

Regional Office
U.P. Pollution Control Board,
E-12/1, Sector-1, Noida, G B Nagar
email-ronoida@uppcb.in

Ref- 1363/L- 137/2022

D- 19-02-2022

To,

The Registrar,
The National Green Tribunal,
Principal Bench,
New Delhi
E-mail- judicial-ngt@gov.in

Sub: Compliance report in compliance to order passed by Hon'ble NGT, New Delhi on dated 18-10-2021 in matter of OA No. 245/2021 Vineet Sinha (Applicant) Versus Union of India & Ors. Respondent(s).

Sir,

With reference to the above subject mentioned above, this is to inform you that in compliance to the order passed by Hon'ble NGT, New Delhi on dated 18.10.2021 in the matter of OA No. 245/2021 Vineet Sinha (Applicant) Versus Union of India & Ors. Respondent(s), the compliance report is submitted for your kind perusal and necessary action, please.

Yours Sincerely

Pleee

Regional Officer
UPPCB, Noida

Copy to:

1. Chief Executive Officer, New Okhla Industrial Development Authority, Noida, GB Nagar for information.
2. Member Secretary, U.P. Pollution Control Board, Lucknow for information.
3. Shri Pradeep Misra, Advocate, Hon'ble Supreme Court/ NGT, New Delhi for perusal and necessary action please.
4. Chief Law Officer, U.P. Pollution Control Board, Lucknow for information.
5. Chief Environmental Officer, Circle-1, U.P. Pollution Control Board, Lucknow for information.
6. Sri Pankaj Goel, Director M/s Express Builders (P) Ltd., through email- pankaj@expressbuildersltd.com in compliance of the said order.

Regional Officer

JOINT INSPECTION REPORT

As per

Hon'ble National Green Tribunal

Order dated 18th October, 2021

IN THE MATTER OF

Vineet Sinha

Vs.

Union of India & Ors.

IN

Original Application No. 245/2021

**Report of Joint Committee in Original Application No. 245 of 2021;
Vineet Sinha Vs. Union of India & Ors.**

Background:

Hon'ble NGT in the matter of Vineet Sinha Vs. Union of India & Ors vide order dated 18.10.2021 has observed as follows:

“Grievance in this application is against violation of EC conditions by the Project Proponent (PP) - M/s Express Builders and Promoters Private Limited in constructing “Express Zenith” at Plot No. GH-2A, Sector-77, Noida, District Gautam Budh Nagar, Uttar Pradesh.”

The applicant stated several points in the application regarding violation done by the project proponent M/s Express Builders and Promoters Private Limited in constructing “Express Zenith” at Plot No. GH-2A, Sector-77, Noida. Hon'ble NGT in order dated 18/10/2021 as directed as follows:-

"5. We have heard the applicant in person and perused the application and the documents annexed. Having regard to the averments in the application, we consider it appropriate to require a four-member joint Committee of CPCB, State PCB, SEIAA and NOIDA to verify the facts and take remedial action as per law and furnish a factual and action taken report in the matter. The joint Committee may also ascertain how NOIDA has given permission to raise construction in excess of the construction permitted under the EC. The State PCB will be the nodal agency for compliance and coordination. Meeting of the joint Committee may be held within two weeks. The Committee may undertake visit to the site and interact with the stakeholders and furnish a report to this Tribunal...."

Compliance to Hon'ble NGT directions: -

Constitution of Joint Committee

In compliance of order dated 18.10.2021 of this Hon'ble Tribunal, Joint Committee was constituted comprising of the following members nominated by the respective organizations:

S.No.	Name & Designation	Organization
1	Sri Avinash Tripathi, OSD (T)	New Okhla Development Authority, Noida.
2.	Sri Paras Nath, Member	SEIAA, U.P.
3.	Sri Danish Meena, Scientist-C	CPCB, Delhi.
4.	Sri Praveen Kumar, Regional Officer, Noida	UP Pollution Control Board

Meeting of the members of joint committee was held on 01.02.2022 at Regional Office, UP Pollution Control Board, Noida. The matter was discussed in the meeting. Minutes of the Meeting is placed as **Annexure – 1**. In the meeting it was decided that joint inspection will be conducted after the meeting on the same day i.e. 01.02.2022.

Site inspection by the Joint Committee

Joint Committee inspected the site in the presence of the Project Proponent, Sri. Pankaj Goel, Director and Sri Ajay Kumar, General Manager (Project). The applicant was contacted and it was informed that he was not present at site, therefore, matter was discussed with him over the telephone by the Joint Committee. Later on after the inspection the Applicant, Sri Vineet Sinha sent an email on 02.02.2022 with all points regarding his complaint. The copy of email is annexed as **Annexure-2**.

During inspection it was found that the Project Proponent has got the site plan sanctioned by NOIDA Authority on 26.07.2011 for the total area of plot 21700 square meters. According to the said plan 3 towers A, B and C were having G + 14 floors and towers D has G + 17 floors, however towers E and F have G + 19 floors and there were two basements. The said towers have the following units:

Tower A	Tower B	Tower C	Tower D	Tower E	Tower F	
140 Units	112 Units	112 Units	136 Units	152 Units	152 Units	Total 804 dwelling units

Environment Clearance was granted to the Project Proponent Mr. Pankaj Goal, Director, M/s Express Builders (p) Ltd., 810, Surya Kiran Building, 19, Kasturba Gandhi Marg, Connaught Place, New Delhi-110001 for group housing project Express Zenith at Plot No. 2A, Sec-77, Noida, GB Nagar by SEIAA on 19 Sept, 2011. As per the Environment Clearance the total plot area is mentioned as 21700 Square Meters and proposed built up area is 94477.578 Square Meters. There are 6 towers and No. of floor, two basements G + 18 floors with total 804 dwelling units. The copy of EC is annexed as **Annexure-3.**

Compliances of the issues mentioned in the order dated 18.10.2021 on physical verification are as follows:

“i. That the project proponent got the EC issued on the pretext that it will construct 804 dwelling units only. However in clear violation, the project proponent got the sanction for 835 dwelling units, out of which it has constructed 715 dwelling units and Occupancy Certificate in respect whereof has been issued, the construction of remaining 120 dwelling units is underway at Tower A. It is submitted that the Respondent No. 5 has also sanctioned construction of 835 dwelling units in clear violation of conditions of EC.

The Project Proponent was issued partial completion certificate dated 05.11.2015 by the authority in respect of 438 units in tower D, E and F. However, as per the sanctioned site plan of 26.07.2011 by Noida Authority and the Environment Clearance granted on 19.09.2011, total units to be constructed in Tower D, E and F were 440 dwelling units.

The Project Proponent after grant of Environment Clearance has applied for purchase of additional FAR to Noida Authority and the same was granted by the Authority and accordingly revised plan was sanctioned on 15.11.2017 by Noida Authority wherein the total dwelling units were 835. Thereafter, vide letter dated 15.12.2017 the authority has issued partial completion certificate in respect of Tower B and C regarding 277 units. Thus, partial occupancy certificate has been issued in respect of 715 units in 5 towers B, C, D, E and F. Copy of approved site plans and occupancy certificate is annexed as **Annexure-4 & 5.**

During the site inspection by joint committee the following construction has been found:

Tower A	Tower B	Tower C	Tower D	Tower E	Tower F	
Under construction but no construction is going on at present.	1 Basement + Ground + 19 floors.	1 Basement + Ground + 19 floors.	2 Basements + Ground + 19 floors.	2 Basements + Ground + 19 floors.	2 Basements + Ground + 19 floors.	Total dwelling units constructed are 715

As stated herein above at present no construction working is going on.

The Environment Clearance granted was valid for five (5) years however as per Notification F. No. 22-27/2015-IA-III, MoEF&CC Government of India dated 12th April, 2016 the EC validity was extended for seven (7) years. Copy of the notification is annexed as **Annexure 6**. However, the Project Proponent has applied for extension of Environment Clearance on 28.08.2018 but SEAC in its 373rd meeting (MoM annexed as **Annexure-7**) held on 27.11.2018 raised clarification as-

“RESOLUTION AGAINST AGENDA NO-02

A presentation was made by the project proponent along with their consultant M/s Ind Tech House Consult. The committee discussed the matter and directed the project proponent to submit following information:

1. Compliance report in previous EC conditions. 2. Photographs with date and time alongwith monitoring data.

The matter will be discussed only after submission of online request on prescribed online portal.”

Further the project proponent applied for expansion of the project in year 2021 with SEIAA, the application is under consideration with SEIAA, UP and as per the minutes of 619th

SEAC-1 meeting (MoM annexed as **Annexure-8**) dated 27-01-2022-

“RESOLUTION AGAINST AGENDA NO-06

The committee noted that the environmental clearance for the above proposal was issued by SEIAA, U.P. vide letter no. 2065/PARYA/SEAC/439/AAS/10 dated 19/09/2011 for plot area 21,700 m² and built-up area 94,477.578 m².

A presentation was made by the project proponent along with their consultant M/s Ind Tech House Consult. The committee discussed the matter and noted that the project proponent failed to produce certified compliance report for the earlier environmental clearance issued by SEIAA. The committee directed the project proponent to submit certified compliance report issued by Regional Office, MoEE&CC, Lucknow for further consideration of the matter.”

Thus, there is clear violation of the condition of Environment Clearance as against G + 18 floors, G + 19 floors were constructed by the project proponent.

Hence for violation of terms and condition of Environment Clearance, Hon'ble NGT may direct project proponent to pay Environmental Compensation as per order of the Hon'ble Supreme Court in Goel Ganga Developers India Private Limited Versus Union of India reported in (2018) 18 SCC 257

The total project cost as per document on record (**Annexure-9**) is Rs. 149.30 Cr.

ii. That the project proponent got the EC issued on the proposal that it will construct 5 rain water harvesting pits. The installation of rainwater harvesting system as per the design of Ground Water Department is a general condition of EC at Sr. No. 14 of general condition. However there is lack of effective rain water harvesting system/ pits and for want thereof the water in rainy season is flowing to the drainage system of the Respondent No. 5.

During inspection it has been found that the Project Proponent has constructed four rain water harvesting pits which are functional and one more rain water harvesting pit is to be constructed along with Tower-A, construction of which is not going on. The sample

collected from the rain water harvesting pits has been analyzed and as per the report it is conforming to the standards. True copy of the analysis report is annexed as **Annexure-10**.

iii. That the project proponent got the EC issued on the proposal that in the housing society 254 KLD waste water will be generated and 18 KLD will be treated in STP of 154 KLD capacity. The project proponent also stated that 126 KLD waste water will be discharged for treatment in CSTP and treated water will be reused in flushing, cooling and horticulture. It is submitted that one of the general condition of EC as stated at Sr. No. 9 is that the measure shall be undertaken by the project proponent to recycle and reuse treated effluents for horticulture and plantation. A general condition at Sr. No. 54 states that the project proponent shall prepare a detailed plan for safe disposal of STP sludge. However the STP of the housing society is not functional. The Respondent No. 4 has conducted inspection jointly with Respondent No. 5 upon complaint dated 20.06.2021 (Annexure A-1) filed by the Applicant and found that the STP is not functional. The Respondent No. 5 has informed the Applicant under cover of letter dated 28.06.2021 that the STP installed in the said housing society constructed, developed and maintained by the Project Proponent is not functional and in respect whereof Respondent No. 4 is expected to take action, however no action has been taken till date. A copy of letter dated 28.06.2021 is filed herewith and marked as Annexure A-9.

The Project Proponent has obtained consent to establish from the U.P. Pollution Control Board on 22.05.2013. The CTO was granted to the Project Proponent from 01.01.2018 to 31.12.2019. On inspection conducted on 27.12.2017 it has been found that STP was functional and conforming the norms. Report Annexed as **Annexure-11**.

A joint inspection by UPPCB and NOIDA Authority in compliance of the order of Hon'ble NGT in O.A. No. 1002/2018 Abhishth Kusum Gupta Vs. State of Uttar Pradesh & Ors. was conducted on 06.10.2021 when it was found that STP was functional but not achieving the norms. Report annexed as **Annexure-12**.

During inspection by the Joint Committee on 01.02.2022, it was found that STP was functional and achieving the norms. A copy of the said report is annexed as **Annexure-13**.

The Project Proponent has applied for consent to operate (Air & Water) on 10.02.2022 which is under consideration.

Thus, for violation of not taking the consent and non-achieving effluent discharge, Environmental Compensation @ Rs. 10,000/- per day from 01.01.2020 to 10.02.2022 amounting to **Rs. 77,10,000/-** is recommended.

Further, Prosecution against the project proponent is filed in the Hon'ble Special Court (Pollution) Lucknow under the provision of Water (Pollution Prevention and Control) Act 1974.

iv. That one of the general condition of EC at Sr. No. 67 mandates that the green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms. In this regard it is submitted that the project proponent has failed to develop the green belt as mandated in EC. It is submitted that the green belt at outer periphery of housing society was used by the project proponent for storage of construction material and has not been developed till date strictly in terms of EC.

During inspection it has been found that the Project Proponent has planted trees all along the boundary wall. Besides this, some plants and grass also exist in the project.

v. That one of the special condition of EC at sr. No. 2 mandates provision of internal roads of not less than 9 mtr. width. However the project proponent has failed to construct and maintain internal roads strictly in adherence to the condition as stated in the EC. The internal road at the said housing complex is 6-7 meter wide only. The project proponent has converted the part of the space of internal road of width 2-3 meter into car parking space on the side of internal roads and sold it.

As per the sanctioned plan by Noida Authority, the internal roads were 6 meters wide. However, in the Environment Clearance it has

been mentioned that internal road should not be less than 9 meters wide. At site internal roads are 6 meters wide.

vi. That the project proponent got the EC issued on the proposal that it shall provide 928 parking slots inside the housing society. However the project Proponent has constructed 976 parking slots in the housing society by converting green area into parking slots alongside the internal roads of the housing society and has sold the said parking slots. By doing this, the project proponent has reduced the size of internal road from 9 meter to 6-7 meter and has also reduced the open green area. The project proponent has constructed/ is constructing 976 parking space as is evident from the counter affidavit filed by the Respondent No. 5 in the Hon'ble Allahabad High Court in WP –C No. 19614/2018. A true copy of counter affidavit dated 21.09.2018 filed by the Respondent No. 5 in the Hon'ble Allahabad High Court in WP – C No. 19614/2018 is filed herewith and marked as Annexure A-10.

