises for storage of rain water.
19. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2000 (as amended). Municipal solid waste management plan alongwith list of identified vendors should be submitted before the occupancy.
20. 15% area of the total plot area shall be compulsorily made available for the green belt development including the peripheral green belt.
21. Required no of trees should be proposed @ 01 tree/80 sqm, submit plan. Delete neem tree plantation from the plan.
22. Project falling with in norm 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.
23. Criteria/ norms provided by competent Authority regarding the seismic zone be followed for construction work. Provision of alarm system, to timely notify the residents, in case of occurrence of earthquake/other natural disasters/fire should be provided. A well defined evacuation plan should also be prepared and regular mock drills should be arranged for the residents. Rise of stairs should be constructed in a way, so that it should provide smooth movement.
24. For the treatment for total sewage, a full-fledged STP is to be provided with 20% more capacity than waste water generated during operation phase. 100% waste water is to be treated in captive STP conforming to prescribed standards of receiving body for designated use. Monitoring of STP to be done daily till its stabilization.
25. Dual plumbing should be adopted. Recycling of water as proposed shall be undertaken with regular testing and monitoring of treated water.
26. Dedicated power supply for STPs is to be ensured during operation. Sludge of STP is to be used in-house as manure and surplus manure should be managed by giving it to end users. STP shall be suitably located nearest to back side boundary with shortest out let. Operation and the



E.C. for Expansion of Integrated Township "Jaipuria Sunrise Greens" NH 24, Near Village-Shahpur Bamheta, Ghaziabad, Uttar Pradesh, M/s SMV Agencies Pvt. Ltd.

- maintenance cost of the STP shall also be informed along with the compliance of the E-waste and municipal solid waste disposal.
27. Total cost of the project is Rs. 671 Crore. Corporate Social Responsibility (CSR) plan along with budgetary provision amounting to 2% of the total project cost (Rs. 13.42 Cr.) proposals phase wise work to be executed shall be prepared and approved by Board of Directors of the company. A copy of resolution as above shall be submitted to the authority. A list of beneficiaries with their mobile nos./address should be submitted alongwith six monthly compliance reports. Details of work executed till now should be submitted alongwith the photographs.
 28. LEDs should be used in all common areas and corridors. 100% solar lighting is to be provided in the open areas/ stairs cases.
 29. All entry/exit point should be bell mouth shaped.
 30. To discharge excess treated waste water into public drainage system, permission from the competent authority to be taken prior to any discharge.
 31. 100 % provision of Rain Water Harvesting is to be made. RWH shall be initially done only from the roof top. RWH from green and other open areas shall be done only after permission from CGWB.
 32. Height of the stack should be provided based on combined DG sets capacity and be 6 mt higher than the tallest building. Necessary permission should be sought prior to operation of DG sets.
 33. Post project monitoring for air, water (surface + ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines.
 34. Crèche to be provided during the construction/operation phase.
 35. LIG & EWS housing to be provided as per U.P. Govt. Orders and building bye laws.
 36. Provision of separate room for senior citizen with proper amenities shall be made.
 37. Protection shall be provided on the windows of the high rise flats for security of residents.
 38. Unless and until all the environmental issues are sorted out the occupancy will be restricted and would be only allowed after achieving the Permission from the competent authority.
 39. The project proponent shall ensure that the project site does not attract/infringe any buffer zone of no activity identified/declared under law.
 40. For any extraction of ground water, prior permission from CGWB shall be taken.
 41. Sprinkler to be used for curing and quenching and ready mix concrete may be used for construction.
 42. Possibilities of use of treated waste water for irrigation purposes should be explored. Drip irrigation should be tried upto extent possible. No fresh water will be used for irrigation purpose.
 43. Mobile toilets, safe drinking water facility, sanitation facility and eco friendly fuels etc. Shall be made available to the temporary residents/workers at the project site including the proper treatment and the disposal of the wastes.

No construction/operation is to be started without obtaining Prior Environmental Clearance. Concealing factual data and information or submission of false/fabricated data and failure to comply with any of the conditions stipulated in the Prior Environmental Clearance attract action under the provision of Environmental (Protection) Act, 1986.

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

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

The project proponent has to mandatorily submit the compliance of specific conditions no- 2, 4, 5 & 6 given in E.C. letter within 3 months, falling which the Clearance shall automatically deemed to be cancelled.

Further project proponent has to submit the regular 6 monthly compliance report regarding



E.C. for Expansion of Integrated Township "Jaipuria Sunrise Greens" NH 24, Near Village-Shahpur Bamheta, Ghaziabad, Uttar Pradesh, M/s SMV Agencies Pvt. Ltd.

general & specific conditions as specified in the E.C. letter and comply the provision of EIA notification 2006 (as Amended).

These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974; the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986; the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006 including the amendments and rules made thereafter.



(Ashish Tiwari)
Member Secretary, SEIAA

No..... /Parya/SEAC/2895/2018 Dated: As above

Copy with enclosure for information and necessary action to:

1. The Principal Secretary, Department of Environment, Govt. of Uttar Pradesh, Lucknow.
2. Advisor, IA Division, Ministry of Environment, Forests & Climate Change, Govt. of India, Indira Paryavaran Bhawan, Jor Bagh Road, Aliganj, New Delhi.
3. Additional Director, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. District Magistrate, Ghaziabad.
5. The Member Secretary, U.P. Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow.
6. Copy to Web Master/ guard file.

(Ashish Tiwari)
Member Secretary, SEIAA

F. No. J-11011/618/2010-IA-II (I)
Government of India
Ministry of Environment and Forests
(I.A. Division)

Paryavaran Bhawan
CGO Complex, Lodhi Road
New Delhi – 110 003

Dated: 30th May, 2012

CIRCULAR

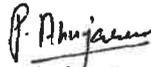
Subject: Consideration of expansion proposals for grant of Environmental Clearance under the EIA Notification, 2006.

This is in continuation to this Ministry's circular no. J-11013/41/2006-IA.II (I), dated 20.10.2009 regarding consideration of expansion proposals for grant of environmental clearance under EIA Notification, 2006.

2. It has been now decided that while submitting the application for consideration for grant of environmental clearance of all expansion projects under the EIA Notification, 2006, the project proponent shall henceforth submit a certified report of the status of compliance of the conditions stipulated in the environmental clearance for the ongoing / existing operation of the project by the Regional Offices of the Ministry of Environment and Forests.

3. The status of compliance of the conditions stipulated in the environmental clearance as highlighted in the report(s) will be subsequently discussed by the respective Expert Appraisal Committees during the appraisal of the expansion proposal and duly recorded in the minutes of the meeting. Applications for expansion project received without the compliance status as mentioned in para no.2 above shall not be accepted and placed for consideration before the Expert Appraisal Committees.

This issues with the approval of the Competent Authority.


(Dr. P.L. Ahujarai)
Director

- i. All the Officers of IA Division
- ii. Chairpersons / Member Secretaries of all the SEIAAs/ SEACs
- iii. Chairman, CPCB
- iv. Chairpersons / Member Secretaries of all SPCBs / UTPCCs

Copy to:

- i. PS to MEF
- ii. PPS to Secretary (E&F)
- iii. PPS to SS (JMM)
- iv. JS (RG)
- v. Website, MoEF
- vi. Guard File

No. J-11013/6/2010-IA.II (Part)
Government of India
Ministry of Environment, Forest and Climate Change
(Impact Assessment Division)

Indira Paryavaran Bhawan
Jor Bagh Road, Aliganj
New Delhi-110003

Dated: 7th September, 2017.

