

**Factual report as sought by the Hon'ble National Green Tribunal, Central Zone, Bhopal, order dated 21.01.2025, in Original Application No. 175/2024, Haider Ali Vs. The Director/Chairman, Manglam BDL & Ors.**


**INDEX**

Sr No.	Particulars	Page No.
1	Factual report on Manglam City developed by M/s Dhanshree Developers, located on 200 feet road, Alwar Bypass, Village- Tulera, Tehsil & District: Alwar, Rajasthan along with annexures	01 to 12
2	Factual report on Manglam Residency developed by M/s Shree Tirupati Developers, located near Itarana Circle, 200 feet road, Alwar Bypass, Village- Samola, Tehsil & District: Alwar, along with annexures	13 to 57
3	Factual report on M/s Mangalam's Rambagh (M/s Rambagh Developers), Jaipur Delhi Highway, Village – Hamjapur abd dugheda, Tehsil – Behror, District – Kotputli – Behror, Rajasthan along with annexures	58 to 75

**Factual report as sought by the Hon'ble National Green Tribunal, Central Zone, Bhopal, order dated 21.01.2025, in Original Application No. 175/2024, Haider Ali Vs. The Director/Chairman, Manglam BDL & Ors.**

**Project Name:**Manglam City developed by M/s. Dhanshree Developers,on200 feet road, Alwar Bypass, Village- Tulera, Tehsil & District: Alwar, Rajasthan.

Sr No.	Information	Details
1	Total build up area of the project separately with total area	As per the project details submitted by the project proponent vide letter dated 15/02/2025 (Copy of reply is enclosed and marked as <b>Annexure- I</b> ): - <b>Total built-up area: NA (Township Project)</b> - <b>Total area: 1.89 Hectare</b> (Conversion letter for township dated 25-11-2013 by UIT Alwar is enclosed and marked as <b>Annexure- II</b> )
2	Year of starting of the project	<b>2014</b> (UIT Alwar letter dated 05/02/2014 regarding approval of layout plan, is enclosed and marked as <b>Annexure-III</b> )
3	Year of the completion of the project	<b>2024</b> (UIT Alwar letter dated 03/06/2024 is enclosed and marked as <b>Annexure-IV</b> )
4	Consent conditions	<i>'township and area development project 5 hectare and more/dwelling units 50 and more'</i> , fall under the consent mechanism. However, the total plot area of the residential township project is 1.89 hectares, which does not fall under the consent mechanism.  The project has obtained sewerage connection from Municipal Corporation Alwar for treatment & disposal of domestic sewage. (Copy of Municipal Corporation Alwar letter dated 15/05/2024 is enclosed and marked as <b>Annexure – V</b> )
5	Requirement of EC and as whether EC has been obtained from the	Requirement of EC – Not Applicable The project is a plotted residential township with total plot area of <b>1.89 ha</b> .



	competent authority	As per the <b>EIA Notification 2006</b> , an Environmental Clearance (EC) is required under <b>Category 8(b)</b> for projects with a plot area $\geq 50$ ha and/or a built-up area $\geq 150,000$ sq. m. Since this project does not exceed these thresholds, it does not fall under the purview of EC requirements.
6	NOC from the CGWA	<b>No Objection Certificate (NOC)</b> of CGWA is valid. (No Objection Certificate of CGWA is enclosed and marked as <b>Annexure-VI</b> )



## M/S DHANSHREE DEVELOPERS

6<sup>th</sup> Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur, Tehsil & District – Jaipur,  
Rajasthan, 302015,

Registered Post/E-Mail

  
Date – 15/02/2025

To,  
Regional officer,  
Rajasthan State Pollution Control Board,  
D – Block, Ambedkar Nagar, Alwar. 301001.  
Telephone – 01442980531  
E-mail – [ro.alwar@gmail.com](mailto:ro.alwar@gmail.com)

**Subject – Reply of Letter of Regional Office, Alwar RSPCB dated  
12.02.2025**

**In Reference to: Plotted and Residential Township Manglam City, Alwar.**

Sir,

In respect of to your letter dated 12.02.2025 for seeking information on our Plotted township project **Manglam City (M/s Dhanshree Developers)** which is located on 200 ft road, Alwar byepass, Village – Tulera, Tehsil & District – Alwar, Rajasthan on following points the answer to which is provided below along with the supporting documents attached as Annexures with this reply letter.

**i) Total build up area of the project separately with total area.**

The total Built – up Area is **NIL** and the total Area of the Plotted township/Residential Project is **1516.20 Sq. yards.**

The copy of the Approved Map is annexed as “**Annexure 1**”.

**ii) Year of the starting of the project.**

The Layout plan for the Plotted township/Residential project received consent via letter 05/02/2014. The copy of the Letter is enclosed herewith as “**Annexure 2**”.

**iii) Year of the completion of the project.**

The copy of the completion certificate is annexed as “**Annexure 3**”.

**iv) Consent Conditions**

In this project, only Plotting work has been done and hence there is no built – up area. This is a small area development project of only 1.89 hectare and it is less than 5 hectare. As per the categorization order issued by RSPCB for the purpose of requirement of consent, only area development projects of 5 hectare and above are included and hence

**M/S DHANSHREE DEVELOPERS**

6<sup>th</sup> Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur, Tehsil & District – Jaipur,  
Rajasthan, 302015,

consent, is not required for the area development projects of below 5 hectares.