In the Environmental Clearance total proposed parking for the project is 928, however, as per revised plan sanctioned on 15.11.2017 the total equivalent car space was increased to 953. At present there are total 746 equivalent car space are provided in the project as per the completion plan issued by Noida Authority which is annexed as **Annexure-14**.

vii. That one of the special condition of EC at Sr. No. 4 is that 100% waste water should be treated to the extent meeting discharge criteria of receiving body and the permission from the competent authority to discharge surplus treated water (after in house use) to public drainage system be taken and submitted. However the STP is not functional and the project proponent has failed to treat waste water and entire untreated waste water is flowing to the public drainage system.”

During inspection it was informed by the Project Proponent that part of treated waste water is used for horticulture purposes and rest is discharged in the sewer line of the authority for which sewer connection has been taken from NOIDA Authority and that sewerage line is treated in Sector-123 Terminal STP of Noida Authority with capacity 35 MLD. The Terminal STP is having valid Consent to Operate from UPPCB and is achieving norms. Analysis Report of STP is annexed as **Annexure-15**.

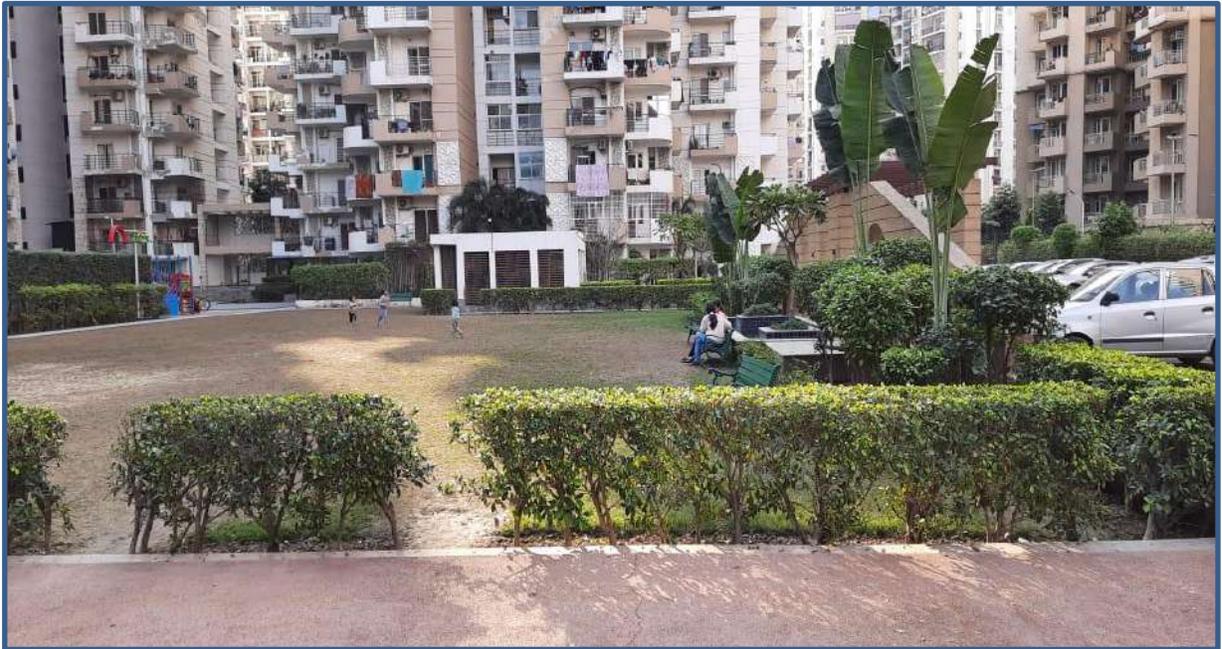
Noida Authority informed wide email dated-19-02-2022 (annexed as **Annexure-16**) that a separate report will be field by Noida Authority in the matter.

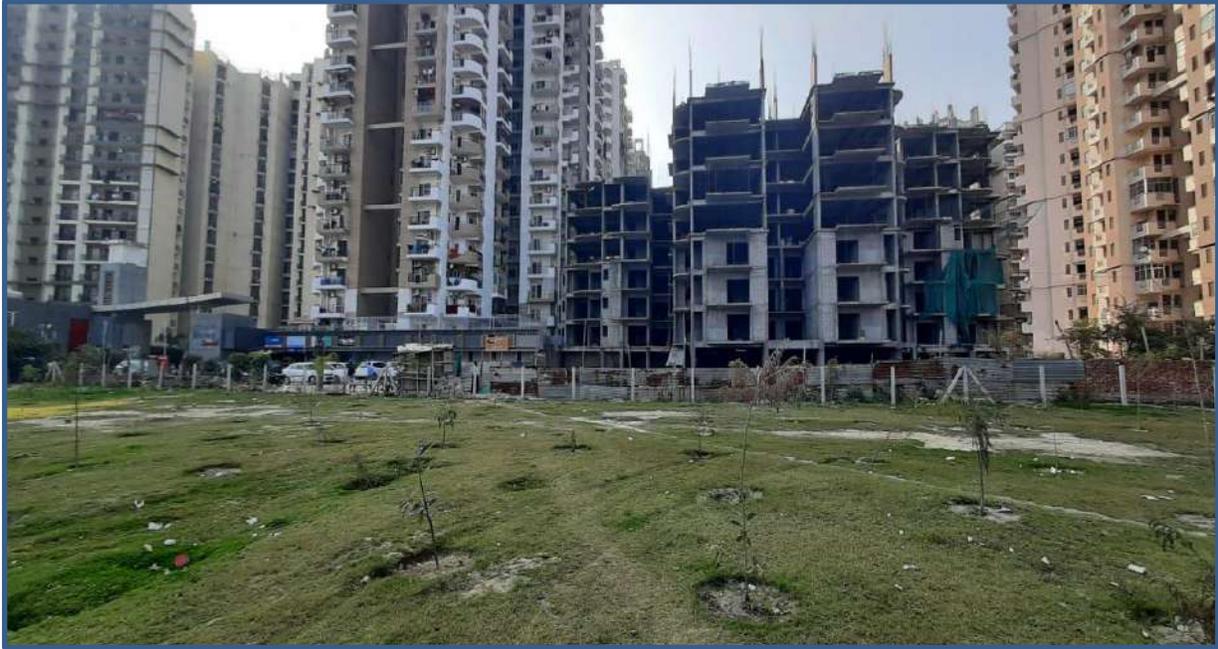

(Praveen Kumar)
Regional Officer,
U.P. Pollution Control Board,
Noida

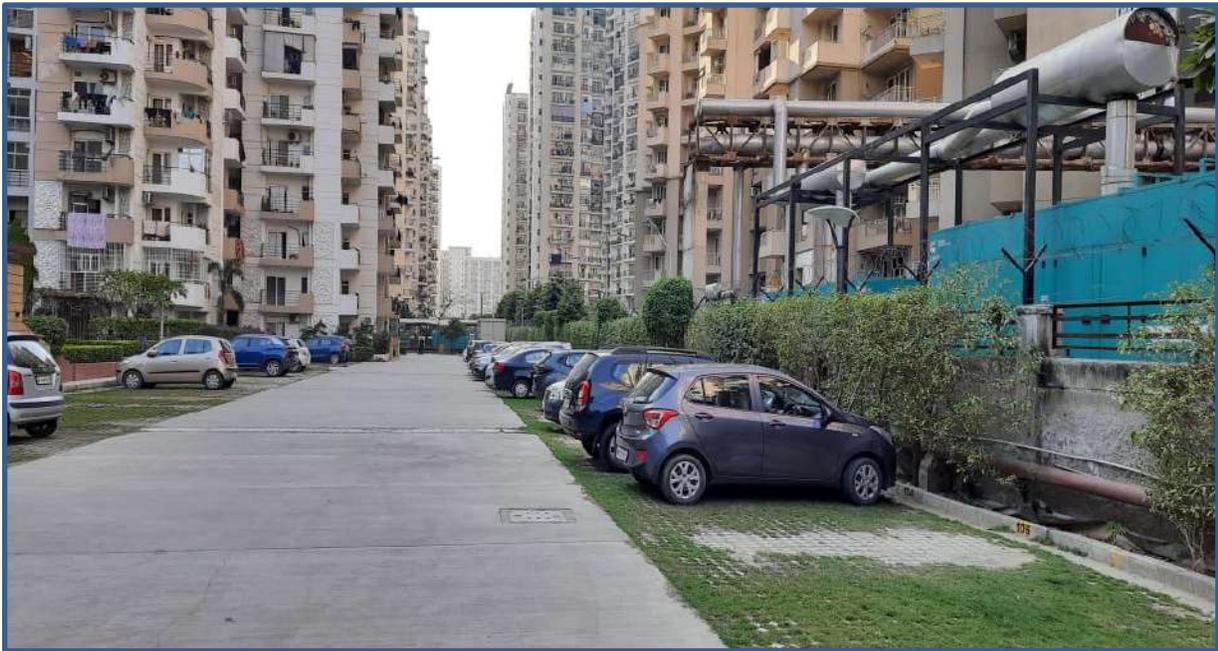
Agreed via email
(Danish Meena)
Scientist-C
Central Pollution Control
Board, Delhi.


(Paras Nath)
Member
SEIAA, U.P.

Photograph of the site











मा0 राष्ट्रीय हरित अधिकरण, नई दिल्ली में विचाराधीन ओ0ए0 सं0-245/2021 विनीत सिन्हा बनाम यूनियन ऑफ इण्डिया व अन्य में पारित आदेश दि0 18.10.2021 के अनुपालन में गठित कमेटी की आहुत बैठक दि0 01.02.2022 का कार्यवृत्त।

मा0 राष्ट्रीय हरित अधिकरण, नई दिल्ली द्वारा ओ0ए0 सं0-245/2021 विनीत सिन्हा बनाम यूनियन ऑफ इण्डिया व अन्य में पारित आदेश दि0 18.10.2021 के द्वारा संदर्भित परियोजना मै0 एक्सप्रेस बिल्डर्स एण्ड प्रमोटर्स प्राइवेट लिमिटेड द्वारा निर्मित "एक्सप्रेस जैनिथ" प्लॉट सं0-जीएच-2ए, सेक्टर-77, नोएडा, गौतमबुद्ध नगर के निरीक्षण एवं तथ्यात्मक रिपोर्ट हेतु केन्द्रीय प्रदूषण नियंत्रण बोर्ड, उ0प्र0 प्रदूषण नियंत्रण बोर्ड, SEIAA तथा नोएडा प्राधिकरण की संयुक्त समिति का गठन किया गया है। मा0 अधिकरण द्वारा गठित समिति की बैठक दि0 01.02.2022 को प्रातः 11:00 बजे क्षेत्रीय कार्यालय, उ0प्र0 प्रदूषण नियंत्रण बोर्ड, नोएडा में की गयी। बैठक में निम्न सदस्य उपस्थित थे-

1. श्री अविनाश त्रिपाठी, विशेष कार्याधिकारी (टी), नवीन ओखला औद्योगिक विकास प्राधिकरण, नोएडा।
2. श्री पारस नाथ, सदस्य, राज्य पर्यावरण प्रभाव आंकलन प्राधिकरण (SEIAA), लखनऊ।
3. श्री दानिश मीना, वैज्ञानिक-सी, केन्द्रीय प्रदूषण नियंत्रण बोर्ड, दिल्ली।
4. श्री प्रवीण कुमार, क्षेत्रीय अधिकारी, उ0प्र0 प्रदूषण नियंत्रण बोर्ड, नोएडा।

बैठक में क्षेत्रीय अधिकारी, उ0प्र0 प्रदूषण नियंत्रण बोर्ड, नोएडा द्वारा मा0 अधिकरण के संदर्भित प्रकरण में पारित आदेश दि0 18.10.2021 के बिन्दुओं का उल्लेख किया गया, जिसके द्वारा परियोजना में विभिन्न नियमों का उल्लंघन प्रदर्शित होता है। जो कि निम्नवत् है-

- i. *That the project proponent got the EC issued on the pretext that it will construct 804 dwelling units only. However in clear violation, the project proponent got the sanction for 835 dwelling units, out of which it has constructed 715 dwelling units and Occupancy Certificate in respect whereof has been issued, the construction of remaining 120 dwelling units is underway at TowerA. It is submitted that the Respondent No. 5 has also sanctioned construction of 835 dwelling units in clear violation of conditions of EC.*

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- ii. *"That the project proponent got the EC issued on the proposal that it will construct 5 rain water harvesting pits. The installation of rainwater harvesting system as per the design of Ground Water Department is a general condition of EC at Sr. No. 14 of general condition. However there is lack of effective rain water harvesting system/ pits and for want thereof the water in rainy season is flowing to the drainage system of the Respondent No. 5.*
- iii. *That the project proponent got the EC issued on the proposal that in the housing society 254 KLD waste water will be generated and 18 KLD will be treated in STP of 154 KLD capacity. The project proponent also stated that 126 KLD waste water will be discharged for treatment in CSTP and treated water will be reused in flushing, cooling and horticulture. It is submitted that one of the general condition of EC as stated at Sr. No. 9 is that the measure shall be undertaken by the project proponent to recycle and reuse treated effluents for horticulture and plantation. A general condition at Sr. No. 54 states that the project proponent shall prepare a detailed plan for safe disposal of STP sludge. However the STP of the housing society is not functional. The Respondent No. 4 has conducted inspection jointly with Respondent No. 5 upon complaint dated 20.06.2021 (Annexure A-1) filed by the Applicant and found that the STP is not functional. The Respondent No. 5 has informed the Applicant under cover of letter dated 28.06.2021 that the STP installed in the said housing society constructed, developed and maintained by the Project Proponent is not functional and in respect whereof Respondent No. 4 is expected to take action, however no action has been taken till date. A copy of letter dated 28.06.2021 is filed herewith and marked as Annexure A-9.*
- iv. *That one of the general condition of EC at Sr. No. 67 mandates that the green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms. In this regard it is submitted that the project proponent has failed to develop the green belt as mandated in EC. It is submitted that the green belt at outer periphery of housing society was used by the project proponent for storage of construction material and has not been developed till date strictly in terms of EC.*
- v. *That one of the special condition of EC at sr. No. 2 mandates provision of internal roads of not less than 9 mtr. width. However the project proponent has failed to construct and maintain internal roads strictly in adherence to the condition as stated in the EC. The internal road at the said housing complex is 6-7 meter wide only. The project proponent has converted the part of the space of internal road of width 2-3 meter into car parking space on the side of internal roads and sold it.*



- vi. *That the project proponent got the EC issued on the proposal that it shall provide 928 parking slots inside the housing society. However the project proponent has constructed 976 parking slots in the housing society by converting green area into parking slots alongside the internal roads of the housing society and has sold the said parking slots. By doing this, the project proponent has reduced the size of internal road from 9 meter to 6-7 meter and has also reduced the open green area. The project proponent has constructed/ is constructing 976 parking space as is evident from the counter affidavit filed by the Respondent No. 5 in the Hon'ble Allahabad High Court in WP -C No. 19614/2018. A true copy of counter affidavit dated 21.09.2018 filed by the Respondent No. 5 in the Hon'ble Allahabad High Court in WP -C No. 19614/2018 is filed herewith and marked as Annexure A-10.*
- vii. *That one of the special condition of EC at Sr. No. 4 is that 100% waste water should be treated to the extent meeting discharge criteria of receiving body and the permission from the competent authority to discharge surplus treated water (after in house use) to public drainage system be taken and submitted. However the STP is not functional and the project proponent has failed to treat waste water and entire untreated waste water is flowing to the public drainage system."*

मा0 अधिकरण के आदेश में उल्लिखित समस्त बिन्दुओं तथा ओरिजनल एप्लीकेशन पर बैठक में चर्चा की गयी।

बैठक में समिति द्वारा यह निर्णय लिया गया कि परियोजना में वादी द्वारा अपनी ओ0ए0 में वर्णित उल्लंघनों के सम्बन्ध में बैठक के उपरान्त अपराहन में संदर्भित परियोजना स्थल "एक्सप्रेस जैनिथ" प्लॉट सं0-जीएच-2ए, सेक्टर-77, नोएडा, गौतमबुद्ध नगर का निरीक्षण किया जायेगा।

स्थलीय निरीक्षण के निर्णय के साथ धन्यवाद सहित बैठक समाप्त की गयी।

Puce
01/02/2022
(प्रवीण कुमार)
क्षेत्रीय अधिकारी,
उ0प्र0 प्रदूषण नियंत्रण
बोर्ड, नोएडा

Before the Joint Committee of CPCB, SEIAA, UPPCB and NOIDA

(Constituted by the Hon'ble National Green Tribunal, New Delhi vide order dated 28.10.2021 passed in O.A. No. 245 OF 2021 "Vineet Sinha Versus Union of India & Ors.")