CIRCULAR

Subject: Environmental Clearance to the expansion projects / activities under the EIA Notification, 2006 - Certified Compliance Report regarding

This is in continuation to this Ministry's Circular No.J-11011/618/2010-IA(II)(I) dated 30/05/2012 wherein it was directed that for consideration of Environmental Clearance (EC) to all expansion projects activities Under the Environment Impact Assessment Notification, 2006, the project proponent shall submit the certified compliance report on the conditions stipulated in the ECs to the existing projects/activities, through the Regional Offices of the Ministry of Environment, Forest and Climate Change.

2. Now it has been decided that in order to get the certified compliance report on time, the Member Secretary of the sectoral Expert Appraisal Committee (EAC) shall make a request to the concerned Regional office of the Ministry at the time of issue of ToR for the said project.

3. Regional Offices of the Ministry are requested to submit certified compliance report within one month of receipt of such requests from the Member Secretary of the sectoral EAC. In case the inspection is not carried out within one month, the certified compliance report from the concerned Regional Offices of Central Pollution Control Board (CPCB) or the Member Secretaries of the respective State Pollution Control Boards shall also be accepted for deliberations by the sectoral EAC.

4. This issues with approval of the Competent Authority.


(Sharath Kumar Pallerla)
Scientist 'F'

To:

1. All the APCCFs of RO, MoEFCC
2. All the officers of IA Division
3. Chairperson/Member Secretaries of all the SEIAAs/SEACs
4. Chairman of all the Expert Appraisal Committees
5. Chairman, CPCB
6. Chairpersons/Member Secretaries of all SPCBs/UTPCCs

o/c

Copy for information:

1. PS to Hon'ble Minister for Environment, Forest and Climate Change
2. PS to Hon'ble Minister of State for Environment, Forest and Climate Change
3. PPS to Secretary(EF&CC)
4. PPS to AS(AP) / AS (AKM) / AS (AKJ)
5. PPS to JS (GB)/ JS(JT)
6. Website, MoEF&CC
7. Guard file



गाजियाबाद विकास प्राधिकरण

विकास पत्र, गाजियाबाद।

I.S.O.-9001-2015 एवं I.S.O.-14001-2015 प्रमाणित संस्था

पत्रांक : 26 / प्रवर्तन जोन-5 / 2024

दिनांक 03/12/2024

परिशिष्ट-6 प्रपत्र-ब / भाग-द

विकास प्राधिकरण की अग्युवित एवं आंशिक पूर्णता प्रमाण-पत्र

(आवेदन पत्र परिशिष्ट-6, प्रपत्र 'ब' भाग-अ, ब, स के कम में)

मै0 एस.एम.वी. एजेन्सीज प्रा.लि. द्वारा विकसित की जा रही इन्टीग्रेटेड टाऊनशिप योजना ग्राम-शाहपुर बग्हेटा, गाजियाबाद के अन्तर्गत गू0सं0-जी0एच0-02 के स्वीकृत मानचित्र सं0 65/जोन-5/2014-15 दिनांक 01.07.2014 के अन्तर्गत विकासकर्ता द्वारा निर्मित 60 कन्वीनिएट शॉप के आंशिक सम्पूर्ति प्रमाण पत्र हेतु प्रस्तुत आवेदन की उपाध्यक्ष महोदय द्वारा प्रदान की गयी स्वीकृति दिनांक 03.12.2024 के कम में पृष्ठ भाग पर उल्लेखित शर्तों/प्रतिबन्धों के साथ आंशिक सम्पूर्ति प्रमाण पत्र निर्गत किया जाता है।

नोट:-

आंशिक पूर्णता प्रमाण-पत्र के पृष्ठ भाग पर उल्लेखित शर्तों/प्रतिबन्ध संख्या-1 से 12 के अधीन निर्गत किया जा रहा है।


(प्रदीप कुमार सिंह)
प्रणारी प्रवर्तन जोन-5



गाजियाबाद विकास प्राधिकरण

(विकास पथ, गाजियाबाद)

I.S.O.-9001-2015 एवं I.S.O.-14001-2015 प्रमाणित संस्था

पत्रांक : 04 / प्रवर्तन जोन-5 / 2024

दिनांक 28/11/2024

परिशिष्ट-6 प्रपत्र-ब/भाग-द

विकास प्राधिकरण की अभ्युक्ति एवं आंशिक पूर्णता प्रमाण-पत्र

(आवेदन पत्र परिशिष्ट-6, प्रपत्र 'ब' भाग-अ, ब, स के क्रम में)

मै0 एस.एम.वी. एजेन्सीज प्रा.लि. द्वारा विकसित की जा रही इन्टीग्रेटेड टारुनशिप योजना ग्राम-शाहपुर बम्हैटा, गाजियाबाद के अन्तर्गत भू0सं0-जी0एच0-02 के स्वीकृत मानचित्र मानचित्र सं0-65/जोन-5/2014-15 दिनांक 01.07.2014 के अन्तर्गत विकासकर्ता द्वारा निर्मित टावर सं0-A1, A2 (कुल-02 टावर) के कुल 306 प्लेटस के आंशिक सम्पूर्ति प्रमाण पत्र हेतु प्रस्तुत आवेदन की उपाध्यक्ष महोदय द्वारा प्रदान की गयी स्वीकृति दिनांक 14.11.2024 के क्रम में पृष्ठ भाग पर उल्लेखित शर्तों/प्रतिबन्धों के साथ आंशिक सम्पूर्ति प्रमाण पत्र निर्गत किया जाता है।

नोट:-

आंशिक पूर्णता प्रमाण-पत्र के पृष्ठ भाग पर शर्त/प्रतिबन्ध संख्या-1 से 12 के अधीन निर्गत किया जा रहा है।


(प्रदीप/कुमार सिंह)
प्रभारी प्रवर्तन जोन-5



गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

I.S.O.-9001-2015 एवं I.S.O.-14001-2015 प्रमाणित संस्था

पत्रांक : 95 / प्रवर्तन जोन-5 / 2023

दिनांक 04/12/2023

परिशिष्ट-6 प्रपत्र-ब/भाग-द

विकास प्राधिकरण की अभ्युक्ति एवं आंशिक पूर्णता प्रमाण-पत्र

(आवेदन पत्र परिशिष्ट-6, प्रपत्र 'ब' भाग-अ, ब, स के क्रम में)

मै0 एस.एम.वी. ऐजेन्सीज प्रा.लि. द्वारा विकसित की जा रही मै0 एस.एम.वी. ऐजेन्सीज प्रा.लि. द्वारा इन्ट्रीग्रेटेड टारुनशिप योजना ग्राम शाहपुर बम्हैटा गाजियाबाद के अन्तर्गत भू0सं0-जी0एच0-02 के स्वीकृत मानचित्र मानचित्र सं0-65/जोन-5/2014-15 दिनांक 01.07.2014 के अन्तर्गत विकासकर्ता द्वारा निर्मित टावर सं0-D1, D2, D3, D4 & R1 (कुल-05 टावर) व कम्युनिटी हॉल के प्लेटस के आंशिक सम्पूर्ति प्रमाण पत्र हेतु प्रस्तुत आवेदन की उपाध्यक्ष महोदय द्वारा प्रदान की गयी स्वीकृति दिनांक 30.11.2023 के क्रम में पृष्ठ भाग पर उल्लेखित शर्तों/प्रतिबन्धों के साथ आंशिक सम्पूर्ति प्रमाण पत्र के निर्गत किया जाता है।

नोट:-

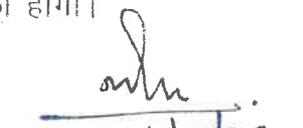
आंशिक पूर्णता प्रमाण-पत्र के पृष्ठ भाग पर शर्त/प्रतिबन्ध संख्या-1 से 11 के अधीन निर्गत किया जा रहा है।