In this regard we have already replied to regional office, RSPCB, Alwar the copy of which is enclosed as “**Annexure 4**”

v) **Requirement of EC and as to whether EC has been obtained from the competent authority.**

EC is not required for this project.

vi) **NOC from the CGWA.**

That the No Objection Certificate for Ground Water Abstraction was obtained from Government of India Ministry of Jal Shakti Department of Water Resources, River Development & Ganga Rejuvenation Central Ground Water authority on **29/11/2024**. A **copy of NOC dated 29.11.2024** is attached as **Annexure 5**.

Yours Sincerely



(Rajesh Kumar Sharma)

Authorized Signatory

Dhanshree Developers

For Dhanshree Developers

## कार्यालय प्राधिकृत अधिकारी, नगर विकास न्यास, अलवर

मामला सं० - 117

वर्ष -2013

मै० धनश्री डवलपर्स जर्जे साझेदार मै० मंगलम बिल्ड डवलपर्स लि० जर्जे निदेशक संजय गुप्ता पुत्र श्री एन.के. गुप्ता C/O 6th फ्लोर अपेक्स मॉल, लाल कोठी, टोंक रोड जयपुर

आवेदक

विषय :- राजस्थान भू-राजस्व अधिनियम, 1956 की धारा 90-क के अधीन कृषि भूमि का गैर-कृषिक प्रयोजन के उपयोग हेतु अनुज्ञा प्रदान करने।

आदेश

दिनांक ...25-11-13

मामले के संक्षिप्त तथ्य निम्नानुसार है :-

- (1) ऊपर नामित आवेदक ने राजस्थान भू-राजस्व अधिनियम 1956 की धारा 90-क के अधीन निम्नलिखित भूमि का आवासीय प्रयोजन के लिए उपयोग हेतु अनुज्ञा देने के लिए आवेदन किया है: -

तहसील और जिले का नाम	राजस्व ग्राम का नाम	खसरा सं०	क्षेत्र (हेक्टर)
अलवर	तूलेडा	2368	0.35
		2369	0.39
		2370	1.14
		2370 / 3145	0.01
		कुल किता = 04	कुल रकबा = 1.89

- (2) आवेदक ने आवेदन के साथ नवीनतम जमाबंदी की प्रति, राजस्व खसरा अनुरेख, सम्यक् रूप से अनुप्रमाणित क्षतिपूर्ति बंध पत्र और शपथपत्र, की-मैप, अभिन्यास योजना, सर्वेक्षण नक्शा और अन्य सुसंगत दस्तावेज प्रस्तुत किये हैं।
- (3) यह कि मैंने आवेदक द्वारा प्रस्तुत आवेदन और दस्तावेजों/कथनों का परीक्षण कर लिया है। मैंने संबंधित तहसीलदार की रिपोर्ट और स्थानीय प्राधिकारी की सहमति रिपोर्ट का परीक्षण कर लिया है। तहसीलदार एवं प्राधिकारी की रिपोर्ट में आवेदित भूमि पर पहुंच मार्ग के संदर्भ में ख०नं० 2358/3285 को भूमि के समर्पण का उल्लेख किया है, जिसके लिये आवेदक के द्वारा ख०नं० 2358/3285 ग्राम तूलेडा तह० व जिला अलवर की हाल जमाबंदी की प्रति प्रस्तुत की है, जिसके मुताबिक 200 फीट रोड से आवेदित भूमि तक ख०नं० 2358/3285 ग्राम तूलेडा लगता है, जो राजस्व रिकार्ड में जर्जे समर्पण सिवायचक बिला लगानी रकबा 0.07 है० चाही सौयम अज रास्ता दर्ज है जिससे यह स्पष्ट है कि आवेदित भूमि पर पहुंच मार्ग उपलब्ध है। तथा ख०नं० 2370/3145 रकबा 0.01 है० राजस्व रिकार्ड के

from-11R(order)

मुताबिक गैर मुमकिन चाह है परन्तु कनि० अभिन्यता की मौका रिपोर्ट अनुसार मौके पर कुआं/चाह नहीं है अतः मेरी यह राय है कि खसरा नं० 2368,2369,2370,2370/3145 भूमि का गैर-कृषिक प्रयोजन के लिए वांछित उपयोग मास्टर योजना/विकास योजना/स्कीम के अनुरूप है। और आवेदक के आवेदन को राजस्थान भू-राजस्व अधिनियम, 1956 की धारा 90-क और राजस्थान अभिधृति अधिनियम की धारा 63 और तदधीन बनाये गये नियमों के उपबंधों के अनुसार ऐसी भूमि पर अभिधृति अधिकार निर्वापित करके भूमि का आवासीय प्रयोजन के लिए उपयोग करने हेतु अनुज्ञा प्रदान करने के लिए स्वीकार किया जा सकता है।

- (4) अतः अब इसके द्वारा आदेश दिया जाता है कि ग्राम तूलेडा तह० व जिला अलवर के खसरा नम्बर 2368,2369,2370,2370/3145 कुल किता 04 कुल रकबा 1.89 है० भूमि में स्थित भूमि पर आवेदक के अभिधृति अधिकारों को उक्त भूमि का आवासीय प्रयोजन के लिए उपयोग करने हेतु निर्वापित किया जायेगा और इस आदेश की तारीख से उक्त भूमि को, उक्त भूमि का आवेदको/आवेदक द्वारा नामनिर्दिष्ट व्यक्तियों को, उक्त स्थानीय प्राधिकारी पर लागू विधि, नियमों, विनियमों या उप-विधि के अनुसार आबंटन के लिए, स्थानीय प्राधिकारी के व्ययनाधीन रखा गया समझा जायेगा।
- (5) आवेदक द्वारा उस भूमि को, जिसके लिए यह अनुज्ञा दी गयी है, यथाविहित प्रीमियम, नगरीय निर्धारण के साथ ही विनिर्दिष्ट अन्य प्रभारों के निक्षेप और सुसंगत विधि के अधीन अभिन्यास योजना के अनुमोदन के पश्चात्, स्थानीय प्राधिकारी द्वारा सम्यक् आबंटन किये जाने के पश्चात् ही गैर-कृषिक प्रयोजन के लिए उपयोग में लिया जायेगा।
- (6) इन नियमों के अधीन विहित और स्थानीय प्राधिकारी द्वारा सुसंगत विधि के अनुसार अधिरोपित निबंधनों और शर्तों की आवेदक द्वारा पालना की जायेगी। यह आदेश अद्योहस्ताक्षरी के हस्ताक्षर और मुहर के अधीन आज दिनांक 25-11-73 को पारित किया गया।