Subject: Deficiencies and violations of Environment Laws and Regulations and of Environment Clearance in construction and development of housing project "Express Zenith at Plot No. GH-2A, Sector-77, Noida" by the project proponent Express Builders and Promoters Private Limited.

Dear Sir/s,

1. The undersigned is the Applicant/ Petitioner in OA No. 245/2021. The Hon'ble NGT has directed the present Committee to visit the housing project and interact with the stakeholders and submit a report within 2 months.
2. At the outset it is submitted that the undersigned has written emails dated 17.11.2021 and 26.11.2021 requesting to inform the date of inspection at housing project and hearing schedule. The undersigned also visited NOIDA Authority on 21.01.2022 to ascertain the status of inspection. However, nothing was informed to the undersigned. To the shock of the undersigned, undersigned received a telephonic call from the phone number 9999007373 on 01.02.2022 at 4.11 PM. The caller stated that he is one of the members of present Committee and they have come to inspect the housing project site. The undersigned responded that why he was not given an advance notice of inspection despite reminders. The undersigned categorically



stated that he is the Petitioner in OA No. 245/2021 and so the Committee must note his version. The undersigned stated that he is busy in his office/ court chamber and it is not possible for him to come immediately. The Caller responded that they are ready to hear the undersigned over phone.

3. That it was not possible to state the case and to point out violations over a phone call. The undersigned briefly stated the facts without prejudice to his right of oral hearing. The undersigned also stated that he will file the objections in writing. The caller consented for the same and requested to email the submissions. Hence the present submissions.
4. It is submitted that without prejudice to the right of an oral hearing, the undersigned notify the following violations of environment laws and regulation and environment clearance: -
 - (i) Violations as stated in Petition OA No. 245/2021 are reiterated.
 - (ii) The project proponent (builder) has constructed two basement, ground floors and nineteen (19) floors in violation to EC dated 19.09.2011 whereunder the permission was for two level of basement, ground floor and eighteen (18) floors only. Hight must have been exceeded in this manner.
 - (iii) Additional construction has been raised by covering side balcony/ terrace in Tower-B much after the date of



Occupancy Certificate dated 15.12.2017 which was issued in respect of Tower-B and C. At the time of raising the said construction, the project proponent (builder) had no Environment Clearance as the environment clearance issued on 19.09.2011 had been expired by then.

- (iv) The environment clearance dated 19.09.2011 was issued in the name of M/s Express Builders (P) Limited, which has nothing to do with the housing project "Express Zenith". The project proponent is Express Builders and Promoters Private Limited. Express Builders (P) Limited and Express Builders and Promoters Private Limited are two separate legal entities and the said fact may be verified from the Ministry of Corporate Affairs. The landowner/ Lessee of Plot GH-2A, Sector-77, Noida over which the housing project "Express Zenith" is constructed is Express Builders and Promoters Private Limited. Building plan was got sanctioned by the said Express Builders and Promoters Private Limited. Construction was raised by the said Express Builders and Promoters Private Limited. Flats are being sold by the Express Builders and Promoters Private Limited. The said Express Builders and Promoters Private Limited does not possess any Environment Clearance. Under the aforesaid circumstances, it is categorically stated that



the said Express Builders and Promoters Private Limited has raised construction without any Environment Clearance and the same is the blatant and deliberate violation of Environment Laws and Regulations.

- (v) Encroachment of green belt outside alleged Tower-A and storage of construction material therein. The access gates to the green belt have been locked.
 - (vi) The STP was not functional on 28.06.2021. The STP was found to be non-compliant on 06.10.2021 again.
 - (vii) The car parking slots have been constructed in open and sold by converting open green space.
 - (viii) Project proponent/ builder has exceeded the built up area as was permitted in Environment Clearance dated 19.09.2011.
5. It is categorically stated that investigation be conducted into the facts and circumstances whereunder Express Builders and Promoters P. Ltd. was permitted to raise construction without any Environment Clearance Certificate. It is also to be investigated what were the circumstances whereunder Environment Clearance Certificate dated 19.09.2011 was issued in the name of Express Builders (P) Limited. It is also to be investigated where the Express Builder and Promoters Pvt. Ltd. had consent to operate and consent to establish.



6. The undersigned categorically states that Express Builders and Promoters Private Limited and also Express Builders (P) Limited are acting in wilful violation of Environment Law and EC and raising construction in excess of EC.
7. The undersigned requests that inspection be conducted afresh in presence of undersigned. The undersigned be informed with two/ three days advance notice for such inspection and an opportunity of oral hearing be given to the undesigned.
8. The undersigned requests that strict action be taken against the Express Builders and Promoters Private Limited and also Express Builders (P) Limited. Heavy environment compensation be imposed in compliance of the order passed by the Hon'ble Supreme Court of India in *M.C. Mehta & Anr. Versus Union of India (1987) 1 SCC 395*; *Sterlite Industries (India) limited Versus Union of India (2013) 4 SC 575*; and *Goel Ganga Developers India Private Limited Versus Union of India reported in (2018) 18 SCC 257*; and also as per the guidelines framed by the Hon'ble NGT. The project proponent/ builder be directed to stop the construction of Tower-A immediately.

Dated: - 02.02.2022

Place: - New Delhi



Vineet Sinha

Applicant in OA No. 245/2021

306, C K Daphtary Block,

Tilak Lane, Supreme Court, New Delhi-110 001

Email: vineetadvocate@gmail.com; Phone: 9810989910

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 : doeuplko@yahoo.com
Website : www.seiaaup.com

Ref. 2065 /Parya./SEAC/439/AAS /10
To,

Mr. Pankaj Goel,
Director, M/s Express Builders(p) Ltd.,
810, Surya Kiran Building, 19,
Kasturba Gandhi Marg, Connaught Place,
New Delhi.-110001

Dated 19 Sept, 2011

Subject- Regarding the Environmental Clearance of proposed Group Housing Project Express Zenith at Plot no.2A, Sec-77 Noida, UP.

Dear Sir,

Please refer to your undated letter received on 14/6/2010 and letter dated 9/7/2011, addressed to the Secretary, SEAC 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 in its 74th SEAC meeting held on 14/07/2011 and has been given to understand that:

1. Environmental Clearance is sought for Group Housing "Express Zenith" at Plot no.2A, Sec-77 Noida, U.P.
2. The total Plot area is 21,700 sq.mt. Proposed Built up area is 94477.578 sq. mt.
3. The proposal is covered under category 8a of the EIA notification dated 14/9/2006 and the amendments thereof.
4. Maximum height of proposed building is 60 mt., Number of tower-6, No. of floors - Two Basement +G +18 floors, No. of DU-804, Total population 3984.
5. Landscape area for the proposed project is 8500 sqm. and green belt is 7650 sq.mt. which is approx 35% of the total plot area.
6. Total water demand- 320 KLD, Domestic Water demand- 295 KLD., Fresh water requirement -207 KLD., recycled water consumption- appx.115 KLD, Fresh water is supplied by Noida water supply system.
7. 254 KLD waste water will be generated & 128 KLD will be treated in STP of 154 KLD capacity. 126 KLD waste water will be discharge for treatment in CSTP. Treated water will be reused in flushing, cooling and horticulture.
8. For RWH, 5 nos. of pits are proposed for 423.74 m³ run off potential.
9. Approx. 1767.15 kg/d of solid waste will be generated during operation phase. It will be collected and segregated into biodegradable, recyclable and others fractions and disposed off as per MSW Rules, 2000.
10. Power requirement-2440 KW supplied from UPPCL. For 6 hrs. power back- up, 4X750 KVA will be DG sets provided.
11. The total proposed parking for the project is 928 ECS.

The SEAC recommended grant of Environmental Clearance with General and certain Specific conditions to the project. Based on the recommendations of the State Level Expert Appraisal Committee, the State Level Environment Impact Assessment Authority (40th meeting held on 12/08/2011).has decided to grant the Environmental Clearance to the project subject to the effective implementation of the following conditions:

General Conditions :

1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.

Environmental Clearance for proposed Group Housing Project Express Zenith at Plot no.2A, Sec-77 Noida, UP.

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 E.C.
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.

Environmental Clearance for proposed Group Housing Project Express Zenith at Plot no.2A, Sec-77 Noida, UP.

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. Present a detailed report showing how much percentage of backup power for institution can be provided through solar energy so that use and polluting effects of DG sets can be minimized.
30. Make separate provision for segregation, collection, transport and disposal of e-waste.
31. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
33. It shall be ensured to prepare and present disaster management plan.
34. A report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy efficiency should be prepared incorporating details about building material and technology, R & U Factors etc.
35. Fly ash should be used as building material in the construction as per the provision of fly ash notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project lies within 100 km of Thermal Power Station).
36. The DG sets to be used during construction phase should use low sulphur diesel type and should conform to E.P. rules prescribed for air and noise emission standards.
37. Alternate technologies to Chlorination (for disinfection of waste water) including methods like Ultra Violet radiation, Ozonation etc. shall be examined and a report submitted with justification for selected technology.
38. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
39. The construction of the building and the consequent increased traffic load should be such that the micro climate of the area is not adversely affected.
40. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity
41. High rise buildings should obtain clearance from aviation department or concerned authority of
42. Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities should be restricted to special areas earmarked for the purpose.
43. It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children could be provided in a formal way.
44. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
45. It shall be ensured that all Street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alternatives.
46. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.

Environmental Clearance for proposed Group Housing Project Express Zenith at Plot no.2A, Sec-77 Noida, UP.

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. (The above condition is applicable only if the project covered under category 8b of the EIA notification dated 14/9/2006 and the amendments thereof).
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. (The above condition is applicable only if the project covered under category 8b of the EIA notification dated 14/9/2006 and the amendments thereof).

Environmental Clearance for proposed Group Housing Project Express Zenith at Plot no.2A, Sec-77 Noida, UP.

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

b. Specific Conditions:

1. Stack height of D.G. sets should be calculated on bases of combined DG sets capacity. (11 mt. above the highest roof top).
2. Internal roads should not be less than 9 mt wide.
3. Bell- mouth entry should be provided.
4. 100% waste water should be treated to the extent meeting discharge criteria of receiving body. Permission from the competent authority to discharge surplus treated waste water (after in house use) to public drainage system be taken and submitted.
5. Rain water harvesting for green area will be done only after getting permission from CGWA.
6. CO & HC Monitoring should be done during operation / construction phase.
7. 2% of the capital cost will be used for Corporate Social and Environmental Responsibility. Detailed proposals should be submitted in a month.

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.