(सुशील कुमार चौबे)
प्रभारी प्रवर्तन जोन-5

शर्तें

1. अग्निशमन विभाग से अग्नि सुरक्षा के उपकरणों के क्रियाशील होने का अनापत्ति प्रमाण पत्र में अंकित समस्त प्राविधानों के पालन करने की जिम्मेदारी बिल्डर/आर0डब्लू0ए0 की होगी तथा शिथिलता बरतने पर किसी भी प्रकार की दुर्घटना की सम्पूर्ण जिम्मेदारी बिल्डर/आर0डब्लू0ए0 की होगी। नियमानुसार इसके अनुपालन की सूचना से प्राधिकरण को भी सूचित करना होगा।
2. भवन के स्ट्रक्चरल/एलिवेशन सेफ्टी की पूर्ण जिम्मेदारी आर्किटेक्ट/स्ट्रक्चरल इंजीनियर/बिल्डर/आर0डब्लू0ए0 की होगी। यदि इसके कारण किसी भी प्रकार की दुर्घटना होती है तो इसके लिए यह एजेंसी स्वयं जिम्मेदार होगी एवं वाटर सप्लाई, सीवर मेन्टीनेंस तथा किसी भी प्रकार की मेन्टीनेंस/रख-रखाव की जिम्मेदारी स्वयं बिल्डर/ए0ओ0ए0 की होगी आंतरिक विकास एवं कामन सर्विसेज को यू0पी0 अपार्टमेन्ट एक्ट 2010 एवं यू0पी0 अपार्टमेन्ट नियमावली 2011 के नियमों के अन्तर्गत बिल्डर द्वारा ए0ओ0ए0 को हैण्ड ओवर किया जायेगा। हैण्ड ओवर लेने एवं हैण्ड ओवर देने की ए0ओ0ए0 की एवं बिल्डर की सामूहिक जिम्मेदारी होगी।
3. रेग वाटर हार्वेस्टिंग के क्रियान्वयन एवं रख-रखाव की सम्पूर्ण जिम्मेदारी बिल्डर/आर0डब्लू0ए0 की होगी तथा इसकी किसी भी समय जाँच करने का अधिकार गाजियाबाद विकास प्राधिकरण का होगा।
4. स्वीकृत, शमन मानचित्र, टावर सं0-D1, D2, D3, D4 & R1 व कम्युनिटी हॉल का जारी आंशिक सम्पूर्ति प्रमाण पत्र एवं विद्युत विभाग द्वारा जारी अनापत्ति, प्रमाण पत्र की समस्त शर्तों एवं प्रतिबंधों का अनुपालन सुनिश्चित करना होगा।
5. समस्त रोपित वृक्षों के रख-रखाव व सुरक्षा की जिम्मेदारी बिल्डर/आर0डब्लू0ए0 की होगी।
6. अपार्टमेन्ट एक्ट 2010 एवं यू0पी0 अपार्टमेन्ट नियमावली 2011 के प्राविधानों के अनुपालन की जिम्मेदारी बिल्डर/आर0डब्लू0ए0 की होगी।
7. स्वीकृत पार्किंग स्थल का उपयोग केवल पार्किंग के लिए ही किया जायेगा अन्य कोई उपयोग मान्य नहीं होगा।
8. किसी भी विपरीत परिस्थिति में निर्माणकर्ता की लापरवाही से होने वाली किसी भी प्रकार की क्षति का सम्पूर्ण उत्तरदायित्व निर्माणकर्ता का होगा।
9. प्राधिकरण द्वारा भविष्य में बड़े हुए विकास व्यय या अन्य कोई शुल्क की माँग की जाती है तो वह शुल्क निर्माणकर्ता/आर0डब्लू0ए0 को प्राधिकरण कोष में निर्धारित समय अवधि में जमा करना होगा।
10. नियमानुसार आर0डब्लू0ए0 के गठन एवं आर0डब्लू0ए0 को सभी सुविधाओं सहित हस्तान्तरण तक समस्त सुविधाओं आदि का अनुरक्षण निर्माणकर्ता द्वारा ही कराया जायेगा।
11. सॉलिड वेस्ट मैनेजमेन्ट के क्रियान्वयन एवं रख-रखाव की सम्पूर्ण जिम्मेदारी बिल्डर/आर0डब्लू0ए0 की होगी तथा इसकी किसी भी समय जाँच करने का अधिकार प्राधिकरण का होगा।


अवर अभियन्ता


04/12/23
सहायक अभियन्ता



गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

I.S.O.-9001-2015 एवं I.S.O.-14001-2015 प्रमाणित संस्था

पत्रांक : 152 / प्रवर्तन जोन-5 / 2023

दिनांक 16/12/2023

परिशिष्ट-6 प्रपत्र-'ब' / भाग-द

विकास प्राधिकरण की अभ्युक्ति एवं आंशिक पूर्णता प्रमाण-पत्र

(आवेदन पत्र परिशिष्ट-6, प्रपत्र 'ब' भाग-अ, ब, स के कम में)

मै0 एस.एम.वी. ऐजेन्सीज प्रा.लि. द्वारा इन्ट्रीग्रेटेड टारुनशिप योजना ग्राम शाहपुर बम्हैटा गाजियाबाद के अन्तर्गत भूखण्ड सं0-जी.एच.-02 के स्वीकृत मानचित्र सं0-65/जोन-5/2014-15 दिनांक 01.07.2014 के अन्तर्गत विकासकर्ता द्वारा निर्मित टावर सं0-K1, K2 [कुल टावर-02 (228 यूनिट)] के फ्लेटस का आंशिक सम्पूर्ति प्रमाण पत्र हेतु प्रस्तुत आवेदन की उपाध्यक्ष महोदय द्वारा प्रदान की गयी स्वीकृति दिनांक 15.12.2023 के कम में पृष्ठ भाग पर उल्लेखित शर्तों/प्रतिबन्धों के साथ आंशिक सम्पूर्ति प्रमाण पत्र के निर्गत किया जाता है।

नोट:-

आंशिक पूर्णता प्रमाण-पत्र के पृष्ठ भाग पर शर्त/प्रतिबन्ध संख्या-1 से 11 के अधीन निर्गत किया जा रहा है।