— s d —  
प्राधिकृत अधिकारी

नगर विकास न्यास, अलवर

दिनांक 25-11-73

सं. 308/1848

प्रति सूचना एवं आवश्यक कार्यवाही के लिए निम्नलिखित को अग्रहित की गयी :-

1. सचिव, नगर विकास न्यास, अलवर।
2. तहसीलदार, अलवर को पूर्वोक्त भूमि को स्थानीय प्राधिकारी के नाम नामान्तरण करने और इस आदेश के 7 दिन के भीतर स्थानीय प्राधिकारी और अद्योहस्ताक्षरी को उसकी प्रति भेजने के लिए।
3. मै० धनश्री डवलपर्स जयें साझेदार मै० मंगलम बिल्ड डवलपर्स लि० जयें निदेशक संजय गुप्ता पुत्र श्री एन.के. गुप्ता C/O 6th फ्लोर अपेक्स मॉल, ताल कोठी, टोंक रोड जयपुर

25-11-73

प्राधिकृत अधिकारी

नगर विकास न्यास, अलवर

कार्यालय नगर विकास न्यास, अलवर

क्रमांक / एफ-2 / आयोजना / 17430/14

दिनांक:- 5/2/14

मैसर्स धनश्री डवलपर्स

जयें साझेदार मैसर्स मंगलम बिल्ड डवलपर्स लि०

जयें निदेशक श्री संजय गुप्ता पुत्र श्री एन.के.गुप्ता

C/o 6th फ्लोर अपेक्स माल, लाल कोठी

टॉक रोड, जयपुर (राज०)

**विषय :-** खसरा नम्बर 2368, 2369, 2370, 2370/3145 ग्राम तूलेडा जिला अलवर का आवासीय प्रयोजनार्थ ले-आउट प्लान स्वीकृति बाबत।

उपरोक्त विषयान्तर्गत लेख है कि दिनांक 16.01.2014 को ले-आउट प्लान समिति द्वारा स्वीकृत ले-आउट प्लान निम्न शर्तों के साथ स्वीकृति किया गया :-

- (1) परियोजना की चाहरदीवारी का निर्माण नहीं किया जावेगा।
- (2) प्रस्तुत ले-आउट प्लान के अनुसार हरित क्षेत्र, पार्क, हरित पट्टी का विकास आवेदकान् द्वारा किया जावेगा।
- (3) समस्त मूलभूत सुविधाएँ (सीवरेज, पानी, सड़क, बिजली इत्यादि) आवेदकान् द्वारा उपलब्ध करायी जावेगी तथा आन्तरिक विकास कार्य ले-आउट प्लान जारी होने की तिथी से 18 माह में पूर्ण करना होगा।
- (4) परियोजना क्षेत्र में सड़क का निर्माण आवेदकान् द्वारा स्वयं किया जावेगा।
- (5) आन्तरिक विकास के मध्ये रहन रखे गये भूखण्ड संख्या 9, 27, 37, 42, 43, 50 को विकास कार्य पूर्ण होने के पश्चात रहन मुक्त किया जावेगा।
- (6) ले-आउट प्लान में दर्शित समस्त सुविधा क्षेत्र का उपयोग अन्य किसी कार्य में नहीं लिया जावेगा।
- (7) आवासीय एवं व्यावसायिक भूखण्डों के निर्माण की स्वीकृति नियमानुसार न्यास अलवर से प्राप्त की जावेगी।
- (8) न्यास अलवर द्वारा आवेदकान् को उनकी ही भूमि के पट्टे पथक-पथक दिये जावेगे।
- (9) नियमानुसार बाहय शुल्क एवं अन्य शुल्क न्यास/राज्य सरकार द्वारा मांग करने पर जमा कराना होगा।
- (10) राज्य सरकार व न्यास द्वारा समय-समय पर 'दिये गये दिशा निर्देशों का पालन करना होगा।

स्वीकृत ले-आउट प्लान की प्रति पत्र वं साथ संलग्न कर भिजवाई जा रही है।

For Dhanshree Developers



Authorised Signatory

5/2/2014

निदेशक

राष्ट्रीय राजधानी क्षेत्र परियोजना एवं  
सचिव नगर विकास न्यास, अलवर

क्रमांक- 2036

दिनांक-

03/06/24

मैसर्स धनश्री डवलपर्स  
जयें साझेदार मंगलम् बिल्ड डवलर्स  
लि० जयें निदेशक संजय गुप्ता  
पुत्र श्री एन.के. गुप्ता C/06<sup>th</sup> फ्लोर  
अपेक्स मॉल लालकोठी, टॉक रोड, जयपुर

विषय :- खसरा नं० 2380, 2386, 2854 व 2856 ग्राम तूलेडा जिला अलवर का 12.5 प्रतिशत के मध्य रहन रखे भूखण्डों को मुक्त करने बाबत।