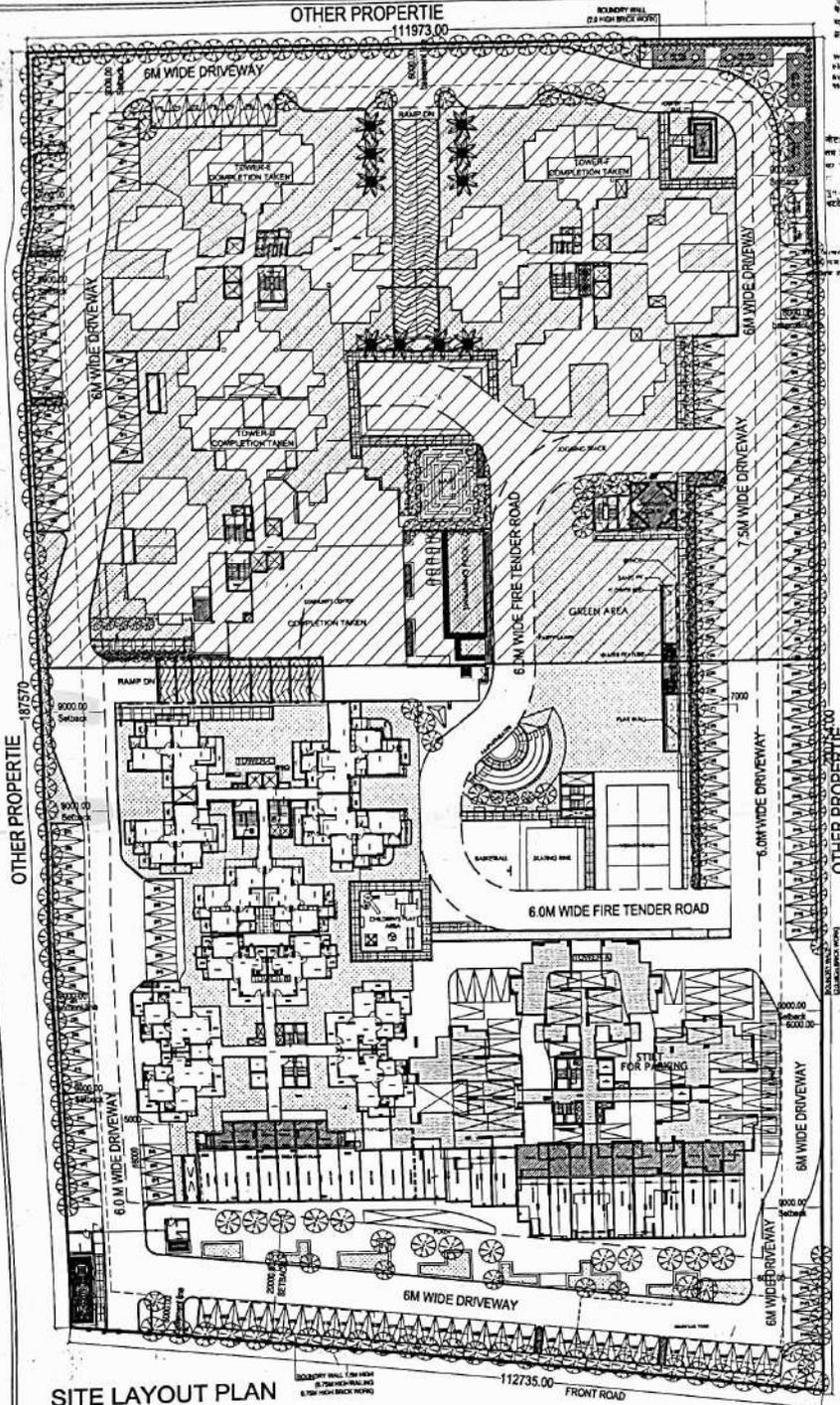

~~(Dr. C.S. Bhatt)~~
Member Secretary, SEIAA

Copy for necessary action to:

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


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

TJ-231/114/1510/7



SITE LAYOUT PLAN

SITE PLAN / AREA CALCULATION		DRAWING NO.
FAR AREA CALCULATIONS		01
1	Permissible FAR (27%)	63.07
2	27% of 21,700.00	58,675.00
3	Purchasable FAR (0.7%)	15,275.00
4	Total FAR (35%)	73,950.00
5	Total Permissible + Purchasable FAR	73,950.00
6	Existing Ground Coverage in Completion taken (Tower-D,E,F) 12.20%	7,395.00
7	Proposed Ground Coverage Tower-A,B,C @ 35%	25,882.50
8	TOTAL Existing Ground Coverage achieved (Completion taken+ TOWER-A,B,C + Commercial) @ 25.47% 2008-02-19-2009	33,277.50
9	Existing Area of Residential FAR in Completion taken (Tower-O,E,F)	30,736.815
10	PROPOSED Area of Residential FAR TOWER-A,B,C + Commercial (Completion taken+ TOWER-A,B,C + Commercial)	397,088.113
11	Total Area of Residential FAR (30,736.815 + 367,351.298)	750,088.113
12	Permissible Commercial FAR @ 1% of 75,950.00	759.50
13	PROPOSED Area of Commercial	759.38
14	Total Area of Residential + Commercial (75178.22+ 759.38) = 75938.102	75938.102
15	Permissible 15% Additional FAR	11392.5
16	Existing 15% Additional FAR in Completion taken	4,818.901
17	Proposed 15% Additional FAR	3,673.578
18	Total 15% Additional FAR 4,818.901 + 3,673.578	8,492.477
19	Density Calculations	85 = 176.68 PPM
20	Permissible Density 1650 (50% or - 5%) per / hect	
21	Total Population	
22	2.17 (1650 (50% or + 5%) = 1780.25 to 3798.525	
23	Total dwelling units	
24	Standard size of Family 4.5 Persons	
25	Total population/4.5 = Total dwelling units	398 - 835 units
26	PROPOSED Dwelling Units (DUE in E.C.S)	438 units
27	Existing Dwelling Units in Completion taken	387 units
28	PROPOSED Dwelling Units	387 units
29	Total Existing Dwelling Units 438 + 387 = 825	825 units
30	Existing Population in Completion taken (438x4.5)=1971	1971 Persons
31	PROPOSED Population Applied in Part Completion (387x4.5) = 1741.5	1741.5 Persons
32	TOTAL Population 1971 + 1741.5 = 3712.5	3712.5 Persons
33	Existing Area of Upper Basement -1 in Completion taken	8025.094 Sq.Mt.
34	Proposed Area of Upper Basement -1	9483.753 Sq.Mt.
35	TOTAL Area of Upper Basement -1 8025.094 + 9483.753 = 17508.847	17508.847 Sq.Mt.
36	Existing Area of Lower Basement -2 in Completion taken	8025.094 Sq.Mt.
37	Proposed Area of Lower Basement -2	1638.891 Sq.Mt.
38	TOTAL Area of Lower Basement -2 8025.094 + 1638.891 = 9663.985	9663.985 Sq.Mt.
39	Existing No. of E.C.S. 1 E.C.S. for 80 sq.mt. area (COMPLETION TAKEN)	SAY 450
40	Proposed No. of E.C.S. required 1 E.C.S. for 80 sq.mt. area	SAY 490
41	Total No. of E.C.S. required 450 + 490 = 940	SAY 940
42	Existing Car Parking Area of Upper Basement-1 in Completion taken	8025.094 Sq.Mt.
43	Proposed Car Parking Area of Upper Basement-1	17438.89 Sq.Mt.
44	Total Car Parking Area of Upper Basement-1 8025.094 + 17438.89 = 25463.984	25463.984 Sq.Mt.
45	Existing Car Parking Area of Lower Basement-2 in Completion taken	8025.094 Sq.Mt.
46	Proposed Car Parking Area of Lower Basement-2	1638.891 Sq.Mt.
47	Total Car Parking Area of Lower Basement-2 8025.094 + 1638.891 = 9663.985	9663.985 Sq.Mt.
48	Existing car parking provided in Upper basement-1 in Completion taken	181 CARS
49	Proposed car parking provided in Upper basement-1	291 CARS
50	Total car parking provided in Upper basement-1 181 + 291 = 472	472 CARS
51	Existing car parking provided in Lower basement-2 in Completion taken	230 CARS
52	Proposed car parking provided in Lower basement-2	54 CARS
53	Total car parking provided in Lower basement-2 230 + 54 = 284	284 CARS
54	Existing Area of Open Car Parking Area in Completion taken	1302.00 Sq.Mt.
55	Proposed Open Car Parking	SAY 85
56	Total Open Car Parking	SAY 118
57	TOTAL Open Car Parking 1302.00 + 85 = 1387	SAY 184
58	Proposed 80% Area	877.108 Sq.Mt.
59	Proposed 80% Car Parking Area = 802.801	SAY 23
60	877.108 / 30 = 29.237	SAY 653
61	Total no. of E.C.S. Existing = 472 + 274 + 154 + 23 = 923	SAY 923

LEGEND
 COMPLETION TAKEN (TOWER-D,E,F)

PROJECT
 REVISED SUBMISSION DRAWINGS FOR GROUP HOUSING ON PLOT NO GH-02A, SECTOR -77 AT NOIDA DISTT. GAUTAMBUDH NAGAR (U.P.)

OWNER
 EXPRESS BUILDERS & PROMOTERS PVT. LTD.

ARCHITECT
 VAIBHAV JAIN & ASSOCIATES PVT. LTD
 195, RAM VIHAR DELHI-92, PHONE OFF.-011-42518322

DRAWING TITLE
 SITE PLAN / AREA CALCULATION

DRAWING NO.
 01

SCALE
 1:300

ARCH. SEAL & SIG.

OWNERS SIG.

Sl. No.	Room	Area	Volume	Permissible FAR	Commercial FAR	Permissible FAR	Commercial FAR	Permissible FAR	Commercial FAR
1	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
2	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
3	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
4	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
5	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
6	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
7	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
8	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
9	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
10	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
11	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
12	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
13	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
14	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
15	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
16	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
17	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
18	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
19	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
20	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
21	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
22	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
23	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
24	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
25	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
26	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
27	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
28	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
29	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
30	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
31	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
32	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
33	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
34	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
35	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
36	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
37	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
38	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
39	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
40	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
41	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
42	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
43	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
44	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
45	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
46	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
47	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
48	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
49	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
50	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
51	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
52	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
53	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
54	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
55	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
56	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
57	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
58	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
59	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
60	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
61	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
62	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
63	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
64	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
65	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
66	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
67	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
68	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
69	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
70	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
71	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
72	Plot Public Common Area	22,288.00	22,288.00	0.00	0.00	0.00	0.00	0.00	0.00
73	Plot Public Common Area	22,28							

पंजीकृत डाक द्वारा

नवीन ओखला औद्योगिक विकास प्राधिकरण
मुख्य प्रशासनिक भवन सेक्टर-6 नौएडा(उ०प्र०)

संख्या:-नौएडा/मु०वा०नि०/2015/ III-231/839
दिनांक : 3/11/15

मुख्य कार्यपालक अधिकारी
नवीन ओखला औद्योगिक विकास प्राधिकरण
उत्तर प्रदेश

सेवा में,

मैसर्स एक्सप्रेस बिल्डर्स एण्ड प्रमोटर्स (प्रा०) लि०
भूखण्ड सं० जीएच - 02ए, सैक्टर - 77,
नौएडा

प्रिय महोदय,

मैं एतद् द्वारा प्रमाणित करता हूँ कि वास्तुविद श्री वैभव जैन काउन्सिल ऑफ आर्किटेक्चर पंजीकरण संख्या सीए/2006/38172 समूह/फर्म के पर्यवेक्षण में ग्रुप हाऊसिंग भूखण्ड संख्या जीएच - 02ए, सैक्टर - 77, नौएडा पर पूरे किये गये भवन का निर्माण /पुनर्निर्माण/परिवर्तन /गिराये जाने के काम का संलग्न मानचित्र के अनुसार प्राधिकरण के अधिकारियों द्वारा परीक्षण किया गया है तथा मैं घोषणा करता हूँ कि सम्बन्धित पंजीकृत वास्तुविद के समूह / फर्म द्वारा प्रस्तुत किये गये संरचना मजबूती प्रमाण पत्र तथा समापन प्रमाण पत्र के आधार पर अधिभोग संरचना मजबूती, अग्निसुरक्षा, अन्दर तथा आस-पास की स्वच्छता और सफाई सम्बन्धी स्थितियों के सम्बन्ध में यह रहने तथा अधिभोग के योग्य है।

यह अधिभोग पत्र दिनांक 07.09.2015 को प्राधिकरण द्वारा किये गये परीक्षण के आधार पर जारी किया जा रहा है। यदि आवंटी द्वारा भूखण्ड / भवन में निरीक्षण की तिथि के बाद कुछ परिवर्तन किया/किये जाते हैं अथवा नौएडा बिल्डिंग रेगुलेशन तथा डायरेक्शन /भवन विनियमावली के विरुद्ध कोई निर्माण किया जाता है तो ऐसे निर्माण के विरुद्ध उ०प्र० औद्योगिक क्षेत्र विकास अधिनियम 1976 की धारा -10 के अन्तर्गत हटाने की कार्यवाही आपेक्षित होगी। भविष्य में भूखण्ड / भवन में नौएडा बिल्डिंग रेगुलेशन तथा डायरेक्शन / भवन नियमावली के अनुसार विस्तार का अलग से मानचित्र स्वीकृत कराने तथा उस भाग का अधिभोग पत्र नियमानुसार प्राप्त करना अनिवार्य होगा तथा उसका पूर्ण दायित्व सम्बन्धित आवंटी /भू-स्वामी का होगा।

भूखण्ड का क्षेत्रफल

= 21,700.00 वर्ग मी०

भू-आच्छादन का विवरण

सम्पूर्ण योजना में अनुमन्य भू-आच्छादित क्षेत्रफल
सम्पूर्ण योजना में स्वीकृत भू-आच्छादित क्षेत्रफल
वर्तमान में निर्मित भू-आच्छादन क्षेत्रफल (03 टॉवर्स)

= 7,595.000 वर्ग मी० (35%)
= 5,035.922 वर्ग मी०(23.20%)
= 2,647.807 वर्ग मी० (12.20%)

एफ०ए०आर० का विवरण (टॉवर सं० डी, ई, एफ)

सम्पूर्ण योजना में अनुमन्य एफ०ए०आर०
सम्पूर्ण योजना में स्वीकृत एफ०ए०आर०
वर्तमान में निर्मित एफ०ए०आर०(03टॉवर्स)

= 59,675.000 वर्ग मी०
= 59,656.081 वर्ग मी०
= 36,739.489 वर्ग मी०

ड्यूलिंग यूनिट का विवरण

सम्पूर्ण योजना में स्वीकृत ड्यूलिंग यूनिट
कुल निर्मित ड्यूलिंग यूनिट

= 714 यूनिट्स
= 438 यूनिट्स

प्रतिबन्ध -

1. यह जारी किये जाने वाला अधिभोग प्रमाण पत्र ओखला पक्षी विहार के ईको सेन्सिटिव जोन निर्धारण के सम्बन्ध में माननीय राष्ट्रीय हरित अधिकरण के समक्ष विचाराधीन मूल प्रार्थना पत्र संख्या 375, वर्ष 2015, परमवीर सिंह बनाम यूनियन ऑफ इण्डिया व अन्य में पारित अन्तिम निर्णय के अनुपालन हेतु पट्टाधारक/ उप पट्टाधारक बाध्य होंगे।
2. नौएडा भवन विनियमावली - 2010, उ0प्र0 अपार्टमेंट एक्ट - 2010, पर्यावरण विभाग / माननीय राष्ट्रीय हरित अधिकरण तथा अन्य सम्बन्धित राज्य व केन्द्र सरकार के लागू होने वाले सभी अधिनियमों एवं उसके अन्तर्गत नियमों / विनियमों/निर्देशों आदि (अध्यावधिक यथा संशोधित एवं प्रभावी) का अनुपालन आबंटी संस्था पर बाध्यकारी होगा।
3. अधिभोग प्रमाण पत्र एवं मानचित्रों में दर्शायी गयी स्वीकृति के सापेक्ष प्राधिकरण की स्वीकृति प्राप्त किये बिना किसी प्रकार का परिवर्तन/ परिवर्धन/संशोधन आदि किया जाना अनाधिकृत माना जायेगा तथा उसको ध्वस्त कर / हटाये जाने की विधिक कार्यवाही की जायेगी।
4. अग्निशमन, लिफ्ट संचालन, वर्षा जल संचालन प्रणाली, जल संरक्षण व रिसाइकिलिंग, लैण्डस्केप/ हरित क्षेत्र/ खुला क्षेत्र/ वृक्षारोपण, सीवरेज सिस्टम, कूड़ा एवं ठोस अपशिष्ट प्रबन्धन, पर्यावरणीय एवं प्रदूषण सम्बन्धी व्यवस्था व प्रणालियों आदि का रखरखाव व संचालन गुणवत्तापूर्वक करने के साथ हमेशा कार्यशील स्थिति में रखा जाना अनिवार्य होगा अन्यथा समापन मानचित्र निरस्त किये जाने की कार्यवाही की जायेगी।
5. सम्पूर्ण योजना के अधिभोग हेतु आवेदन के समय नियमानुसार पूर्ण देय लेबर सेस जमा कराना सुनिश्चित करेंगे।