(सुशील कुमार चौबे)
प्रभारी प्रवर्तन जोन-5

शर्तें

1. अग्निशमन विभाग से अग्नि सुरक्षा के उपकरणों के क्रियाशील होने का अनापत्ति प्रमाण पत्र में अंकित समस्त प्राविधानों के पालन करने की जिम्मेदारी बिल्डर/आर0डब्लू0ए0 की होगी तथा शिथिलता बरतने पर किसी भी प्रकार की दुर्घटना की सम्पूर्ण जिम्मेदारी बिल्डर/आर0डब्लू0ए0 की होगी। नियमानुसार इसके अनुपालन की सूचना से प्राधिकरण को भी सूचित करना होगा।
2. भवन के स्ट्रक्चरल/एलिवेशन सेफ्टी की पूर्ण जिम्मेदारी आर्किटेक्ट/स्ट्रक्चरल इंजीनियर/बिल्डर/आर0डब्लू0ए0 की होगी। यदि इसके कारण किसी भी प्रकार की दुर्घटना होती है तो इसके लिए यह एजेंसी स्वयं जिम्मेदार होगी एवं वाटर सप्लाई, सीवर मेन्टीनेन्स तथा किसी भी प्रकार की मेन्टीनेन्स/रख-रखाव की जिम्मेदारी स्वयं बिल्डर/ए0ओ0ए0 की होगी आंतरिक विकास एवं कामन सर्विसेज को यू0पी0 अपार्टमेन्ट एक्ट 2010 एवं यू0पी0 अपार्टमेन्ट नियमावली 2011 के नियमों के अन्तर्गत बिल्डर द्वारा ए0ओ0ए0 को हैण्ड ओवर किया जायेगा। हैण्ड ओवर लेने एवं हैण्ड ओवर देने की ए0ओ0ए0 की एवं बिल्डर की सामूहिक जिम्मेदारी होगी।
3. रेन वाटर हार्वेस्टिंग के क्रियान्वयन एवं रख-रखाव की सम्पूर्ण जिम्मेदारी बिल्डर/आर0डब्लू0ए0 की होगी तथा इसकी किसी भी समय जाँच करने का अधिकार गाजियाबाद विकास प्राधिकरण का होगा।
4. स्वीकृत शमन मानचित्र, टावर सं0-K1, K2 का जारी आंशिक सम्पूर्ति प्रमाण पत्र एवं विद्युत विभाग द्वारा जारी अनापत्ति, प्रमाण पत्र की समस्त शर्तों एवं प्रतिबंधों का अनुपालन सुनिश्चित करना होगा।
5. समस्त रोपित वृक्षों के रख-रखाव व सुरक्षा की जिम्मेदारी बिल्डर/आर0डब्लू0ए0 की होगी।
6. अपार्टमेन्ट एक्ट 2010 एवं यू0पी0 अपार्टमेन्ट नियमावली 2011 के प्राविधानों के अनुपालन की जिम्मेदारी बिल्डर/आर0डब्लू0ए0 की होगी।
7. स्वीकृत पार्किंग स्थल का उपयोग केवल पार्किंग के लिए ही किया जायेगा अन्य कोई उपयोग मान्य नहीं होगा।
8. किसी भी विपरीत परिस्थिति में निर्माणकर्ता की लापरवाही से होने वाली किसी भी प्रकार की क्षति का सम्पूर्ण उत्तरदायित्व निर्माणकर्ता का होगा।
9. प्राधिकरण द्वारा भविष्य में बढ़े हुए विकास व्यय या अन्य कोई शुल्क की माँग की जाती है तो वह शुल्क निर्माणकर्ता/आर0डब्लू0ए0 को प्राधिकरण कोष में निर्धारित समय अवधि में जमा करना होगा।
10. नियमानुसार आर0डब्लू0ए0 के गठन एवं आर0डब्लू0ए0 को सभी सुविधाओं सहित हस्तान्तरण तक समस्त सुविधाओं आदि का अनुरक्षण निर्माणकर्ता द्वारा ही कराया जायेगा।
11. सॉलिड वेस्ट मैनेजमेन्ट के क्रियान्वयन एवं रख-रखाव की सम्पूर्ण जिम्मेदारी बिल्डर/आर0डब्लू0ए0 की होगी तथा इसकी किसी भी समय जाँच करने का अधिकार प्राधिकरण का होगा।


अवर अभियन्ता


16/12/23
सहायक अभियन्ता

Tele: 011-23060231/5216

Regd Post

Wg Cdr

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

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

05 Jun 15

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

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

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

Yours faithfully,

(जे सिंगला)

विंग कमांडर

संयुक्त निदेशक औप्स (वा या से)

Annexure:- As stated (ink signed copy)

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

New Delhi, dated the ~~07~~ April, 2015.

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

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

Sir,

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

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

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

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

(d) Standard obstruction lightings as per IS 5613 notification and International Civil Aviation Organization (ICAO) standards as stipulated in ICAO-Annex-14 is to be provided by the company. The lights shall be kept 'ON' at all times. Provision shall be made for standby power supply to keep the lights 'ON' during power failure. Company shall carry out periodic maintenance of the lights to keep them in serviceable and visible condition.

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

(f) No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of an airport shall be installed at the site at any time during or after the construction of the building.

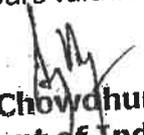
(g) The commencement, completion of works inclusive of installation of obstruction lights shall be intimated to **AOC, Air Force Station Hindan and HQ WAC, AF CATCO, Subroto Park, New Delhi**. Failure to render these certificates within the stipulated time shall lead to cancellation of NOC.

(h) The validity of this NOC is five years from the date of issue. If the construction is not completed within five years of issue or found to be in deviation from original proposal, the NOC shall be deemed null and void. It will be the responsibility of the applicant to obtain fresh NOC for the proposal.

(i) Required security clearance should be obtained through MHA/IB of the foreign Nationals/Indians representative employed/to be employed by the company in India.

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

Yours faithfully,


(A.S. Chowdhury)

Under Secretary to the Government of India.

INSPECTION REPORT OF M/s SMV PROJECTS PVT LTD. (DEVELOPERS OF JAIPURIA SUNRISE GREENS (AN INTEGRATED TOWNSHIP), NH-24, SHAHPUR BAMHETA, BLOCK RAJAPUR, GHAZIABAD ON 23.06.2025

A physical inspection was conducted to verify the grievances related to Respondent 07- MEMBER SECRETARY, U.P. STATE GROUNDWATER AUTHORITY that the Project proponent/Respondent no. 02- **JAIPURIA SUNRISE GREENS (AN INTEGRATED TOWNSHIP), NH-24, SHAHPUR BAMHETA, BLOCK RAJAPUR, GHAZIABAD** by the nominated representative of Respondent 07 i.e. the undersigned Nodal officer, District Groundwater Management Council, Ghaziabad on 23.06.2025 in the presence of Mr. Shashank Varshney (General Manager).

On site verification shows that the above-mentioned project proponent has developed an integrated township with 05 high-rise buildings developed under the heads of various developers as well as individual plots/land, the details of which are as follows-

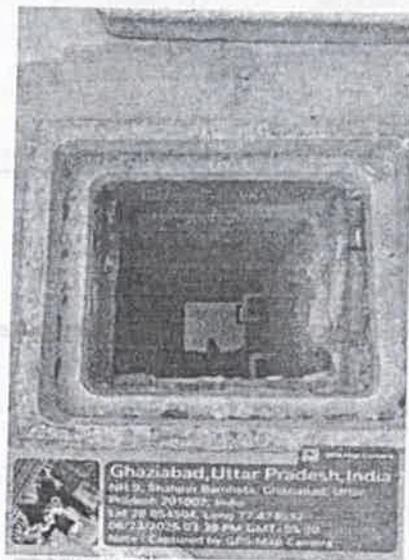
S. No.	LOCATION/ NAME OF SOCIETY	TOTAL UNITS	UNITS OCCUPIED	No. OF BORE WELLS	CURRENT WATER REQUIREMENT (IN KLD)	TOTAL WATER REQUIREMENT (IN KLD)
1.	RISE ORGANIC HOMES (GH 01)	960	443	01	300	650
2.	DIVYANSH ONYX	605	326	01	220	410
3.	AROCON RAINBOW	304	223	01	150	205
4.	THE GOLDEN GATE	228	70	01	50	155
5.	RUCHIRA SAPPHIRE	306	127	01	86	206
6.	PLOTTED DEVELOPMENT	1700	250	01	170	1150
TOTAL		4103	1439	06	976	2776

PARTICULARS OF BOREWELLS & RWH PITS PRESENT ARE AS FOLLOWS-

S. No.	LOCATION/ NAME OF SOCIETY	No. OF BORE WELLS	FLOW METER INSTALLED (Y/N)	BORE WELL DIAMETER (IN INCHES)	PUMP CAPACITY (IN HP)	RAIN WATER HARVESTING PITS
1.	RISE ORGANIC HOMES (GH 01)	01	Y	8	7.5	4
2.	DIVYANSH ONYX	01	Y	8	10	3
3.	AROCON RAINBOW	01	Y	8	10	1