उपरोक्त विषयान्तर्गत लेख है कि खसरा नं० 2380, 2386, 2854 व 2856 ग्राम तूलेडा जिला अलवर का 12.5 प्रतिशत के मध्य रहन रखे गये भूखण्ड स० C-01 को मुक्त करने हेतु आवेदन प्रस्तुत किया गया है। मौके पर कार्य कनिष्ठ एवं सहायक अभियन्ता की मौका रिपोर्ट अनुसार कार्य पूर्ण है एवं चार्टर्ड इन्जिनियर द्वारा कम्प्लीशन सर्टिफिकेट जारी किया गया है। अतः भूखण्ड स० C-01 को 12.5 प्रतिशत आन्तरिक विकास के मध्य भूखण्ड को निम्न शर्तों के अनुसार रहन मुक्त किया जाता है।

01. स्वीकृत ले-आउट प्लान में बिना न्यास की स्वीकृति के कोई संशोधन नहीं किया जायेगा।
02. इस परियोजना के लिये सीवरेज, विद्युत एवं जल आपूर्ति समस्त जिम्मेवारी डवलपर्स की होगी।
03. राज्य सरकार/न्यास द्वारा समय-समय पर दिये गये निर्देशों की पालना करनी होगी।
04. राज्य सरकार/न्यास के अब्ब कोई देन शुल्क हो तो डवलपर्स द्वारा जमा कराया होगा।
05. ले-आउट प्लान समिति की बैठक दिनांक 28.04.2017 को स्वीकृत किया गया। जिसके पत्रांक 18458/15 दिनांक 06.02.2015 में अफिल्ट शर्तों की पालना करनी होगी।

उप नगर नियोजक  
नगर विकास न्यास, अलवर

सचिव  
नगर विकास न्यास, अलवर

क्रमांक:


प्रतिलिपि :- आवश्यक कार्यवाही एवं बास्ते सूचनार्थ।

01. प्रभारी अधिकारी नियमन, न्यास, अलवर।
02. अधिशापी अभियन्ता, न्यास, अलवर।

दिनांक:

For Dhanshree Developers

उप नगर नियोजक  
नगर विकास न्यास, अलवर

  
Authorised Signatory

## कार्यालय नगर निगम अलवर (राज.)

क्रमांक:- सीवरेज/2024/ 2566

दिनांक:- 15/5/24


धनश्री डवलपर्स  
मंगलम सिटी विस्तार, ग्राम तूलेडा  
अलवर।

विषय:- अनुमोदित आवासीय योजना मंगलम सिटी/मंगलम सिटी विस्तार ग्राम तूलेडा, अलवर के खसरा नं. 2368, 2369, 2380, 2386 व अन्य कुल रकबा 3.48 हैक्टेयर में विकसित की गई हैं। योजना के लिये सीवरेज लाईन का कनेक्शन देने बाबत।

उपरोक्त विषयान्तर्गत लेख है कि आपके द्वारा अनुमोदित आवासीय योजना, मंगलम सिटी/मंगलम सिटी विस्तार, ग्राम तूलेडा, अलवर के खसरा नं. 2368, 2369, 2380, 2386 व अन्य कुल रकबा 3.48 हैक्टेयर में विकसित की गई हैं। योजना के लिये सीवरेज लाईन का कनेक्शन लेने हेतु प्रार्थना पत्र प्रस्तुत किया गया था। उक्त क्रम में इस कार्यालय के पत्र क्रमांक 97 दिनांक 03.05.2024 के द्वारा 150 कनेक्शनों की राशि  $150 \times 3014 = 452100/-$  रूपये जमा कराने हेतु लिखा गया था। आपके द्वारा रसीद संख्या 287/45 दिनांक 13.05.2024 के द्वारा 452100/- रूपये जमा करवा दी गई हैं।

अतः आपको निम्नानुसार नीचे दी गई शर्तों के अनुसार सीवरेज लाईन का कनेक्शन करवाने की अनुमति प्रदान की जाती हैं।

1. सीवर लाईन अवरूद्ध होने पर प्रार्थी के द्वारा सीवरेज लाईन की सफाई करवाने की जिम्मेदारी आप स्वयं की होगी।
2. सीवर लाईन या सीवर चेम्बर/सीवर हाउस कनेक्शन लाईन टूटने पर उसकी मरम्मत की जिम्मेदारी आप स्वयं की होगी।
3. सीवर पाईप लाईन को 200 फिट बाईपास रोड पर HDD विधि से Cross करवानी होगी जिसकी समस्त खर्च की जिम्मेदारी आप स्वयं की होगी।
4. आपकी मंगलम सिटी योजना में सीवर लाईन संबंधी कार्य करते समय कोई भी आपके श्रमिक को जनहानि होती है जिसकी समस्त जिम्मेदारी आप स्वयं की होगी।

  
आयुक्त  
नगर निगम अलवर



सत्यमेव जयते

# Annexure - VI

भारत सरकार  
जल शक्ति मंत्रालय  
जल संसाधन, नदी विकास  
और गंगा संरक्षण विभाग  
केन्द्रीय भूमि जल प्राधिकरण  
Government of India  
Ministry of Jal Shakti  
Department of Water Resources,  
River Development & Ganga Rejuvenation  
Central Ground Water Authority

(भूजल निकासी हेतु अनापत्ति प्रमाण पत्र)