संलग्नक - भवन के समापन मानचित्र।

भवदीय,

Completion Drawing is as per Bye Laws
submitted for approval Please

Asst. Archt. & Architect

03/11/15
नाम
पद **वी० के० सक्सेना**
मुख्य अभियंता नियोजक
नौएडा

प्रतिलिपि:- महाप्रबन्धक (ग्रुप हाऊसिंग), नौएडा को सूचनार्थ।

पंजीकृत डाक द्वारा

नवीन ओखला औद्योगिक विकास प्राधिकरण

मुख्य प्रशासनिक भवन सेक्टर-6 नौएडा(उ०प्र०)

संख्या:-नौएडा/मु०वा०नि०/2017/ III-231/ 1004

दिनांक : 15/12/17

मुख्य कार्यपालक अधिकारी
नवीन ओखला औद्योगिक विकास प्राधिकरण
उत्तर प्रदेश

सेवा में,

मैसर्स एक्सप्रेस बिल्डर्स एण्ड प्रमोटर्स प्रा० लि०,
जीएच - 02ए, सेक्टर - 77,
नौएडा

प्रिय महोदय,

मैं एतद् द्वारा प्रमाणित करता हूँ कि वास्तुविद श्री वैभव जैन काउन्सिल ऑफ आर्किटेक्चर पंजीकरण संख्या सीए/2006/38172 समूह/फर्म के पर्यवेक्षण में ग्रुप हाऊसिंग भूखण्ड संख्या जीएच - 02ए, सेक्टर - 77, नौएडा पर पूरे किये गये भवन का निर्माण /पुनर्निर्माण/परिवर्तन /गिराये जाने के काम का संलग्न मानचित्र के अनुसार प्राधिकरण के अधिकारियों द्वारा परीक्षण किया गया है तथा मैं घोषणा करता हूँ कि सम्बन्धित पंजीकृत वास्तुविद के समूह / फर्म द्वारा प्रस्तुत किये गये संरचना मजबूती प्रमाण पत्र तथा समापन प्रमाण पत्र के आधार पर अधिभोग संरचना मजबूती, अग्निसुरक्षा, अन्दर तथा आस-पास की स्वच्छता और सफाई सम्बन्धी स्थितियों के सम्बन्ध में यह रहने तथा अधिभोग के योग्य है।

यह आंशिक अधिभोग पत्र दिनांक 23.11.2017 को प्राधिकरण द्वारा किये गये निरीक्षण के आधार पर जारी किया जा रहा है। यदि आवंटी द्वारा भूखण्ड / भवन में निरीक्षण की तिथि के बाद कुछ परिवर्तन किया/किये जाते हैं अथवा नौएडा बिल्डिंग रेगुलेशन तथा डायरेक्शन /भवन विनियमावली के विरुद्ध कोई निर्माण किया जाता है तो ऐसे निर्माण के विरुद्ध उ०प्र० औद्योगिक क्षेत्र विकास अधिनियम 1976 की धारा -10 के अन्तर्गत हटाने की कार्यवाही आपेक्षित होगी। भविष्य में भूखण्ड / भवन में नौएडा बिल्डिंग रेगुलेशन तथा डायरेक्शन / भवन नियमावली के अनुसार विस्तार का अलग से मानचित्र स्वीकृत कराने तथा उस भाग का अधिभोग पत्र नियमानुसार प्राप्त करना अनिवार्य होगा तथा उसका पूर्ण दायित्व सम्बन्धित आवंटी /भू-स्वामी का होगा।

भूखण्ड का क्षेत्रफल

= 21,700.00 वर्ग मी०

भू-आच्छादन का विवरण

सम्पूर्ण योजना में अनुमन्य भू-आच्छादित क्षेत्रफल

= 7,595.000 वर्ग मी० (35%)

सम्पूर्ण योजना में स्वीकृत भू-आच्छादित क्षेत्रफल

= 5,505.612 वर्ग मी० (25.37%)

पूर्व में निर्मित भू-आच्छादन क्षेत्रफल (03 टॉवर्स, डी, ई, एफ)

= 2,647.807 वर्ग मी० (12.70%)

वर्तमान में निर्मित भू-आच्छादन क्षेत्रफल (02 टॉवर्स, बी, सी)

= 1,119.647 वर्ग मी० (5.16 %)

कुल निर्मित भू-आच्छादन क्षेत्रफल (अधिभोग जारी + वर्तमान में निर्मित)

= 3767.454 वर्ग मी० (5.16%)

एफ०ए०आर० का विवरण

सम्पूर्ण योजना में अनुमन्य एफ०ए०आर० @ 2.75

= 59,675.000 वर्ग मी०

सम्पूर्ण योजना में अनुमन्य एफ.ए.आर.(क्रय योग्य FAR सहित) @ 3.50

= 75,950.00 वर्ग मी०

सम्पूर्ण योजना में स्वीकृत एफ०ए०आर०

= 75,938.102 वर्ग मी०

पूर्व में निर्मित एफ०ए०आर० अधिभोग जारी (03 टॉवर्स, डी, ई, एफ)

= 36,739.489 वर्ग मी०

वर्तमान में निर्मित एफ०ए०आर०(02 टॉवर्स, बी, सी)

= 22,923.613 वर्ग मी०

कुल निर्मित एफ०ए०आर०(अधिभोग जारी + वर्तमान में निर्मित)

= 59,663.102 वर्ग मी०

ड्यूलिंग यूनिट का विवरण

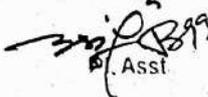
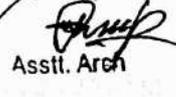
• कुल स्वीकृत ड्यूलिंग यूनिट्स	=	835 यूनिट्स
• पूर्व में निर्मित ड्यूलिंग यूनिट्स अधिभोग जारी (03टॉवर्स)	=	438 यूनिट्स
• वर्तमान में निर्मित ड्यूलिंग यूनिट्स(02टॉवर्स)	=	277 यूनिट्स
• कुल निर्मित ड्यूलिंग यूनिट्स (05 टॉवर)	=	715 यूनिट्स

प्रतिबन्ध -

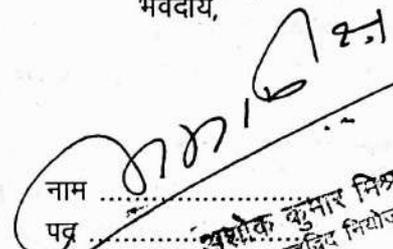
1. माननीय राष्ट्रीय हरित न्यायाधिकरण, नई दिल्ली में योजित मूल प्रार्थना पत्र 375 एवं 454 वर्ष, 2015 परमवीर सिंह बनाम यूनियन ऑफ इण्डिया एवं आनन्द आर्या बनाम यूनियन ऑफ इण्डिया व अन्य में ओखला पक्षी विहार के ईको सेन्सिटिव जोन के निर्धारण के सम्बन्ध में माननीय राष्ट्रीय हरित न्यायाधिकरण के अनुपालन हेतु आबंटी संस्था बाध्य है। यह अधिभोग प्रमाण पत्र माननीय राष्ट्रीय हरित न्यायाधिकरण के अन्तिम पारित किये जाने वाले आदेश के अन्तर्गत निर्गत किये जा रहे हैं।
2. नौएडा भवन विनियमावली - 2010, उ0प्र0 अपार्टमेंट एक्ट - 2010, रेरा(Real Estate Regulation and Development Act) 2016, पर्यावरण विभाग / माननीय राष्ट्रीय हरित अधिकरण तथा अन्य सम्बन्धित राज्य व केन्द्र सरकार के लागू होने वाले सभी अधिनियमों एवं उसके अन्तर्गत नियमों / विनियमों/निर्देशों आदि (अध्यावधिक यथा संशोधित एवं प्रभावी) का अनुपालन आबंटी संस्था पर बाध्यकारी होगा।
3. अधिभोग प्रमाण पत्र एवं मानचित्रों में दर्शायी गयी स्वीकृति के सापेक्ष प्राधिकरण की स्वीकृति प्राप्त किये बिना किसी प्रकार का परिवर्तन/ परिवर्धन/संशोधन आदि किया जाना अनाधिकृत माना जायेगा तथा उसको ध्वस्त कर / हटाये जाने की विधिक कार्यवाही की जायेगी।
4. अग्निशमन, लिफ्ट संचालन, वर्षा जल संचालन प्रणाली, जल संरक्षण व रिसाइकिलिंग, लैंडस्केप/ हरित क्षेत्र/ खुला क्षेत्र/ वृक्षारोपण, सीवरेज सिस्टम, कूड़ा एवं टोस अपशिष्ट प्रबन्धन, पर्यावरणीय एवं प्रदूषण सम्बन्धी व्यवस्था व प्रणालियों आदि का रखरखाव व संचालन गुणवत्तापूर्वक करने के साथ हमेशा कार्यशील स्थिति में रखा जाना अनिवार्य होगा तथा इसके निमित्त प्राप्त किये गये अनापत्ति प्रमाण पत्रों में अंकित निर्देशों /शर्तों एवं प्रतिबन्धों आदि का पूर्णतया अनुपालन सुनिश्चित करना पूर्णतया बाध्यकारी होगा।
5. यह अधिभोग प्रमाण पत्र इस शर्त के साथ जारी किया जा रहा है कि भविष्य में यदि फ्लैट क्रेता द्वारा मानचित्र में बदलाव या किन्हीं अन्य कारणों से असहमति व्यक्त की जाती है तो आपके विरुद्ध नियमानुसार कार्यवाही की जायेगी।
6. फ्लैट स्वामियों व अन्य के विजिटर्स हेतु कार पार्किंग की व्यवस्था परिसर के भीतर ही कराना सुनिश्चित करें। सड़क पर किसी भी प्रकार की पार्किंग न करें।
7. आबंटी संस्था को क्रय योग्य एफ0ए0आर0 हेतु शेष 75% धनराशि(ब्याज सहित) मानचित्र स्वीकृति पत्र के अनुसार स्वीकृति दिनांक 15.11.2017 से 6 माह के अन्दर जमा कराना अनिवार्य होगा तथा आबंटी संस्था को एच0डी0एफ0सी0 बैंक से लोन disbursement होने के 07 दिन के अन्दर शेष लेबर सेस जमा कराना अनिवार्य होगा।

संलग्नक - भवन के समापन मानचित्र।

Completion Drawing is as per Bye Laws
submitted for approval Please

  
Asstt. Arch Asstt. Arch Architect

भवदीय,


नाम
पद
नौएडा मुख्य वास्तुविद नियोजक
नौएडा

प्रतिलिपि:- विशेष कार्याधिकारी (ग्रुप हाऊसिंग), नौएडा को सूचनार्थ।

F. No. 22-27/2015-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA Division)

Indira Paryavaran Bhawan
Ali Ganj, Jor Bagh Road
New Delhi- 110003.

Dated the 12th April, 2016

OFFICE MEMORANUDM

Subject: Notifications issued by the Ministry of Environment, Forest and Climate Change vide S.O. No. 1141 (E) dated 29.04.2015 and S.O. No. 2571 (E) dated 31.08.2015 under the provisions of the EIA Notification 2006 regarding extension of Validity of Environmental Clearance-Clarification regarding.

The undersigned is directed to inform that in respect of the subject mentioned above, the Ministry has decided to clarify the applicability of the Notifications as under:

- (i) The Environmental Clearance of the projects which had not completed five (5) years on the date of publication of Notification i.e. 29.04.2015, there validity will stand automatically extended to seven (7) years.
- (ii) The Environmental Clearance of the projects which have completed five (5) years on the date of publication of Notification i.e. 29.04.2015 and the project proponents submitted application for extension of their validity within the validity period of five (5) years, the validity of such environmental clearances will also be extended to seven (7) years.
- (iii) The Environmental Clearance of the projects which have completed five (5) years on the date of publication of Notification i.e. 29.04.2015 and application of seeking extension of validity has not been submitted within the validity period by the project proponent, their extension of validity will be decided on case to case basis.

This issues with the approval of the Competent Authority.


(Dr. Satish C. Garkoti)
Scientist 'F'

To

1. All ~~the~~ Officers of IA Division
2. Chairpersons / Member Secretaries of all the SEIAAs / SEACs
3. Chairman, CPCB
4. Chairpersons / Member Secretaries of all SPCBs / UTPCCs

Copy to:

1. PS to HMEFCC
2. PPS to Secretary (EFCC)
3. PPS to SS(SK)
4. PS to JS(MKS)/PS to JS(BS) / PS to JS(GB)
5. Website of MoEFCC
6. Guard File

Minutes of 373rd SEAC Meeting Dated 27/11/2018

The 373rd meeting of SEAC was held in Directorate of Environment, U.P. on 27/11/2018 following members were present in the SEAC:

1.	Dr. (Prof.) S.N. Singh,	Chairman
2.	Dr. Sarita Singa,	Member
3.	Dr. Arvind Mathur,	Member
4.	Dr. Virendra Misra,	Member
5.	Dr. Pramod Kumar Mishra,	Member
6.	Dr. Richhpal Singh Sangu,	Member
7.	Shri Ramesh Chand Kataria,	Member
8.	Dr. Ajoy Kumar Mandal,	Member
9.	Shri Meraj Uddin,	Member

The Chairman welcomed the members to the 373rd SEAC meeting.

The SEAC unanimously took following decisions on the agenda points discussed:

- **Hon'ble NGT OA No. 53/2018 Naresh Kumar Vs. MOEFCC and Ors. File No. 4035/Proposal No. SIA/UP/MIN/72669/2018**

The committee noted that the matter was earlier discussed in SEAC meeting dated 01/11/2018 and directed is as follows:

"The committee noted that in response to the show cause notice letter No. 611/parya/2018/4035/SEAC dated: 12-9-2018 issued by SEIAA the project proponent has submitted his reply through letter dated 27/09/2018.