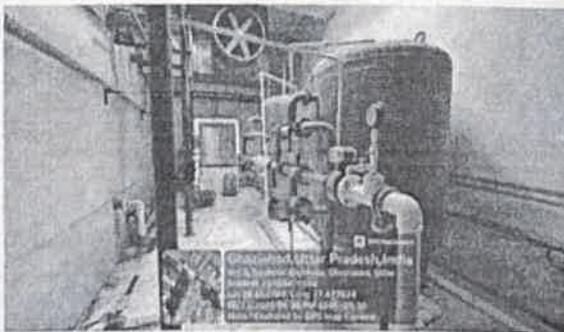
4.	THE GOLDEN GATE	01	Y	8	10	2
5.	RUCHIRA SAPPHIRE	01	Y	8	10	2
6.	PLOTTED DEVELOPMENT	01	Y	8	10	UNDER CONSTRUCTION
TOTAL		06	06	-	-	12

RISE ORGANIC HOMES (GH 01)



8

DIVYANSH ONYX



AROCON RAINBOW



8

THE GOLDEN GATE



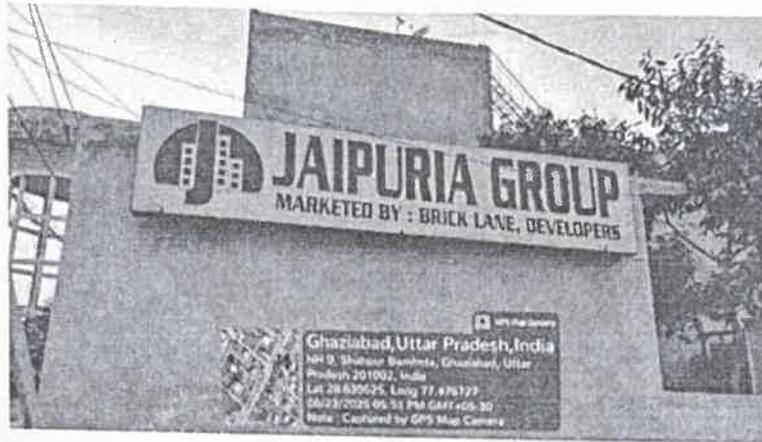
[Handwritten signature]

RUCHIRA SAPPHIRE



A handwritten signature or mark in blue ink, consisting of a stylized 'S' or similar character.

PLOTTED DEVELOPMENT



CONCLUSIONS-

- The above project is situated in Block Rajapur, which has been identified as Over Exploited/ Notified block in the year 2013 and 2017 as per dynamic ground water resources assessment report of CGWB.
- All the Rain water harvesting structures were directed to be cleaned pre and post monsoon season to ensure proper recharge of rainwater.
- The current and total water requirement (in KLD) has been calculated as per the NBC-2016 guidelines issued by the Ministry of Housing and Urban Affairs which suggests 135 Liters per capita per day (lpcd) as the benchmark for urban water supply, including housing societies for an average of 5 people in an apartment/household.
- The project proponent had applied for Renewal of NOC from Groundwater Department for GW abstraction from 02 borewells on 20.05.25, which was rejected on 01.07.25 by the District Council due to Wrong Category and no recharge plan proposal submission on raised query as the PP has no original NOC that could be Renewed.
- The PP has also been issued Notices for illegal abstraction of GW for a period of 30 days on 24.06.25 after the inspection on 23.06.25.
- Therefore, as per the above calculation, the PP is believed to be abstracting approximately 976 KLD Groundwater illegally.



NODAL OFFICER,
DISTRICT GW MANAGEMENT COUNCIL,
GHAZIABAD.



GROUND WATER DEPARTMENT

(Namami Gange & Rural Water Supply Department)

Ministry of Jal Shakti

Government of Uttar Pradesh

Form 8 (B)

[See rule 14(1)]

APPLICATION FOR RENEWAL OF NO-OBJECTION CERTIFICATE FOR SINKING OF WELL FOR ANY COMMERCIAL OR INDUSTRIAL OR INFRASTRUCTURAL OR BULK USER IN NOTIFIED AND NON-NOTIFIED AREA

अनापत्ति प्रमाण पत्र के नवीनीकरण का आवेदन पत्र

[UIS 10(1) or 11(1) of the Uttar Pradesh Ground Water Management and Regulation Act, 2019.]
[उत्तर प्रदेश भूगर्भ जल प्रबंधन और विनियमन अधिनियम, 2019 का युआईएस 10 (1) या 11 (1)]

Applicant's Details आवेदक का विवरण

Type of Applicant आवेदक का प्रकार	Behalf of Firm/Company	Application Number आवेदन संख्या	GZBD0525RIF0255
Application Date आवेदन तिथि		21/05/2025	
Name of the Applicant आवेदक का नाम	RAJKUMAR RAMRAKHIYANI		
Mobile No. मोबाइल नंबर	9891581032	Email ID. ईमेल आईडी	shashankvarshney@rediffmail.com
Date of Birth जन्मतिथि	13/03/1971	Gender लिंग	Male
Nationality राष्ट्रीयता	Indian	ID as Address Proof निवास प्रमाण हेतु आईडी	Aadhaar Card
Aadhaar Card Number	3528-1313-7400	Uploaded Aadhaar Card अपलोड किया गया आधार कार्ड	Download
House No./Flat No./Building No. मकान सं0/फ्लैट सं0/भवन सं0	SB 64 FF JAIPURIA SUNRISE PLAZA 12A AHINSHAKHAND INDRAPURAM	Locality/Village मुहल्ला/गाँव	
City/Town/Post Office नगर/कस्बा/पोस्ट ऑफिस	GHAZIABAD	State राज्य	Uttar Pradesh
District जनपद	GHAZIABAD	Pin Code पिन कोड	201010
Designation पद	Authorised Signatory	Company Name कंपनी का नाम	M/S S M V Agencies Private Limited
Company Address कंपनी का पता	NH 24, Near village Shahpur Bhamheta, Ghaziabad	Authorization Letter प्राधिकार पत्र	Download
Details of Existing Well विद्यमान कूप का विवरण			
District जनपद	Ghaziabad	Block ब्लॉक	RAJAPUR
Plot No./Khasra No. प्लॉट संख्या/खसरा संख्या	Jaipuria Sunrise greens	Municipality/Municipal Corporation नगर पालिका/नगर निगम	No

Ward No./Holding No. वॉर्ड संख्या/होल्डिंग संख्या	NH 24 Near Village Shahpur Bamheta	Uploaded Land Details अपलोड किया गया भूमि का विवरण	Download	
Uploaded Google / Toposheet Map अपलोड किया गया कूप का गूगल / टोपोशीट मैप	Download			
Particulars of The Existing Well विद्यमान कूप का ब्योरा				
Date of Construction/Sinking of Well कूप की निर्माण तिथि	06/04/2022	Type of Well कूप का प्रकार	Tube Well/Boring	
Discharge of Tube Well (cum./hr) ट्यूबवेल का निर्वहन (cum./hr)	36			
Housing Pipe If Any यदि कोई है		No		
Strainer Details स्ट्रेनर का विवरण				
Material of Strainer स्ट्रेनर की सामग्री	PVC	Number of Strainer(s) स्ट्रेनर की संख्या	1	
S.No. क्रम संख्या	Strainer Installed at what Depth from Ground Level (In Meter) स्ट्रेनर, भू-स्तर से कितनी गहराई पर स्थापित है (मीटर में)	Strainer Installed upto what Depth from Ground Level (in Meter) स्ट्रेनर, भू-स्तर से कितनी गहराई तक स्थापित है (मीटर में)	Length (In meter) लंबाई (मीटर में)	Diameter (In millimeter) व्यास (मिलीमीटर में)
1	54.00	60.00	6.00	300.00
Approx. Depth of Well (In meter) कूप की अनुमानित गहराई (मीटर में)	92.00	Whether There has been Any Adverse Report Regarding Water Quality of the Well? क्या कूप के जल की गुणवत्ता के संबंध में कोई प्रतिकूल रिपोर्ट है?	No	
Ground Water Level (In meter) भूजल स्तर (मीटर में)	55.00			
Details of Existing Pumping Device विद्यमान पंपिंग उपकरण का विवरण				
Type of Pump to be Used प्रयोग किये जाने वाले पंप का प्रकार	Submersible	Pump Capacity (In m ³ /hr) पंप क्षमता (m ³ /hr)	36.00	
Horse Power (H.P.) हॉर्स पावर (एच.पी.)	7.50	Length of Suction Pipe (In meter) सक्शन पाइप की लंबाई (मीटर में)	90.00	
Operational Device परिचालन उपकरण	Electric Motor	Date of Energization विद्युतीकरण तिथि	06/04/2022	
Details of Utilization of Well कूप के उपयोग का विवरण				
Purpose of the Existing Well विद्यमान कूप का उद्देश्य?	Infrastructural			
Annual Running Hours वार्षिक उपयोग (घंटे में)	2625.00	Annual Days वार्षिक उपयोग (दिनों में)	350	