## NO OBJECTION CERTIFICATE (NOC) FOR GROUND WATER ABSTRACTION

Project Name:	Dhanshree Developers		
Project Address:	Khesra No. 2368,2369,2370,2370/3145, Tulaida ,patwar Halka Sahpura, Alwar		
Village:	Shahpur	Block:	Tijara
District:	Alwar	State:	Rajasthan
Pin Code:			
Communication Address:	6th Floor, Apex Mall, Lalkothi, Tonk Road, Jaipur, Sanganer, Jaipur, Rajasthan - 302015		
Address of CGWB Regional Office :	Central Ground Water Board Western Region, 6-a, Jhalana Doongri, Jaipur, Rajasthan - 302004		

1. NOC No.:	CGWA/NOC/INF/ORIG/2024/21040	2. Date of Issuance	11/29/2024 2:29:02 PM				
3. Application No.:	21-4/19871/RJ/INF/2024	4. Category: (GWRE 2023)	Over Exploited				
5. Project Status:	Existing Project	6. NOC Type:	New				
7. Valid from:	30/07/2024	8. Valid up to:	29/07/2026				
9. Ground Water Abstraction Permitted:							
Fresh Water		Saline Water		Dewatering		Total	
m <sup>3</sup> /day	m <sup>3</sup> /year	m <sup>3</sup> /day	m <sup>3</sup> /year	m <sup>3</sup> /day	m <sup>3</sup> /year	m <sup>3</sup> /day	m <sup>3</sup> /year
19.20	7008.00					19.20	7008.00

10. Details of ground water abstraction /Dewatering structures

Abstraction Structure*	Total Existing No.:1						Total Proposed No.:1					
	DW	DCB	BW	TW	MP	MPu	DW	DCB	BW	TW	MP	MPu
Abstraction Structure*	0	0	1	0	0	0	0	0	1	0	0	0

\*DW- Dug Well; DCB-Dug-cum-Bore Well; BW-Bore Well; TW-Tube Well; MP-Mine Pit;MPu-Mine Pumps

11. Ground Water Abstraction/Restoration Charges paid (Rs.):	35213.00		
12. Environment Compensation (if applicable) paid (Rs.):	0.00		
13. Number of Piezometers(Observation wells) to be constructed/ monitored & Monitoring mechanism.	No. of Piezometers	Monitoring Mechanism	
		Manual	DWLR** DWLR With Telemetry
**DWLR - Digital Water Level Recorder	1	1	0 0

(Compliance Conditions given overleaf)

This is an auto generated document & need not to be signed.

18/11, जामनगर हाउस, मानसिंह रोड, नई दिल्ली - 110011 / 18/11, Jamnagar House, Mansingh Road, New Delhi-110011

Phone: (011) 23383561 Fax: 23382051, 23386743

Website: cgwa-noc.gov.in

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Validity of this NOC shall be subject to compliance of the following conditions:

**Mandatory conditions:**

- 1) Installation of tamper proof digital water flow meter with telemetry on all the abstraction structure(s) shall be mandatory for all users seeking No Objection Certificate and intimation regarding their installation shall be communicated to the CGWA within 30 days of grant of No Objection Certificate.
- 2) Proponents shall mandatorily get water flow meter calibrated from an authorized agency once in a year.
- 3) Construction of purpose-built observation wells (piezometers) for ground water level monitoring shall be mandatory as per Section 14 of Guidelines. Water level data shall be made available to CGWA through web portal. Detailed guidelines for construction of piezometers are given in Annexure-II of the guidelines.
- 4) Proponents shall monitor quality of ground water from the abstraction structure(s) once in a year. Water samples from bore wells/ tube wells / dug wells shall be collected during April/May every year and analysed in NABL accredited laboratories for basic parameters (cations and anions), heavy metals, pesticides/ organic compounds etc. Water quality data shall be made available to CGWA through the web portal.
- 5) In case of mining projects, additional key wells shall be established in consultation with the Regional Director, CGWB for ground water level monitoring four (4) times a year (January, May, August and November) in core as well as buffer zones of the mine.
- 6) In case of mining project the firm shall submit water quality report of mine discharge/ seepage from Govt. approved/ NABL accredited lab.
- 7) The firm shall report compliance of the NOC conditions online in the website (www.cgwa-noc.gov.in) within one year from the date of issue of this NOC.
- 8) Industries abstracting ground water in excess of 100 m<sup>3</sup>/d shall undertake annual water audit through certified auditors and submit audit reports within three months of completion of the same to CGWA. All such industries shall be required to reduce their ground water use by at least 20% over the next three years through appropriate means.
- 9) Application for renewal can be submitted online from 90 days before the expiry of NOC. Ground water withdrawal, if any, after expiry of NOC shall be illegal & liable for legal action as per provisions of Environment (Protection) Act, 1986.
- 10) This NOC is subject to prevailing Central/State Government rules/laws/norms or Court orders related to construction of tube well/ground water abstraction structure / recharge or conservation structure/discharge of effluents or any such matter as applicable.