In the letter the Project proponent has mentioned that the latitude and longitude as per demarcation report on 04-4-2018 and latitude and longitude as per Site visit report NGT Committee on 18-6-2018 are the same.

In reply of show cause notice the following facts are considerable:

1. The committee approved by SEIAA visited the site on 28-6-2018. The PP has mentioned in his reply that NGT committee visited the site on 18.6.2018 which is incorrect. In the knowledge of committee there is no visit of NGT in this area. However, if the PP has the knowledge of NGT team visit they may be asked to provide a true copy of site visit of NGT.
2. It appears that the project proponent has used the word NGT instead of committee wrongly.
3. The Project proponent in his reply has stated that the latitude and longitude of demarcation report made on 04-4-2018 and latitude and longitude of the committee site visit report are same. This is factually not correct. There is a variation in the geo-coordinates indicated in the in the Environmental clearance letter, lease deed and the actual site where mining is going on. This matter may be looked into by the mining department as the Project proponent informed that the pillar Co-ordinates have been demarcated by mining department.

4. According to the mandate of the SEAC to verify the distance of bridge from the mining site, the committee submitted its report and verified that the distance of the bridge from the project site is more than 200 mts., with reference to pillar co-ordinates of the mine site, where mining is carried out as well as the pillar co-ordinates specified in the Environmental clearance letter.”

After the recommendation of SEAC the matter was discussed by the SEIAA in its meeting dated 01/11/2018 and directed is as follows:

“The SEAC has not given only clear recommendation after evaluation of reply of project proponent on the Show Cause Notice issued by SEIAA. Hence the case is referred back to SEAC for a clear recommendation on the issue.”

As per the direction of SEIAA, the matter was listed in SEAC meeting dated 27/11/2018. The committee gone through the DM, Kanpur Dehat letter dated 13/11/2018 and Hon'ble NGT order dated 25/10/2018. The committee observed that there is a variation in the Geo-coordinates submitted in the application (form-1) and the actual Geo-coordinates as per the site inspection report. It is therefore, recommended that the project proponent should apply for the amendment in EC, immediately without further delay. The Geo-coordinates should also be verified by the Mining Department.

1. Enhancement of Storage & Filling Capacity of Petroleum Products by construction of Additional Tanks & Tank Lorry Filling Bays with allied facilities at Aonla Depot, IOCL, Aonla, Bareilly, Village Nagariya Satan (MBA)- Khasra No.- 981, 972, 973, 974, 55 aAa, 341 Mi, 348, 351, 368, 54, 341 Mi, 366, 55 Ka, 42, 971, 56, 340, 369, 371, 55 Mi, 4, 5 Mi, 7 Mi, 8 Mi, 17 Mi, 357, 358, 353, 354, 355, 356, 55 Mi, 341, 977, 987 Mi, 9 Mi, 10 Mi, 11 Mi, 55 kha, 39 Mi, 55 Mi, 345, 346, 359, 360, 361, 362 363, 364, 365, 343, 347, 352, 382, 983, 349, 350, 976, 979, 982 Aa, 978, 980, Village Rehtuiya- Khasra No.- 1114, 1115, 1116, 1118, 1119, 1120/1, 1120/2, 1121, 1122, 1123, 1124, 1125, Vill: Mizapur- Khasra No.- 96 Mi, 95 Mi, 100 Mi, 29 Mi, 93 Mi. File No. 4080/Proposal No. SIA/UP/IND2/ 22015/2018

RESOLUTION AGAINST AGENDA NO-01

The project proponent did not appear. The committee discussed and directed that project file should be closed and be opened only after request from the project proponent. The file shall not be treated as pending at SEAC. The matter will be discussed only after submission of online request on prescribed online portal.

2. Environmental Clearance of proposed Group Housing Project Express Zenith at Plot no. 2A Sec- 77 Noida, U.P. File No. 439/Proposal No. SIA/UP/NCP/28941/2011

RESOLUTION AGAINST AGENDA NO-02

A presentation was made by the project proponent along with their consultant M/s Ind Tech House Consult. The committee discussed the matter and directed the project proponent to submit following information:

1. Compliance report in previous EC conditions.
2. Photographs with date and time alongwith monitoring data.

The matter will be discussed only after submission of online request on prescribed online portal.

Minutes of 619th SEAC-1 Meeting Dated 27/01/2022

The 619th meeting of SEAC-1 was held in the Directorate of Environment, U.P. through dual-mode (physically/virtually) at 11:00 AM on 27/01/2022. Following members participated in the meeting:

- | | | |
|----|-----------------------------|------------------------------|
| 1. | Shri Rajive Kumar, | Chairman, SEAC-1 (Virtually) |
| 2. | Dr. Ajai Mishra, | Member, SEAC-1 (Virtually) |
| 3. | Shri Om Prakash Srivastava, | Member, SEAC-1 (Virtually) |
| 4. | Dr. Brij Bihari Awasthi, | Member, SEAC-1 (Virtually) |
| 5. | Shri Umesh Chandra Sharma, | Member, SEAC-1 (Virtually) |
| 6. | Dr. Ratan Kar, | Member, SEAC-1 (Virtually) |

The Chairman welcomed the members to the 619th SEAC-1 meeting which was conducted via dual-mode (virtually/physically). Nodal Officer, SEAC-1 informed the committee that the agenda has been approved by the Member Secretary, SEAC-1/Director Environment. Nodal Officer, SEAC-1 placed the agenda items along with the available file and documents before the SEAC-1.

1. **Group Housing "UP Country" at Plot No. TS-01, Sector- 17A, Yamuna Expressway, District-Gautam Buddha Nagar, U.P., M/s Supertech Limited. File No. 1051/Proposal No. SIA/UP/MIS/231363/2021**

The committee noted that the environmental clearance for the above proposal was issued by SEIAA, U.P. vide letter no. 1461/PARYA/SEAC/1051/2012/DD(D) dated 30/09/2013 for plot area 4,07,949.94 m² and built-up area 7,70,497.7 m². The validity of the Environment clearance letter dated 30/09/2013 expired on 29/09/2020.

A presentation was made by the project proponent along with their consultant M/s Ascenso Enviro Pvt. Ltd. During the presentation the project proponent informed that the validity of Environmental Clearance is valid for period of Seven Years, but one year environment clearance validity extension has also been provided by MoEF&CC, Govt. of India vide notification dated 18/01/2021 due to COVID outbreak. As per EIA Notification, 2006 (as amended) also read along with Notification No. S.O. 221 (E) dated 18/01/2021 which mentions that:

... "Notwithstanding anything contained in this notification, the period from the 1st April, 2020 to the 31st March, 2021 shall not be considered for the purpose of calculation of the period of validity of Prior Environmental Clearances granted under the provisions of this notification in view of outbreak of Corona Virus (COVID-19) and subsequent lockdowns (total or partial) declared for its control, however, all activities undertaken during this period in respect of the Environmental Clearance granted shall be treated as valid."

The project proponent also informed that the validity of existing Environment Clearance is valid up to 29 September, 2021 and we have applied for an extension of the validity on 28/09/2021 for the period of 03 years as per MoEF&CC notification no. S.O. 4254(E) dated 27th November 2020.

the owner". The structural stability certificate vetted in individual capacity, not by the IIT, Roorkee. The project proponent should submit the structural stability certificate along with structural drawing vetted by Govt. Institutions.

2. Revised CER details along with bifurcation of cost estimation.
3. Revised green belt with number of trees (100 trees) as advised by SEAC during the presentation.
4. Project proponent/consultant should submit the signed copy of power point presentation.

The matter shall be discussed after submission of above information through online portal.

5. **Proposed 7.5 MLD Common Effluent Treatment Plant At Khasra No. 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, Industrial Area In GIDA, Gorakhpur, Uttar Pradesh By Gorakhpur Industrial Development Authority. File No. 6696/Proposal No. SIA/UP/MIS/69433/2021**

RESOLUTION AGAINST AGENDA NO-05

The Secretariat informed the committee that the standard terms of reference for the above project proposal has already been issued through online Parivesh portal. Hence, no additional terms of reference (TOR) is required in the matter.

6. **Expansion of Group Housing "Express Zenith" at Plot No. 2A, Sector 77, Noida., Shri Pankaj Goel, M/s Express Builders & Promoters Pvt. Ltd. File No. 6713/Proposal No. SIA/UP/MIS/241391/2021**

RESOLUTION AGAINST AGENDA NO-06

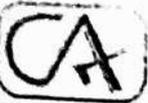
The committee noted that the environmental clearance for the above proposal was issued by SEIAA, U.P. vide letter no. 2065/PARYA/SEAC/439/AAS/10 dated 19/09/2011 for plot area 21,700 m² and built-up area 94,477.578 m².

A presentation was made by the project proponent along with their consultant M/s Ind Tech House Consult. The committee discussed the matter and noted that the project proponent failed to produce certified compliance report for the earlier environmental clearance issued by SEIAA. The committee directed the project proponent to submit certified compliance report issued by Regional Office, MoEE&CC, Lucknow for further consideration of the matter.

7. **Expansion of Group Housing Project at Khasra No. 6Ka (mi), 7mi, 6Kha, Khayora Khachhar, Kanpur Nagar., M/s Sky Line Infra Heights Pvt. Ltd. File No. 6734/Proposal No. SIA/UP/MIS/235337/2021**

The consultant informed the committee that they are strictly following the rules, regulations and other instructions of QCI/NABET. A presentation was made by the project proponent along with their consultant M/s Paramarsh (Servicing Environment and Development), Lucknow, U.P.

The project proponent informed the committee that the built-up area of the existing building was 14,915.09 m² and the building plan was approved by Kanpur Development Authority (KDA) on 13/06/2014. The built up area of the existing building is less than 20,000 m² and the project does not



SURENDER KUMAR & CO.
CHARTERED ACCOUNTANTS

D-296, Prashant Vihar, Rohini, Delhi-85
Tel.: 27565646 Mob.: 9810664141
E-mail : s_goel1957@hotmail.com

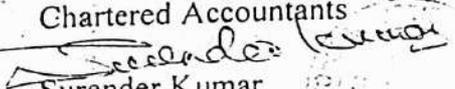
TO WHOM SO EVER IT MAY CONCERN

THIS IS TO CERTIFY THAT TOTAL ESTIMATED PROJECT COST (LAND + DEVELOPMENT COST) OF GROUP HOUSING PLOT NO- GH-02 AT SECTOR-77, NOIDA IS AS FOLLOWS :

S.No.	DESCRIPTION	RATE PER SQ.FT.	TOTAL COVERED AREA IN SQ.FT.	TOTAL COST
1.	LAND COST	20,741.00	21700	45,00,79,700.00
2.	PROJECTED COST OF CONSTRUCTION OF SUPER-STRUCTURE	1,150.00	758680	87,24,82,000.00
3.	PROJECTED COST OF BASEMENT AREA	575.00	250000	14,37,50,000.00
4.	PROJECTED COST OF EXTERNAL DEVELOPMENT	45.00	171216	77,04,720.00
5.	COST OF PROVIDING & INSTALLATION OF DG-SET, TRANSFORMER, CONTROL PANELS.	15.00	1271266	1,90,68,990.00
	TOTAL PROJECT COST			1,49,30,85,410.00

Certified to be true copy based on estimates as provided by the Director of Express Builders and Promoters Pvt Ltd.

For Surender Kumar & co.
Chartered Accountants


Surender Kumar
Proprietor
M.No.- 082713
Dated: 22.06.2012





REGIONAL LABORATORY GHAZIABAD, U.P. POLLUTION CONTROL BOARD
INS-2, SECTOR-16, VASUNDHARA, GHAZIABAD-201012, Phone: 0120-4160108



Certificate
No. TC-9573

TEST REPORT: WATER LABORATORY (WASTE WATER)

Customer/Init Name & Address	M/S Express Zenith (Express Builders & Promoters) Pvt Ltd GH-02/A Sec - 27 Noida	Report No. UPPCB/G2B/WW/02/22/78
		Report Date (dd/mm/yyyy) 08-2-22
		Customer Ref. No:
		Any other information
Quantity:	2 Litre	Sample Received Date: 01/02/2022
Batch No.	UPPCB/G2B/WW/02	Date of Analysis Started: 01/02/2022
Laboratory Code:	UPPCB/G2B/WW	Date of Completion of Analysis: 08-02-22
Sample Type:	Grab	Date of Sampling: 01/02/2022
Sampling Location:	From RWH Pit Near Tower D	Sample collected by: P.P. Singh, A.E.E Praveen Kumar, R.O

Method of Analysis- , APHA, AWWA, WEF, 23 Edition, IS 3025 (Part-44) for BOD

S.No.	Name of test Parameters	Standards prescribed by C.P.C.B	Unit	Result	Test Method
1.	pH	5.5-9.0	-	7.01	4500 H+ B Electrometric Method
2.	Colour			Turbid.	2120 B Visual Comparison Method
3.	Total Suspended Solids	100.0	mg/l	68.0	2540 D Total Suspended Solids dried at 103-105°C
4.	Total Dissolved Solids	-	mg/l	1000.0	2540 C Total Dissolved Solids dried at 180°C
5.	Total Solids	-	mg/l	1068.0	2540 B Total Solids dried at 103-105°C
6.	B.O.D	30.0	mg/l	14.0	3 day 27°C IS 3025 (Part 44):1993 Bio chemical Oxygen Demand
7.	C.O.D	250.0	mg/l	92.0	5220 B Open Reflux Method

Analysed By -
(S.A.)

Reviewed By

[Signature]

(Scientific Officer/ Quality Manager)

Authorized Signatory

[Signature]

(Regional Officer/ Technical Manager)

Note: 1. The result in the Test Report relate only to the items tested. 2. The report shall not be reproduced -except in full, without the written permission of laboratory. 3. The test report pertains to the sample as received in Lab.