Daily Running Hours दैनिक उपयोग (घंटे में)	7.50	Whether the Water Supplied in Well Area Through Pipe Water Supply or Not? क्या क्षेत्र में जल की आपूर्ति पाइप जलापूर्ति के माध्यम से होती है?	No
Whether Rain Water Harvesting Structure has been Constructed within the Premises? क्या परिसर में वर्षा जल संचयन संरचना का निर्माण किया गया है?	No	Any Other Information Which You Would Like to Furnish कोई अन्य जानकारी जो आप प्रदान करना चाहते हैं	N/A
Maximum Allowable Annual Extraction of Ground Water:			94500.00
Affidavit on non judicial stamp paper of Rs, 10 that no alteration/ modification of well against the details submitted at the time of filling up application for grant of N.O.C. will be done. 10 रुपये के न्यायिकेतर स्टाम्प पेपर पर शपथ पत्र प्रस्तुत करने के निर्देश दिये जाते हैं जिसपर यह उल्लिखित हो कि अनापत्ति प्रमाणपत्र प्राप्त करने हेतु भरे गए आवेदन पत्र पर प्रदान की गई जानकारी के विरुद्ध आवेदक द्वारा कूप में किसी प्रकार के बदलाव/परिवर्तन नहीं किए जाएंगे।।			Download
Does industry come under MSME ? क्या उद्योग MSME के अंतर्गत आता है ?	No		
NOC Issued By: अनापत्ति प्रमाण पत्र (द्वारा निर्गत)			
Central Ground Water Authority केन्द्रीय भूगर्भ जल प्राधिकरण			Yes
Certificate Number प्रमाणपत्र संख्या	177	Issue Date निर्गमन तिथि	03/05/2012
Expiry Date अंतिम तिथि	02/05/2025	Upload Certificate प्रमाणपत्र अपलोड करें	Download
Ground Water Department Uttar Pradesh भूगर्भ जल विभाग उत्तर प्रदेश सरकार			No
When N.O.C. is not valid at the date of filling the application जब अनापत्ति प्रमाण पत्र आवेदन भरने की तिथि में मान्य नहीं है			
Date of Expiry of N.O.C	02/05/2025	Date of filling application for renewal	19/05/2025
Any clarification Report		Reason For Pendency	
Reason for renewal of N.O.C. एन.ओ.सी. के नवीनीकरण का कारण	For residential and domestic use	Affidavit on non judicial stamp paper of Rs, 10 that no alteration/ modification of well against the details submitted at the time of filling up application for grant of N.O.C. will be done	Download
Against Case	No		

Declaration by the Applicant
आवेदक द्वारा उद्घोषणा

I do hereby declare that the particulars furnished herein above are correct and true . I understand that in case any of the information and particulars is found to be incorrect at any stage of scrutiny and investigation or thereafter, my application/registration is liable to be rejected/cancelled ..

मैं एतद्वारा घोषित करता हूँ कि ऊपर दिये गए विवरण सही व सत्य हैं। मैं जानता हूँ कि यदि जांच पड़ताल के दौरान किसी भी स्तर पर उपरोक्त विवरण असत्य पाये गए तो मेरा आवेदन/रजिस्ट्रीकरण अस्वीकृत/निरस्त किए जाने योग्य होगा।

I Agree/मैं सहमत हूँ

Note/नोट

- Separate application form should be used for registration of each individual well.
- The application form should be completed in all respect before submission. Incomplete applications are liable for rejection. Any correction or alteration shall be duly authenticated.
- In case any of the particulars/information is found to be incorrect at any stage of verification or scrutiny, the application is liable for rejection.
- In case any of the particulars/ information furnished is found to be incorrect at any stage even after issue of the AUTHORIZATION/ NO OBJECTION CERTIFICATE FOR SINKING OF NEW WELL, same shall be liable for cancellation.
- Please write 'N.A.' against those items which are not applicable.
- Please attach the following documents along with the application:
 - (a) Document showing proof of ownership of land;
 - (b) Photocopy of Aadhaar card / voter ID / ration card / any other proof of identification
 - (c) Map showing location of the proposed well, which have been referred to in item no.2(a), (b)and(c)
 - (d) Affidavit referred to in item no. 5.
 - (e) Affidavit referred to in item no. 7.
 - (f) Copy of N.O.C. as referred in item no.3.
- Additional Documents to be submitted with the application
 - (I) For Industrial User;
 - (a) An affidavit on non judicial stamp paper of Rs. 10/- regarding non availability of water supply from local government agencies in cases where ground water requirement is up to 10 m³/day.
 - (b) Certificate regarding non/ partial availability of fresh water/ treated waste water supply from the concerned local government water supply agency in cases where requirement of ground water is more than 10m³/day.
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 - (e) Impact Assessment report: All projects extracting/proposing to extract ground water in excess of 100 m³/day in Over-exploited, Critical and Semi-critical areas shall have to mandatorily submit impact assessment report of existing/ proposed ground water withdrawal on the ground water regime and also socio-economic impacts report prepared by accredited consultants. Pro-forma for the report is given in Annexure-1.
 - (II) For Commercial User:
 - (a) In cases where dewatering is involved, submission of impact assessment report prepared by an accredited consultant on the ground water situation in the area giving detailed plan of pumping, proposed usage of pumped water and comprehensive impact assessment of the same on the ground water regime shall be mandatory. The report should highlight environmental risks and proposed management strategies to overcome any significant environmental issues such as ground water level decline, land subsidence etc.
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 - (c) Certificate from a government agency regarding non availability of treated sewage water for construction within 10 km radius of the site in notified areas.
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 - (e) Details of water requirement computed as per National Building Code, 2016 (Annexure I), taking into account recycling/ reuse of treated water for flushing etc. (in case of completed infrastructure projects for commercial use).
 - (f) Completion certificate from the concerned agency for infrastructure projects requiring water for commercial use.
- 7. The District Ground Water Management Council reserves the right to ask for any other document(s) from the owner applicant for examination of the merit of the case.