**General conditions:**

- 11) No additional ground water abstraction and/or de-watering structures shall be constructed for this purpose without prior approval of the Central Ground Water Authority (CGWA).
- 12) The proponent shall seek prior permission from CGWA for any increase in quantum of groundwater abstraction (more than that permitted in NOC for specific period).
- 13) Proponents shall install roof top rain water harvesting in the premise as per the existing building bye laws in the premise.
- 14) The project proponent shall take all necessary measures to prevent contamination of ground water in the premises failing which the firm shall be responsible for any consequences arising thereupon.
- 15) In case of industries that are likely to contaminate the ground water, no recharge measures shall be taken up by the firm inside the plant premises. The runoff generated from the rooftop shall be stored and put to beneficial use by the firm.
- 16) Wherever feasible, requirement of water for greenbelt (horticulture) shall be met from recycled / treated waste water.
- 17) Wherever the NOC is for abstraction of saline water and the existing wells (s) is /are yielding fresh water, the same shall be sealed and new tubewell(s) tapping saline water zone shall be constructed within 3 months of the issuance of NOC. The firm shall also ensure safe disposal of saline residue, if any.
- 18) Unexpected variations in inflow of ground water into the mine pit, if any, shall be reported to the concerned Regional Director, Central Ground Water Board.
- 19) In case of violation of any NOC conditions, the applicant shall be liable to pay the penalties as per Section 16 of Guidelines.
- 20) This NOC does not absolve the proponents of their obligation / requirement to obtain other statutory and administrative clearances from appropriate authorities.
- 21) The issue of this NOC does not imply that other statutory / administrative clearances shall be granted to the project by the concerned authorities. Such authorities would consider the project on merits and take decisions independently of the NOC.
- 22) In case of change of ownership, new owner of the industry will have to apply for incorporation of necessary changes in the No Objection Certificate with documentary proof within 60 days of taking over possession of the premises.
- 23) This NOC is being issued without any prejudice to the directions of the Hon'ble NGT/court orders in cases related to ground water or any other related matters.
- 24) Proponents, who have installed/constructed artificial recharge structures in compliance of the NOC granted to them previously and have availed rebate of upto 50% (fifty percent) in the ground water abstraction charges/ground water restoration charges, shall continue to regularly maintain artificial recharge structures.
- 25) Industries which are likely to cause ground water pollution e.g. Tanning, Slaughter Houses, Dye, Chemical/ Petrochemical, Coal washeries, pharmaceutical, other hazardous units etc. (as per CPCE list) need to undertake necessary well head protection measures to ensure prevention of ground water pollution as per Annexure III of the guidelines.
- 26) In case of new infrastructure projects having ground water abstraction of more than 20 m<sup>3</sup>/day, the firm/entity shall ensure implementation of dual water supply system in the projects.
- 27) In case of infrastructure projects, paved/parking area must be covered with interlocking/perforated tiles or other suitable measures to ensure groundwater infiltration/harvesting.
- 28) In case of coal and other base metal mining projects, the project proponent shall use the advance dewatering technology (by construction of series of dewatering abstraction structures) to avoid contamination of surface water.
- 29) The NOC issued is conditional subject to the conditions mentioned in the Public notice dated 27.01.2021 failing which penalty/EC/cancellation of NOC shall be imposed as the case may be.
- 30) This NOC is issued subject to the clearance of Expert Appraisal Committee (EAC) (if applicable).
- 31) In the self-compliance report, the PP shall submit details of Drilling Agency/ Agencies, which has/ have constructed BW(s)/ TW(s) along with undertaking to the effect that all necessary measures have been taken as per directions of Hon'ble Supreme Court provided in Annexure-VII of guidelines dated 24.09.2020 in respect of abandoned/ failed BW(s)/ TW(s)/Piezometer(s), if any. The PP is advised to engage registered drilling agency/ agencies. In the event of any mishap/ unfortunate incident due to negligence in taking measures for prevention of accident due to falling in Bore Well, both PP and concerned drilling agency shall jointly be held responsible and penal action as per extant Government rules shall be taken.

(Non-compliance of the conditions mentioned above is likely to result in the cancellation of NOC and legal action against the proponent.)

18/11, जामनगर हाउस, मानसिंह रोड, नई दिल्ली - 110011 / 18/11, Jamnagar House, Mansingh Road, New Delhi-110011

Phone: (011) 23383561 Fax: 23382051, 23386743

Website: cgwa-noc.gov.in

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# CENTRAL GROUND WATER AUTHORITY

Department of Water Resources, River Development and Ganga Rejuvenation  
Ministry of Jal Shakti, Govt. of India

## Receipt

(As per the MoJS guidelines dated 24.09.2020 vide SO No. 3289(E) and amendments dated 29.09.2023 vide SO No. 1509(E))  
<https://cgwa-noc.gov.in>

Application No.:	21-4/19871/RJ/INF/2024	Date of Issuance: 11/29/2024 2:29:02 PM
Name of Firm:	DHANSHREE DEVELOPERS	
AppType Category:	Residential apartment	
Application Type:	Infrastructure	
PAN/GSTIN No. of Firm/Individual:	AAF4862Q /	

SN	Description	Amount (Rs.)
1.	Application Processing Fee	10000.00
2.	Ground Water Abstraction charges	0
3.	Ground Water Restoration charges	35213.00
4.	Environmental Compensation Charges (ECRGW) (Date From to ) Days-	
5.	Penalty for non-Compliance of NOC conditions Condition to be mentioned	100000.00
6.	Adjustment Charges	
7.	Rebate	
8.	Charges for correction/modification in the existing issued No Objection Certificate	
S.No.	Description	Rate
(i)	Change in User ID	Rs. 5000
(ii)	Change in firm Name	Rs. 5000
(iii)	Extension of No Objection Certificate	Rs. 5000
(iv)	Issuance of duplicate No Objection Certificate	Rs. 5000
(v)	Issuance of corrigendum to No Objection Certificate	Rs. 5000
(vi)	Any other items/correction etc.	
Rs. Rupees One Lakh Forty Five Thousand Two Hundred Thirteen Only		145213.00

This is an system generated invoice, hence, does not require ink signed.

#### Term and conditions:

- All disputes are subject to Delhi Jurisdiction.
- Any complaint in regard to the rates will not be entertained.