REGIONAL LABORATORY, U.P. POLLUTION CONTROL BOARD
 INS-2, SECTOR-16, VASUNDHARA, GHAZIABAD-201012
 Phone: 0120-4160108, E-Mail-roghaziabad@uppcb.in
TEST REPORT: WATER LABORATORY (WASTE WATER)

Customer/Unit Name & Address	m/s Express Zenith (Express Builders & Promoters) PVT. LTD GH-02/A, Sec-77, Noida	Report Date (dd/mm/yyyy)	08/02/22
Laboratory Code:	UPPCB/62B/WW/02/22	Sample Receiving Date:	01/02/22
		Date of Analysis Started:	01/02/22
Sampling Location:	From RWH Pit near Tower D.	Date of Completion of Analysis:	08/02/22
		Date of Sampling:	01/02/22
Sample collected by:	Sri Praveen Kumar, R.O Sri P.P. Singh, A.EE		

Method of Analysis- , APHA, AWWA, WEF, 23 Edition

S.No.	Name of test Parameters	Standards prescribed by C.P.C.B	Unit	Result
1.	Odour	Odourless	-	
2.	Oil & Grease	10	mg/l	
3.	METALS			
i.	Chromium (Hexavalent) (Cr+6)	0.1	mg/l	
ii.	Total Chromium (Cr)	2.0	mg/l	
iii.	Zinc (as Zn)	5.0	mg/l	
iv.	Nickel (as Ni)	3.0	mg/l	
v.	Iron (as Fe)	3.0	mg/l	
vi.	Copper (as Cu)	3.0	mg/l	
vii.	Cobalt (as Co)	3.0	mg/l	
viii.	Cadmium (as Cd)	2.0	mg/l	
ix.	Phosphate (PO ₄ -)	5.0	mg/l	
4.	Specific Parameters Total Calcium Free Calcium	<100	MPN/100ml MPN/100ml	930 360
5.	Remark			

Analysed By - 08/02/22
(S.A)

Reviewed By:
Authorized Signatory:

(Scientific Officer/Quality Manager)

(Regional Officer/Technical Manager)

Note:

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UTTAR PRADESH POLLUTION CONTROL BOARD

E-12/1, SECTOR-1, NOIDA, DISTT. GAUTAM BUDH NAGAR (U.P.) 201 301

Report No. :

INDUSTRIAL WASTE WATER SAMPLE TEST REPORT

1. Sample Code No. 282/N-Dec/17
2. Name of the Industry M/s. Express Builders & Promoters Pvt. Ltd
Plot No- 02A, Sec-77, Noida
3. Sample Collected by Shri P.P. Singh
J.E.
4. Date and Time of Sample Collection 27/12/17
5. Date and Time of Sample Received in Laboratory 27/12/17
6. Sampling Point final outlet of S.T.P

S.N.	Parameters	Values in mg/l except pH	Standards prescribed by U.P.P.C.B.
1.	Colour	<u>Turbid</u>	.....
2.	Odour	<u>Faint</u>	.....
3.	pH	<u>7.4</u>	5.5 to 9.0
4.	Total suspended Solids	<u>82.0</u>	100.0 mg/L
5.	Total dissolved Solids	<u>1172.0</u>	.....
6.	Total Solids	<u>1254.0</u>	.....
7.	Biochemical Oxygen Demand (3 days Incubation at 27 C)	<u>24.0</u>	30.0 mg/L
8.	Chemical Oxygen Demand (Dichromate reflux method)	<u>232.0</u>	250.0 mg/L
9.	Oil and Grease	<u>3.2</u>	10.0 mg/L

Specific Parameters

10.	Chromium (Hexavalent) (Cr ⁺⁶)	.....	0.1 mg/L
11.	Total Chromium (Cr)	.....	2.0 mg/L
12.	Zinc (as Zn)	.....	5.0 mg/L
13.	Nickel (as Ni)	.....	3.0 mg/L
14.	Iron (as Fe)	.....	3.0 mg/L
15.	Copper (as Cu)	.....	3.0 mg/L
16.	Cobalt (as Co)	.....	3.0 mg/L
17.	Cadmium (as Cd)	.....	2.0 mg/L
18.	Phosphate	.....	5.0 mg/L
19.	.....	.....	.....
20.	.....	.....	.....

Remarks :

Ok
Analysed By 02/01/18
~~Scientific Officer~~
SCIENTIFIC ASSISTANT

Deepa
Checked By : 21.18
Asstt. Scientific Officer

Moi
Counter Signed By :
Regional Officer



CENTRAL LABORATORY, U.P. POLLUTION CONTROL BOARD
T.C.-12 V, Vibhuti Khand, Gomti Nagar, Lucknow-226010
Phone: 0522-2720832, 2720480

TEST REPORT: WASTE WATER LABORATORY

S.No.

Dt. of compilation of test report 20.10.21

Dt./period of testing 08.10.21-18.10.21

1. इन्डस्ट्री/एस.टी.पी. का नाम एवं पता / Name and Address of Industry/S.T.P. M/s Express Builders & Promoters Pvt. Ltd. C Express Zenith, Plot no GH 02/A, sect 77, Gurgaon, Haryana
2. नमूने का प्रकार (गुब/कम्पोजिट/इन्टिग्रेटेड)/Type of Sample (Grab/Composite/Integrated) Grab
3. नमूने एकत्र करने वाले व्यक्ति का विवरण/Sample Collected by Deeja Arora to Ashish Chauhan JRF, Pan Kumar JRF, Narendra Pandey, Supervisor Noida
4. एकत्रित नमूने का रंग एवं गंध/Colour & Odour : Very light Grey & Odourless
5. एकत्रित नमूने की मात्रा एवं पैकिंग/Quantity & Packing (Plastic Jerican/Any Other) 2ltr. + 125 ml
6. नमूने एकत्रण की तिथि/Date of Sample Collection: 08.10.21
7. विरलेषण हेतु आवेदनकर्ता/Analysis indented by : Ro, Noida
8. प्रयोगशाला में नमूना प्राप्ति की तिथि/Date of Sample receipt in Laboratory : 08.10.21
9. विरलेषण विधि/method of analysis APHA, AWWA, WEF, 23rd Edition, 2017, IS 3025 (Part-4) : For BOD

क्रम सं. / S.No.	पैरामीटर / Parameter	इकाई / Unit	Results	Standards
			नमूनों का कोड नं./ एकत्रण स्थल Code No./Sampling Point	
			<u>UPPCB/CE/WW/697AB/21</u> <u>Final outlet After STP.</u>	
1	पी. एच./pH, 4500 H ⁺ B Electrometric Method	-	8.46	6.5-9.0
2	सस्पेंडेड सॉलिड/Suspended Solids, 2540 D Total Suspended Solids dried at 103-105°C	मिग्रा./ली. / mg/l	48.0	100.0 mg/l
3	डिजॉल्वेड सॉलिड/Dissolved Solids, 2540 C Total Dissolved Solids dried at 180 °C	मिग्रा./ली. / mg/l	1832.0	-
4	टोटल सॉलिड/Total Solids, 2540 B Total Solids dried at 103-105 °C	मिग्रा./ली. / mg/l	1880.0	-
5	बी.ओ.डी./BOD, 3 day 27 °C IS 3025 (Part 44): 1993 Bio chemical Oxygen Demand	मिग्रा./ली. / mg/l	35.0	30.0 mg/l
6	सी.ओ.डी./COD, 5220 B Open Reflux Method	मिग्रा./ली. / mg/l	208.0	-
7	Total Coliform	एम.पी.एन./100 मिली. / MPN/100 ml	280000	-
8	Faecal Coliform		130000	<1000

Reference: (1) General Standards for Discharge of Environmental Pollutants are as per Part -A : Effluents (Schedule - VI)

The Environment (Protection) Rules, 1986 Source: <http://cpcb.nic.in/GeneralStandards.pdf>;(2) Besides these standards, refer EPA standards for specific industry Source : cpcb.nic.in/Industry_Specific_Standards.phpपरीक्षणकर्ता के हस्ताक्षर/Analysed by Deeja 20.10.21अधिकृत हस्ताक्षरकर्ता / Authorised Signatory ASD 20/10/21

गुा पर्यावरण अफिा केन्द्रीय प्रयोगशाला / C.L.O. Central Laboratory

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REGIONAL LABORATORY GHAZIABAD, U.P. POLLUTION CONTROL BOARD
INS-2, SECTOR-16, VASUNDHARA, GHAZIABAD-201012, Phone: 0120-4160108



ANNEXURE-13

Certificate
No. TC-9573

TEST REPORT: WATER LABORATORY (WASTE WATER)

Customer/Init Name & Address M/s Express Zenith/Express Builders & Promoters Pvt Ltd GH-02/A Sec-77 Noida	Report No. UPPCB/GZB/WW/02/22/78B
	Report Date (dd/mm/yyyy) 08/02/2022
	Customer Ref. No:
	Any other information
Quantity: 2 litre	Sample Received Date: 01/02/2022
Batch No. UPPCB/GZB/WW/02	Date of Analysis Started: 01/02/2022
Laboratory Code: UPPCB/GZB/WW	Date of Completion of Analysis: 08/02/22
Sample Type: Grab	Date of Sampling: 01/02/2022
Sampling Location: Final outlet of S.T.P	Sample collected by: P.P. Singh, A.E.E Praveen Kumar J.E

Method of Analysis- , APHA, AWWA, WEF, 23 Edition, IS 3025 (Part-44) for BOD

S.No.	Name of test Parameters	Standards prescribed by C.P.C.B	Unit	Result	Test Method
1.	pH	5.5-9.0	-	7.28	4500 H+ B Electrometric Method
2.	Colour			Colourless	2120 B Visual Comparison Method
3.	Total Suspended Solids	100.0	mg/l	60.8	2540 D Total Suspended Solids dried at 103-105°C
4.	Total Dissolved Solids	-	mg/l	973.0	2540 C Total Dissolved Solids dried at 180°C
5.	Total Solids	-	mg/l	1033.0	2540 B Total Solids dried at 103-105°C
6.	B.O.D	30.0	mg/l	17.0	3 day 27°C IS 3025 (Part 44):1993 Bio chemical Oxygen Demand
7.	C.O.D	250.0	mg/l	90.0	5220 B Open Reflux Method

Analysed By -
(S.A.)

Reviewed By
Deepanshu
(Scientific Officer/ Quality Manager)

Authorized Signatory
[Signature]
(Regional Officer/ Technical Manager)

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REGIONAL LABORATORY, U.P. POLLUTION CONTROL BOARD
INS-2, SECTOR-16, VASUNDHARA, GHAZIABAD-201012
Phone: 0120-4160108, E-Mail-roghaziabad@uppcb.in
TEST REPORT: WATER LABORATORY (WASTE WATER)

Customer/Unit Name & Address	M/S - Express Zenith (Express Builders & Premises), PVT. LTD GH-02/A, Sec-27, Noida	Report Date (dd/mm/yyyy)	08/02/22
Laboratory Code:	UPPCB/GRS/WW/01/22	Sample Receiving Date:	01-02-22
		Date of Analysis Started:	01-02-22
Sampling Location:	Final out let of STP	Date of Completion of Analysis:	08/02/22
		Date of Sampling:	01-02-22
Sample collected by:	Sri Praveen Kumar, AEE Sri P.P. Singh, AEE		

Method of Analysis- , APHA, AWWA, WEF, 23 Edition

S.No.	Name of test Parameters	Standards prescribed by C.P.C.B	Unit	Result
1.	Odour	Odourless	-	
2.	Oil & Grease	10	mg/l	
3.	METALS			
i.	Chromium (Hexavalent) (Cr+6)	0.1	mg/l	
ii.	Total Chromium (Cr)	2.0	mg/l	
iii.	Zinc (as Zn)	5.0	mg/l	
iv.	Nickel (as Ni)	3.0	mg/l	
v.	Iron (as Fe)	3.0	mg/l	
vi.	Copper (as Cu)	3.0	mg/l	
vii.	Cobalt (as Co)	3.0	mg/l	
viii.	Cadmium (as Cd)	2.0	mg/l	
ix.	Phosphate (PO ₄ -)	5.0	mg/l	
4.	Specific Parameters	Total Coliform Fecal coliform	MPN/100ml MPN/100ml	1400 370
5.	Remark	< 1000		

Analysed By - [Signature] 08/02/22
(S.A)

Reviewed By: [Signature]
Authorized Signatory:

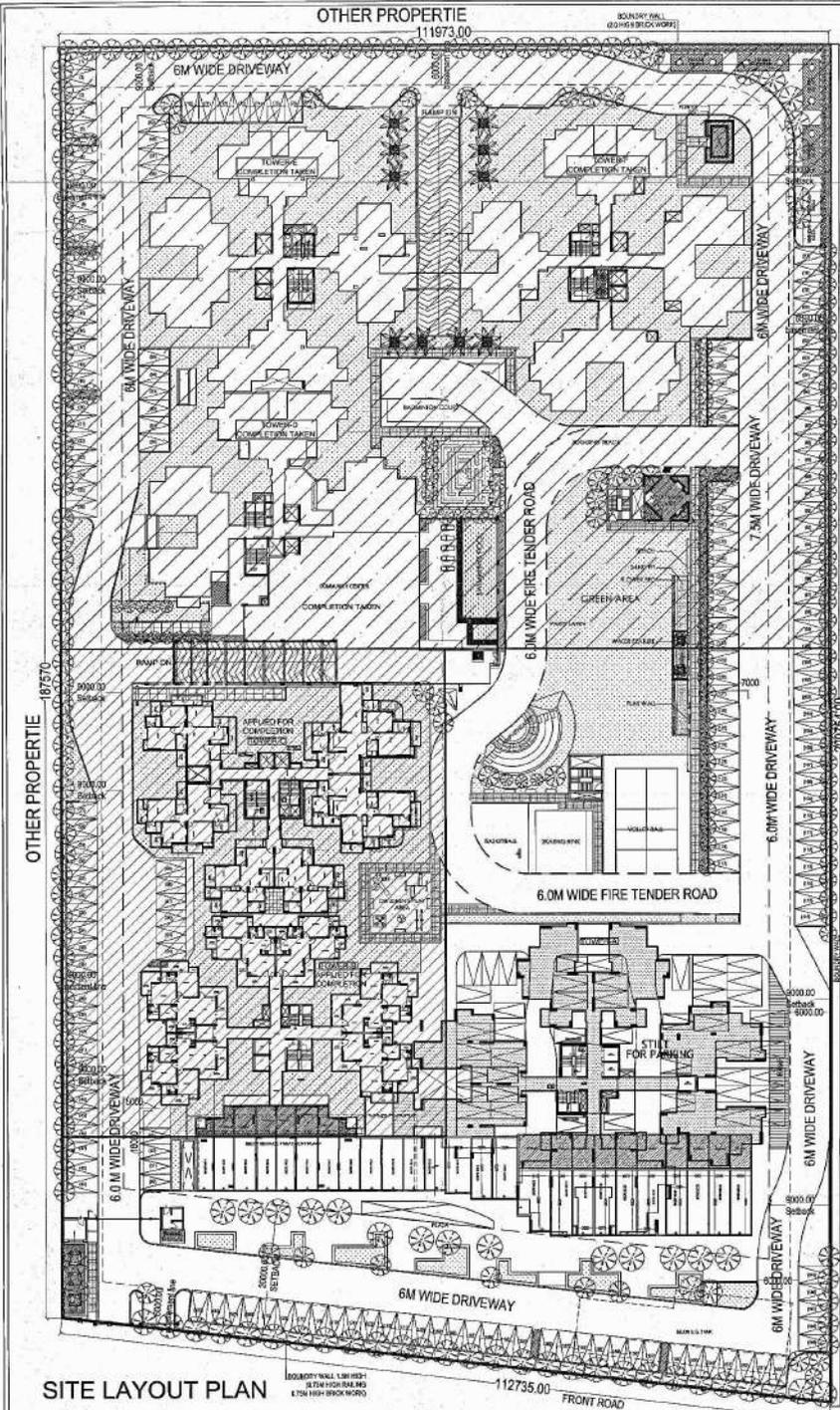
(Scientific Officer/Quality Manager)

[Signature]
(Regional Officer/Technical Manager)

Note:
1. The result in the Test Report relate only to the items tested. 2. The report shall not be reproduced-except in full, without the written permission of laboratory. 3. The test report pertains to the sample as received in Lab.