GROUND WATER DEPARTMENT

(Namami Gange & Rural Water Supply Department)

Ministry of Jal Shakti
Government of Uttar Pradesh

Form 8 (B)

[See rule 14(1)]

APPLICATION FOR RENEWAL OF NO-OBJECTION CERTIFICATE FOR SINKING OF WELL FOR ANY COMMERCIAL OR INDUSTRIAL OR INFRASTRUCTURAL OR BULK USER IN NOTIFIED AND NON-NOTIFIED AREA

अनापत्ति प्रमाण पत्र के नवीनीकरण का आवेदन पत्र

[UIS 10(1) or 11(1) of the Uttar Pradesh Ground Water Management and Regulation Act, 2019.]
[उत्तर प्रदेश भूगर्भ जल प्रबंधन और विनियमन अधिनियम, 2019 का युआईएस 10 (1) या 11 (1)]

Applicant's Details आवेदक का विवरण

Type of Applicant आवेदक का प्रकार	Behalf of Firm/Company	Application Number आवेदन संख्या	GZBD0525RIF0256
Application Date आवेदन तिथि		20/05/2025	
Name of the Applicant आवेदक का नाम	RAJKUMAR RAMRAKHIYANI		
Mobile No. मोबाइल नंबर	9891581032	Email ID. ईमेल आईडी	shashankvarshney@rediffmail.com
Date of Birth जन्मतिथि	13/03/1971	Gender लिंग	Male
Nationality राष्ट्रीयता	Indian	ID as Address Proof निवास प्रमाण हेतु आईडी	Aadhaar Card
Aadhaar Card Number	3528 1313 7400	Uploaded Aadhaar Card अपलोड किया गया आधार कार्ड	Download
House No./Flat No./Building No. मकान सं०/फ्लैट सं०/भवन सं०	SB 64 FF JAIPURIA SUNRISE PLAZA 12A AHINSHAKHAND INDRAPURAM	Locality/Village मुहल्ला/गाँव	
City/Town/Post Office नगर/कस्बा/पोस्ट ऑफिस	GHAZIABAD	State राज्य	Uttar Pradesh
District जनपद	GHAZIABAD	Pin Code पिन कोड	201010
Designation पद	Authorized signatory	Company Name कंपनी का नाम	SMV AGENCIES PVT LTD
Company Address कंपनी का पता	Village: Shahpura, Bamheta	Authorization Letter प्राधिकार पत्र	Download

Details of Existing Well विद्यमान कूप का विवरण

District जनपद	Ghaziabad	Block ब्लॉक	RAJAPUR
Plot No./Khasra No. प्लॉट संख्या/खसरा संख्या	8C	Municipality/Municipal Corporation नगर पालिका/नगर निगम	No

Ward No./Holding No. वॉर्ड संख्या/होल्डिंग संख्या	N/A	Uploaded Land Details अपलोड किया गया भूमि का विवरण	Download	
Uploaded Google / Toposheet Map अपलोड किया गया कूप का गूगल / टोपोशीट मैप	Download			
Particulars of The Existing Well विद्यमान कूप का ब्योरा				
Date of Construction/Sinking of Well कूप की निर्माण तिथि	08/03/2023	Type of Well कूप का प्रकार	Tube Well/Boring	
Discharge of Tube Well (cum./hr) ट्यूबवेल का निर्वहन (cum./hr)	36			
Housing Pipe If Any यदि कोई है	No			
Strainer Details स्ट्रेनर का विवरण				
Material of Strainer स्ट्रेनर की सामग्री	PVC	Number of Strainer(s) स्ट्रेनर की संख्या	1	
S.No. क्रम संख्या	Strainer Installed at what Depth from Ground Level (in Meter) स्ट्रेनर, भू-स्तर से कितनी गहराई पर स्थापित है (मीटर में)	Strainer Installed upto what Depth from Ground Level (in Meter) स्ट्रेनर, भू-स्तर से कितनी गहराई तक स्थापित है (मीटर में)	Length (In meter) लंबाई (मीटर में)	Diameter (In millimeter) व्यास (मिलीमीटर में)
1	54.00	60.00	6.00	300.00
Approx. Depth of Well (in meter) कूप की अनुमानित गहराई (मीटर में)	60.00	Whether There has been Any Adverse Report Regarding Water Quality of the Well? क्या कूप के जल की गुणवत्ता के संबंध में कोई प्रतिकूल रिपोर्ट है?	No	
Ground Water Level (in meter) भूजल स्तर (मीटर में)	55.00			
Details of Existing Pumping Device विद्यमान पंपिंग उपकरण का विवरण				
Type of Pump to be Used प्रयोग किये जाने वाले पंप का प्रकार	Submersible	Pump Capacity (In m ³ /hr) पंप क्षमता (m ³ /hr)	36.00	
Horse Power (H.P.) हॉर्स पावर (एच.पी.)	7.50	Length of Suction Pipe (In meter) सक्शन पाइप की लंबाई (मीटर में)	90.00	
Operational Device परिचालन उपकरण	Electric Motor	Date of Energization विद्युतीकरण तिथि	03/04/2023	
Details of Utilization of Well कूप के उपयोग का विवरण				
Purpose of the Existing Well विद्यमान कूप का उद्देश्य?	Infrastructural			
Annual Running Hours वार्षिक उपयोग (घंटे में)	4200.00	Annual Days वार्षिक उपयोग (दिनों में)	350	

6/13/25, 11:18 AM

Registration Form

Daily Running Hours दैनिक उपयोग (घंटे में)	12.00	Whether the Water Supplied in Well Area Through Pipe Water Supply or Not? क्या क्षेत्र में जल की आपूर्ति पाइप जलापूर्ति के माध्यम से होती है?	No
Whether Rain Water Harvesting Structure has been Constructed within the Premises? क्या परिसर में वर्षा जल संचयन संरचना का निर्माण किया गया है?	No	Any Other Information Which You Would Like to Furnish कोई अन्य जानकारी जो आप प्रदान करना चाहते हैं	N/A
Maximum Allowable Annual Extraction of Ground Water:			151200.00
Affidavit on non judicial stamp paper of Rs, 10 that no alteration/ modification of well against the details submitted at the time of filling up application for grant of N.O.C. will be done. 10 रुपये के न्यायिकेतर स्टाम्प पेपर पर शपथ पत्र प्रस्तुत करने के निर्देश दिये जाते हैं जिसपर यह उल्लिखित हो कि अनापत्ति प्रमाणपत्र प्राप्त करने हेतु भरे गए आवेदन पत्र पर प्रदान की गई जानकारी के विरुद्ध आवेदक द्वारा कूप में किसी प्रकार के बदलाव/परिवर्तन नहीं किए जाएंगे।।			Download
Does industry come under MSME ? क्या उद्योग MSME के अंतर्गत आता है ?	No		
NOC Issued By: अनापत्ति प्रमाण पत्र (द्वारा निर्गत)			
Central Ground Water Authority केन्द्रीय भूगर्भ जल प्राधिकरण			Yes
Certificate Number प्रमाणपत्र संख्या	1772012	Issue Date निर्गमन तिथि	03/05/2012
Expiry Date अंतिम तिथि	02/05/2025	Upload Certificate प्रमाणपत्र अपलोड करें	Download
Ground Water Department Uttar Pradesh भूगर्भ जल विभाग उत्तर प्रदेश सरकार			No
When N.O.C. is not valid at the date of filling the application जब अनापत्ति प्रमाण पत्र आवेदन भरने की तिथि में मान्य नहीं है			
Date of Expiry of N.O.C	02/05/2025	Date of filling application for renewal	19/05/2025
Any clarification Report		Reason For Pendency	
Reason for renewal of N.O.C. एन.ओ.सी. के नवीनीकरण का कारण	validity extension.	Affidavit on non judicial stamp paper of Rs, 10 that no alteration/ modification of well against the details submitted at the time of filling up application for grant of N.O.C. will be done	Download
Against Case	No		

Declaration by the Applicant
आवेदक द्वारा उद्घोषणा

I do hereby declare that the particulars furnished herein above are correct and true . I understand that in case any of the information and particulars is found to be incorrect at any stage of scrutiny and investigation or thereafter, my application/registration is liable to be rejected/cancelled ..