Member-Secretary  
CGWA, New Delhi

18/11, जामनगर हाउस, मानसिंह रोड, नई दिल्ली - 110011 / 18/11, Jamnagar House, Mansingh Road, New Delhi-110011  
Phone: (011) 23383561 Fax: 23382051, 23386743  
Website: [cgwa-noc.gov.in](https://cgwa-noc.gov.in)

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**Factual report as sought by the Hon'ble National Green Tribunal, Central Zone, Bhopal, order dated 21.01.2025, in Original Application No. 175/2024, Haider Ali Vs. The Director/Chairman, Manglam BDL & Ors.**

**Project Name:** Manglam Residency developed by M/s. Shree Tirupati Developers, located near Itarana Circle, 200 feet road, Alwar Bypass, Village- Samola, Tehsil & District: Alwar, Rajasthan.

Sr No.	Information	Details
1	Total build up area of the project separately with total area	As per the project details submitted by the project proponent vide letter dated 15/02/2025 (Copy of reply is enclosed and marked as <b>Annexure- I</b> ): <b>- Total built-up area: 27248.23</b> <b>- Total area: 1.05 Hectare</b> (Conversion letter dated 04-04-2013 by UIT Alwar is enclosed and marked as <b>Annexure- II</b> )
2	Year of starting of the project	<b>2017</b> (Rajasthan Real Estate Regulatory Authority registration certificate dated 23/10/2017 is enclosed and marked as <b>Annexure-III</b> )
3	Year of the completion of the project	<b>2021</b> (Completion Certificate dated 18/10/2021 is enclosed and marked as <b>Annexure- IV</b> )
4	Consent conditions	The project has applied for consent to establish and consent to operate, which are under consideration with state board. (Copy of CTE application dated 23/11/2024 and CTO applications dated 22/02/2025 are enclosed as <b>Annexure-V</b> )
5	Requirement of EC and as whether EC has been obtained from the competent authority	The project is a group housing development with a total area of 1.05 hectares and a built-up area of 27,248.23 square meters. As per the EIA Notification 2006, the project is required to obtain Environmental Clearance. An application for Environmental Clearance was submitted on 21/09/2024 and is under consideration with SEIAA

		Rajasthan. (A copy of the application is enclosed and marked as <b>Annexure-VI</b> )
6	NOC from the CGWA	<b>No Objection Certificate (NOC)</b> of CGWA is valid. (No Objection Certificate of CGWA is enclosed and marked as <b>Annexure-VII</b> )



## **SHREE TIRUPATI DEVELOPERS**

6<sup>th</sup> Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur, Rajasthan, 302015

*(P)*  
*[Signature]*  
20/02/25

**Registered Post/E-Mail**

**Date - 15/02/2025**

**To,**  
**Regional officer,**  
**Rajasthan State Pollution Control Board,**  
**D - Block, Ambedkar Nagar, Alwar. 301001.**  
**Telephone - 01442980531**  
**E-mail - ro.alwar@gmail.com**

**Subject - Reply of Letter of Regional Office, Alwar, RSPCB.**  
**In Reference to:** Group Housing Project "Manglam Residency" Alwar

**Sir,**

With reference to Letter 12.02.2025 in which information pertaining to our group housing project ***Manglam Residency (M/s Shree Tirupati Developers)*** which is located near Itrana Circle, Alwar, Bypass Road, Village - Samola, Tehsil & District - Alwar, Rajasthan was sought on following points the answer to which is provided below along with the supporting documents attached as Annexures with this reply letter.

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- i. **Total Build up area of the project separately with the total area.**  
The total area of Manglam Residency, Alwar is **10500.33 sq. meter** and total build up area is **27248.23 sq. meter.** The copy of the Approved Map is annexed as "**Annexure - 1**".
- ii. **Year of the Starting of the Project.**  
The project started/commenced on **04/01/2017 i.e., on 4<sup>th</sup> day of January 2017.** The copy of the Registration Certificate of the Project is annexed as "**Annexure - 2**".
- iii. **Year of the completion of the Project.**  
The project got completed on **18/10/2021 i.e., on 18 day of October, 2021.** The copy of the certificate for extention of registration of project and completion certificate is annexed as **Annexure 3.**
- iv. **Consent conditions**  
We have already applied for Consent to Establish (CTE) and Consent to Operate (CTO) to Rajasthan State Pollution Control Board under section 25/26 of the Water (Prevention and Control of Pollution) Act, 1974 and Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 in Form XIII and Form I.

For SHREE TIRUPATI DEVELOPERS

1

*[Signature]*  
Authorized Signatory

**SHREE TIRUPATI DEVELOPERS**

6<sup>th</sup> Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur, Rajasthan, 302015

The copy of which is enclosed as “**Annexure - 4**” to this letter.

v. **Requirement of EC and as to whether EC has been obtained from the competent authority.**

Yes EC was required and we have applied for it. The copy of the application is enclosed as “**Annexure - 5**”.

vi. **NOC from the CGWA.**

That the No Objection Certificate for Ground Water Abstraction was obtained from Government of India Ministry of Jal Shakti Department of Water Resources, River Development & Ganga Rejuvenation Central Ground Water authority on **28/11/2024** A **copy of NOC dated 28.11.2024** is attached as **Annexure 6**.