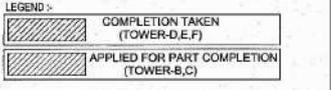
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11-271/104/1572/13



SITE PLAN / AREA CALCULATION

Description		Area	Remarks
1	Pict area	21700.00	
2	Permissible FAR (275)	59675.00	275% of 21,700.00
3	Permissible FAR (0.75)	16275.00	75% of 21,700.00
4	Total FAR (300)	75950.00	Purchasable FAR + Permissible FAR
5	Permissible Ground Coverage 35%	7695.00	35% of 21,700.00
6	Existing Ground Coverage in Completion (Tower-D,E,F)	2543.807	
7	Existing Ground Coverage Applied in Part Completion (Tower-B,C)	178.247	
8	TOTAL Existing Ground Coverage (Completion taken + TOWER-B,C)	2722.054	
9	Existing Area of Residential FAR in Completion (Tower-D,E,F)	39482.00	
10	Existing Area of Residential FAR TOWER - B,C (applied for part completion)	22823.613	
11	TOTAL Area of Residential FAR (36,739.485 + 22823.613)	59563.102	
12	Permissible 15% Additional FAR	11920.5	
13	Existing 15% Additional FAR in Completion taken	4,818.901	
14	Existing 15% additional far (applied for part completion)	2658.499	
15	Total 15% Additional FAR	7477.4	
16	Density Calculations		
17	Permissible Density 1850 (50% or + 5%) per / haec	825 x 1702.8778	
18	Total Population	217 X 1850 (50% or + 5%) = 1700 to 3719.525	
19	Total dwelling units		
20	Standard size of Family 4.5 Persons		
21	Total population/4.5 = Total dwelling units	393 - 826	units
22	Permissible Dwelling Units (266 to 835)	393 - 835	units
23	Existing Dwelling Units in Completion taken	438	units
24	Existing Dwelling Units (applied for part completion)	277	units
25	Total Existing Dwelling Units	438 + 277 = 715	units
26	Existing Population in Completion taken (438X4.5)=1971	1971	persons
27	Existing Population applied for Part Completion (277X4.5) = 1246.5	1246.5	persons
28	TOTAL Population (1971 + 1246.5) = 3217.5	3217.5	persons
29	Existing Area of Upper Basement-1 in Completion taken	8035.094 Sq.Mt.	
30	Existing Area of Upper Basement-1 (applied for Part Completion)	6243.437	
31	Total Existing Area of Upper Basement-1	15178.521 Sq.Mt.	
32	Existing Area of Lower Basement-2 in Completion taken	8035.094 Sq.Mt.	
33	Existing Area of Lower Basement-2 (applied for Part Completion)	1633.801 Sq.Mt.	
34	TOTAL Area of Lower Basement-2	9668.895 Sq.Mt.	
35	Existing No. of E.C.S. (COMPLETION TAKEN)	84V 458	
36	1 E.C.S. for 80 sq mt. area (36,739.485 / 80) = 459.24		
37	Existing No. of E.C.S. required (applied for Part Completion) 1 E.C.S. for 80 sq mt. area (22823.613 / 80) = 285.24	84V 287	
38	Total No. of E.C.S. required 459 + 287 = 746	84V 746	
39	Existing Car Parking Area of Upper Basement-1 in Completion taken	8025.222 Sq.Mt.	
40	Existing Car Parking Area of Upper Basement-1 (applied for Part Completion)	5736.832 Sq.Mt.	
41	Total Car Parking Area of Upper Basement-1	14262.054 Sq.Mt.	
42	Existing Car Parking Area of Lower Basement-2 in Completion taken	8163.118 Sq.Mt.	
43	Proposed Car Parking Area of Lower Basement-2 (applied for Part Completion)	1612.406 Sq.Mt.	
44	Total Car Parking Area of Lower Basement-2	13495.524 Sq.Mt.	
45	Total Car Parking provided in Upper basement-1 in Completion taken	15178.521	CARS
46	Proposed car parking provided in Upper basement-1 (applied for Part Completion)	1612.406	CARS
47	Total car parking provided in Upper basement-1	16790.927	CARS
48	Existing car parking provided in Lower basement-2 in Completion taken	2201.222	CARS
49	Existing car parking provided in Lower basement-2 (applied for Part Completion)	54	CARS
50	Total car parking provided in Lower basement-2	2255.222	CARS
51	Existing Open Car Parking (applied for Part Completion)	3012.50	CARS
52	Existing Open Car Parking	84V 35	
53	Total no. of E.C.S. Existing = 372 + 274 + 65 + 35 = 746	84V 746	



SITE LAYOUT PLAN

S.No.	Floor	APPLIED FOR PART COMPLETION		COMPLETION TAKEN		Total	REMARKS
		STLT area	FAR area	STLT area	FAR area		
1	Ground	112735.00	112735.00	112735.00	112735.00	112735.00	
2	Basement-1	112735.00	112735.00	112735.00	112735.00	112735.00	
3	Basement-2	112735.00	112735.00	112735.00	112735.00	112735.00	
4	Basement-3	112735.00	112735.00	112735.00	112735.00	112735.00	
5	Basement-4	112735.00	112735.00	112735.00	112735.00	112735.00	
6	Basement-5	112735.00	112735.00	112735.00	112735.00	112735.00	
7	Basement-6	112735.00	112735.00	112735.00	112735.00	112735.00	
8	Basement-7	112735.00	112735.00	112735.00	112735.00	112735.00	
9	Basement-8	112735.00	112735.00	112735.00	112735.00	112735.00	
10	Basement-9	112735.00	112735.00	112735.00	112735.00	112735.00	
11	Basement-10	112735.00	112735.00	112735.00	112735.00	112735.00	
12	Basement-11	112735.00	112735.00	112735.00	112735.00	112735.00	
13	Basement-12	112735.00	112735.00	112735.00	112735.00	112735.00	
14	Basement-13	112735.00	112735.00	112735.00	112735.00	112735.00	
15	Basement-14	112735.00	112735.00	112735.00	112735.00	112735.00	
16	Basement-15	112735.00	112735.00	112735.00	112735.00	112735.00	
17	Basement-16	112735.00	112735.00	112735.00	112735.00	112735.00	
18	Basement-17	112735.00	112735.00	112735.00	112735.00	112735.00	
19	Basement-18	112735.00	112735.00	112735.00	112735.00	112735.00	
20	Basement-19	112735.00	112735.00	112735.00	112735.00	112735.00	
21	Basement-20	112735.00	112735.00	112735.00	112735.00	112735.00	
22	Basement-21	112735.00	112735.00	112735.00	112735.00	112735.00	
23	Basement-22	112735.00	112735.00	112735.00	112735.00	112735.00	
24	Basement-23	112735.00	112735.00	112735.00	112735.00	112735.00	
25	Basement-24	112735.00	112735.00	112735.00	112735.00	112735.00	
26	Basement-25	112735.00	112735.00	112735.00	112735.00	112735.00	
27	Basement-26	112735.00	112735.00	112735.00	112735.00	112735.00	
28	Basement-27	112735.00	112735.00	112735.00	112735.00	112735.00	
29	Basement-28	112735.00	112735.00	112735.00	112735.00	112735.00	
30	Basement-29	112735.00	112735.00	112735.00	112735.00	112735.00	
31	Basement-30	112735.00	112735.00	112735.00	112735.00	112735.00	
32	Basement-31	112735.00	112735.00	112735.00	112735.00	112735.00	
33	Basement-32	112735.00	112735.00	112735.00	112735.00	112735.00	
34	Basement-33	112735.00	112735.00	112735.00	112735.00	112735.00	
35	Basement-34	112735.00	112735.00	112735.00	112735.00	112735.00	
36	Basement-35	112735.00	112735.00	112735.00	112735.00	112735.00	
37	Basement-36	112735.00	112735.00	112735.00	112735.00	112735.00	
38	Basement-37	112735.00	112735.00	112735.00	112735.00	112735.00	
39	Basement-38	112735.00	112735.00	112735.00	112735.00	112735.00	
40	Basement-39	112735.00	112735.00	112735.00	112735.00	112735.00	
41	Basement-40	112735.00	112735.00	112735.00	112735.00	112735.00	
42	Basement-41	112735.00	112735.00	112735.00	112735.00	112735.00	
43	Basement-42	112735.00	112735.00	112735.00	112735.00	112735.00	
44	Basement-43	112735.00	112735.00	112735.00	112735.00	112735.00	
45	Basement-44	112735.00	112735.00	112735.00	112735.00	112735.00	
46	Basement-45	112735.00	112735.00	112735.00	112735.00	112735.00	
47	Basement-46	112735.00	112735.00	112735.00	112735.00	112735.00	
48	Basement-47	112735.00	112735.00	112735.00	112735.00	112735.00	
49	Basement-48	112735.00	112735.00	112735.00	112735.00	112735.00	
50	Basement-49	112735.00	112735.00	112735.00	112735.00	112735.00	
51	Basement-50	112735.00	112735.00	112735.00	112735.00	112735.00	
52	Basement-51	112735.00	112735.00	112735.00	112735.00	112735.00	
53	Basement-52	112735.00	112735.00	112735.00	112735.00	112735.00	
54	Basement-53	112735.00	112735.00	112735.00	112735.00	112735.00	
55	Basement-54	112735.00	112735.00	112735.00	112735.00	112735.00	
56	Basement-55	112735.00	112735.00	112735.00	112735.00	112735.00	
57	Basement-56	112735.00	112735.00	112735.00	112735.00	112735.00	
58	Basement-57	112735.00	112735.00	112735.00	112735.00	112735.00	
59	Basement-58	112735.00	112735.00	112735.00	112735.00	112735.00	
60	Basement-59	112735.00	112735.00	112735.00	112735.00	112735.00	
61	Basement-60	112735.00	112735.00	112735.00	112735.00	112735.00	
62	Basement-61	112735.00	112735.00	112735.00	112735.00	112735.00	
63	Basement-62	112735.00	112735.00	112735.00	112735.00	112735.00	
64	Basement-63	112735.00	112735.00	112735.00	112735.00	112735.00	
65	Basement-64	112735.00	112735.00	112735.00	112735.00	112735.00	
66	Basement-65	112735.00	112735.00	112735.00	112735.00	112735.00	
67	Basement-66	112735.00	112735.00	112735.00	112735.00	112735.00	
68	Basement-67	112735.00	112735.00	112735.00	112735.00	112735.00	
69	Basement-68	112735.00	112735.00	112735.00	112735.00	112735.00	
70	Basement-69	112735.00	112735.00	112735.00	112735.00	112735.00	
71	Basement-70	112735.00	112735.00	112735.00	112735.00	112735.00	
72	Basement-71	112735.00	112735.00	112735.00	112735.00	112735.00	
73	Basement-72	112735.00	112735.00	112735.00	112735.00	112735.00	
74	Basement-73	112735.00	112735.00	112735.00	112735.00	112735.00	
75	Basement-74	112735.00	112735.00	112735.00	112735.00	112735.00	
76	Basement-75	112735.00	112735.00	112735.00	112735.00	112735.00	
77	Basement-76	112735.00	112735.00	112735.00	112735.00	112735.00	
78	Basement-77	112735.00	112735.00	112735.00	112735.00	112735.00	
79	Basement-78	112735.00	112735.00	112735.00	112735.00	112735.00	
80	Basement-79	112735.00	112735.00	112735.00	112735.00	112735.00	
81	Basement-80	112735.00	112735.00	112735.00	112735.00	112735.00	
82	Basement-81	112735.00	112735.00	112735.00	112735.00	112735.00	
83	Basement-82	112735.00	112735.00	112735.00	112735.00	112735.00	
84</							



**REGIONAL OFFICE
U.P. POLLUTION CONTROL BOARD
E-12/1, SECTOR-1, NOIDA,
GAUTAMBUDH NAGAR**

Water Analysis Report of STP(35 MLD SBR Outlet) Sector-123, Noida

Sample collected by-Ravi Kumar, J.R.F

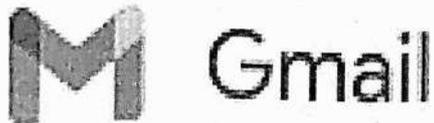
Dt- 27-12-2021

S.No.	Date of Sample Collection	Colour	Odour	pH	BOD mg/l	COD mg/l	TSS mg/l	Fecal coliform MPN/100 ML	Total coliform MPN/100 ML
1.	15.12.2021	Colourless	Odourless	7.52	10.5	120	55	610	1200
2.	22.12.2021	Colourless	Odourless	7.52	09	104	48	610	1400
STANDARDS prescribed by CPCB		-	-	5.5-9.0	30	250	100	Less than 1000	-

- Note-**1. Standards for S.T.Ps to be achieved within five years (from October 2017)
2. Year of commissioning of S.T.P- 2011
3. Report verified as per records

Scientific Assistant

Regional Officer



RO Noida <ronoida@uppcb.in>

Regarding matter OA No. 245/2021 Vineet Sinha Gol Vs. Ors

industry NOIDA
<industry@noidaauthorityonline.com>
To: ronoida@uppcb.in

Sat, Feb 19, 2022 at 5:58
PM

Dear Sir,

Please refer to the draft report in the matter of OA No. 245/2021 Vineet Sinha Gol Vs. Ors received vide mail dated 17.02.2022 in this office. A major portion of the report deals with matters pertain to Planning Department in NOIDA. Hence, it is submitted that report from the view point of Pollution Control Board may be examined at your end. NOIDA shall file its report separately before Hon'ble NGT after getting the draft report vetted from planning department.

Regards