मैं एतद्वारा घोषित करता हूँ कि ऊपर दिये गए विवरण सही व सत्य हैं। मैं जानता हूँ कि यदि जांच पड़ताल के दौरान किसी भी स्तर पर उपरोक्त विवरण असत्य पाये गए तो मेरा आवेदन/रजिस्ट्रीकरण अस्वीकृत/निरस्त किए जाने योग्य होगा।

I Agree/मैं सहमत हूँ

Note/नोट

- Separate application form should be used for registration of each individual well.
- The application form should be completed in all respect before submission. Incomplete applications are liable for rejection. Any correction or alteration shall be duly authenticated.
- In case any of the particulars/information is found to be incorrect at any stage of verification or scrutiny, the application is liable for rejection.
- In case any of the particulars/ information furnished is found to be incorrect at any stage even after issue of the AUTHORIZATION/ NO OBJECTION CERTIFICATE FOR SINKING OF NEW WELL, same shall be liable for cancellation.
- Please write 'N.A.' against those items which are not applicable.
- Please attach the following documents along with the application:
 - (a) Document showing proof of ownership of land;
 - (b) Photocopy of Aadhaar card / voter ID / ration card / any other proof of identification
 - (c) Map showing location of the proposed well, which have been referred to in item no.2(a), (b)and(c)
 - (d) Affidavit referred to in item no. 5.
 - (e) Affidavit referred to in item no. 7.
 - (f) Copy of N.O.C. as referred in item no.3.
- Additional Documents to be submitted with the application
 - (I) For Industrial User;
 - (a) An affidavit on non judicial stamp paper of Rs. 10/- regarding non availability of water supply from local government agencies in cases where ground water requirement is up to 10 m³/day.
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Fig 1 No safety measures and separation of boundary between under-construction and completed project.



Fig 2 Showing illegal dumping of C&D Waste

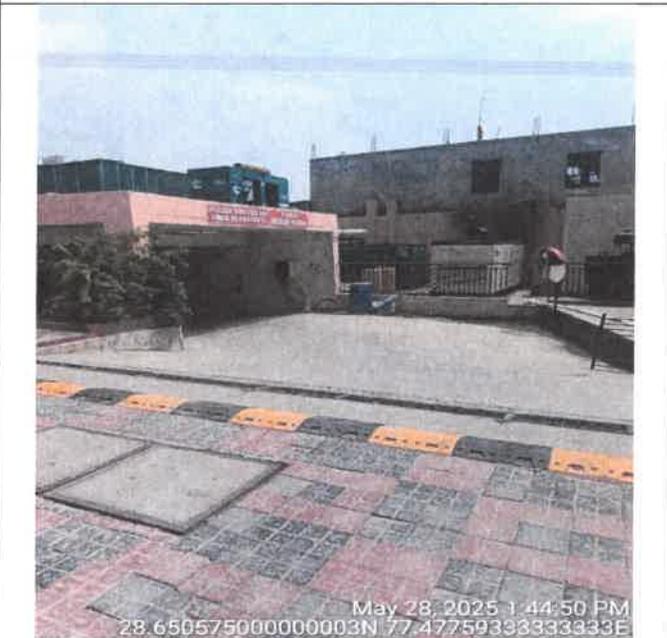


Fig 3 DG set without RECD/Dual fuel kit installed in township



Fig 3 DG set without RECD/Dual fuel kit installed in township



Fig 4 Unsegregated MSW waste in shaft and open area in township

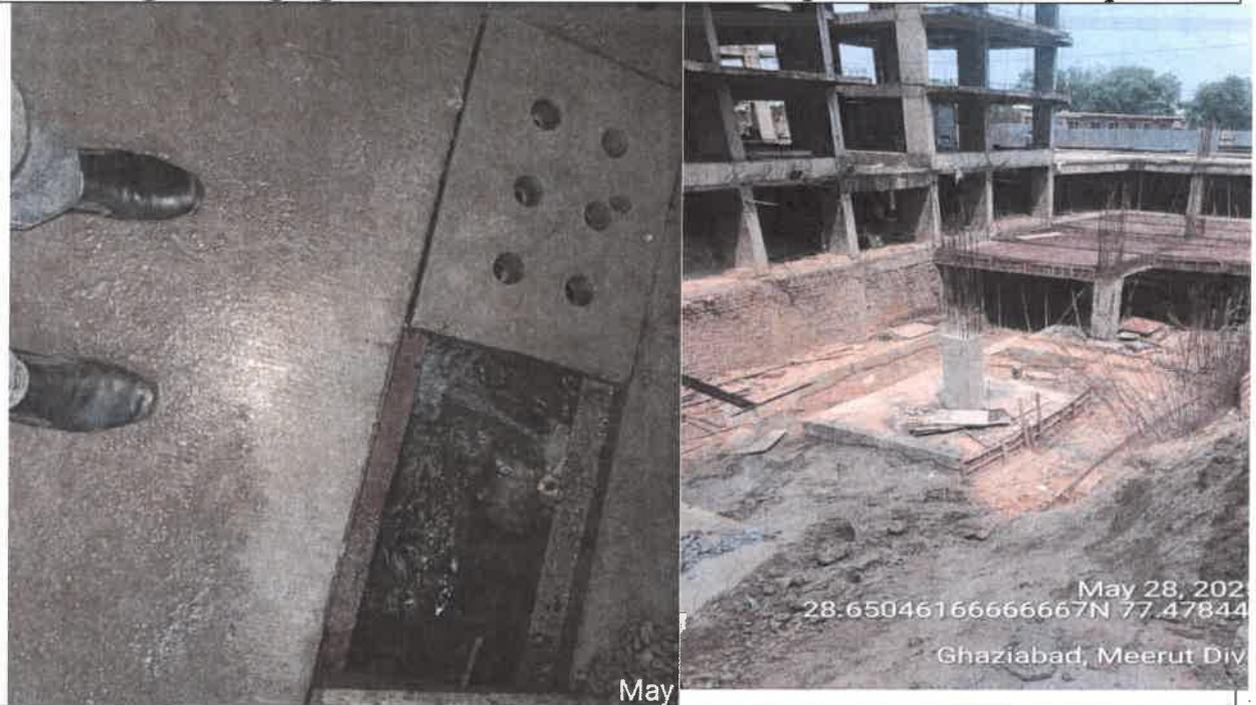


Fig 5 Showing continous flow of ground water/ wastage of ground water in basement

Fig 6 Underconstruction site without any dust mitigation measures.



Fig 7 Under construction site without any wind barrier/green cover



Fig 8 Rain water pit



Fig 9 Under construction STP for plotted colonies inside township

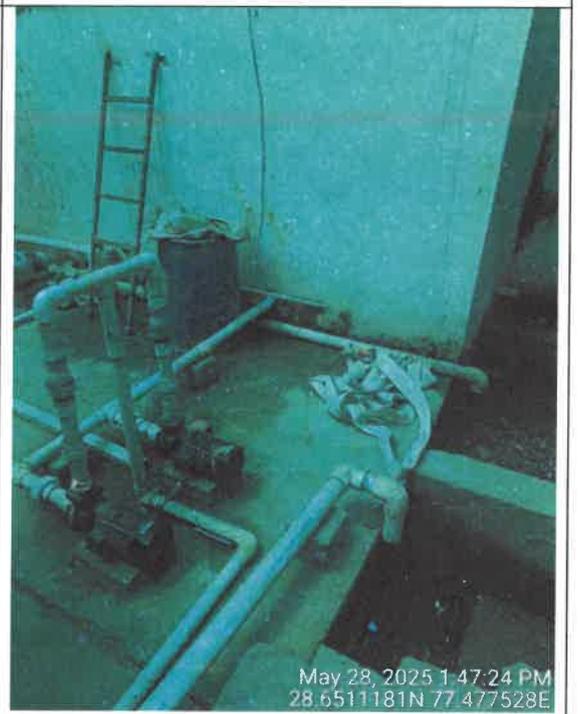


Fig 10 Bar screen in STP inside township.



Fig 11 MBBR Aeration tank in STP inside township



Fig 12 Basement area of project without wall



Fig 13 RWH pit inside township project



Fig 14 Green belt develop by project



Fig 21 Under construction area



Fig 22 STP area



Fig 23 Wastage of water in basement area



Fig 24 Main gate of FSI



Fig 26 STP



Fig 26 Vacant plot full of C & D waste