For SHREE TIRUPATI DEVELOPERS  
Yours Sincerely

  
Authorized Signatory

(Dushyant Kumar Sharma)  
Authorized Signatory  
Shree Tirupati Developers

## कार्यालय प्राधिकृत अधिकारी, नगर विकास न्यास, अलवर

मामला सं० - 57

वर्ष -2013

मै० श्री तिरूपती डवलपर्स जर्जे साझेदार मै० मंगलम बिल्ड डवलपर्स लि० जर्जे निदेशक संजय गुप्ता पुत्र श्री एन.के. गुप्ता C/o 6th फ्लोर, अपेक्स मॉल, लालकोठी, टॉक रोड जयपुर

आवेदक

विषय :- राजस्थान भू-राजस्व अधिनियम, 1956 की धारा 90-क के अधीन कृषि भूमि का गैर-कृषिक प्रयोजन के उपयोग हेतु अनुज्ञा प्रदान करने।

## आदेश

दिनांक 14-4-13

मामले के संक्षिप्त तथ्य निम्नानुसार है :-

- (1) ऊपर नामित आवेदक ने राजस्थान भू-राजस्व अधिनियम 1956 की धारा 90-क के अधीन निम्नलिखित भूमि का आवासीय प्रयोजन के लिए उपयोग हेतु अनुज्ञा देने के लिए आवेदन किया है :-

तहसील और जिले का नाम	राजस्व ग्राम का नाम	खसरा सं०	क्षेत्र (हेक्टर)
अलवर	समोला	314	0.74
		358	0.31
		कुल किता= 02	कुल रकबा= 1.05 है०

- (2) आवेदक ने आवेदन के साथ नवीनतम जमाबंदी की प्रति, राजस्व खसरा अनुरेख, सम्यक् रूप से अनुप्रमाणित क्षतिपूर्ति बंध पत्र और शपथपत्र, की-मैप, अभिन्यास योजना, सर्वेक्षण नक्शा और अन्य सुसंगत दस्तावेज प्रस्तुत किये हैं।
- (3) यह कि मैंने आवेदक द्वारा प्रस्तुत आवेदन और दस्तावेजों/कथनों का परीक्षण कर लिया है। मैंने संबंधित तहसीलदार की रिपोर्ट और स्थानीय प्राधिकारी की सहमति रिपोर्ट का परीक्षण कर लिया है। मेरी यह राय है कि आवेदित भूमि का गैर-कृषिक प्रयोजन के लिए वांछित उपयोग मास्टर योजना/विकास योजना/स्कीम के अनुरूप है। और आवेदक के आवेदन को राजस्थान भू-राजस्व अधिनियम, 1956 की धारा 90-क और राजस्थान अभिधृति अधिनियम की धारा 63 और तदधीन बनाये गये नियमों के उपबंधों के अनुसार ऐसी भूमि पर अभिधृति अधिकार निर्वापित करके भूमि का आवासीय प्रयोजन के लिए उपयोग करने हेतु अनुज्ञा प्रदान करने के लिए स्वीकार किया जा सकता है।
- (4) अतः अब इसके द्वारा आदेश दिया जाता है कि ग्राम सामोला तह० व जिला अलवर खसरा नम्बर 314,358 कुल किता 02 कुल रकबा 1.05 है० भूमि में स्थित भूमि पर आवेदक के अभिधृति अधिकारों को उक्त भूमि का आवासीय प्रयोजन के लिए उपयोग करने हेतु

from-11R(order)

- 121 -

निर्वापित किया जायेगा और इस आदेश की तारीख से उक्त भूमि को, उक्त भूमि का आवेदको/आवेदक द्वारा नामनिर्दिष्ट व्यक्तियों को, उक्त स्थानीय प्राधिकारी पर लागू विधि, नियमों, विनियमों या उप-विधि के अनुसार आबंटन के लिए, स्थानीय प्राधिकारी के व्ययनाधीन रखा गया समझा जायेगा।

(5)

आवेदक द्वारा उस भूमि को, जिसके लिए यह अनुज्ञा दी गयी है, यथाविहित प्रीमियम, नगरीय निर्धारण के साथ ही विनिर्दिष्ट अल्प प्रभारों के निक्षेप और सुसंगत विधि के अधीन अभिव्यास योजना के अनुमोदन के पश्चात्, स्थानीय प्राधिकारी द्वारा सम्यक् आबंटन किये जाने के पश्चात् ही गैर-कृषिक प्रयोजन के लिए उपयोग में लिया जायेगा।

(6)

इन नियमों के अधीन विहित और स्थानीय प्राधिकारी द्वारा सुसंगत विधि के अनुसार अधिसूचित निबंधनों और शर्तों की आवेदक द्वारा पालना की जायेगी। यह आदेश अद्योहस्ताक्षरी के हस्ताक्षर और मुहर के अधीन आज दिनांक 4-4-13 को पारित किया गया।

सं. 9046/1365

प्रति सूचना एवं आवश्यक कार्यवाही के लिए निम्नलिखित को अग्रहित की गयी :-

1. सचिव, नगर विकास न्यास, अलवर।
2. तहसीलदार, अलवर को पूर्वोक्त भूमि को स्थानीय प्राधिकारी के नाम नामान्तरण करने और इस आदेश के 7 दिन के भीतर स्थानीय प्राधिकारी और अद्योहस्ताक्षरी को उसकी प्रति भेजने के लिए।

प्राधिकृत अधिकारी  
नगर विकास न्यास, अलवर

दिनांक 4-4-13

3. मै० श्री तिरुपती डवलपर्स जयें साझेदार मै० मंगलम विल्ड डवलपर्स लि० जयें निदेशक संजय गुप्ता पुत्र श्री एन.के. गुप्ता C/o 6th फ्लोर, अपेक्स मॉल, लालकोठी, टॉक रोड जयपुर

प्राधिकृत अधिकारी  
नगर विकास न्यास, अलवर

Pradeep Kapoor  
Registrar



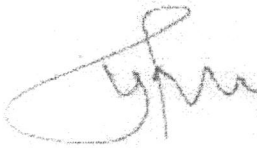
Rajasthan Real Estate Regulatory Authority  
Nagar Niyojan Bhawan, Opp. Birla Mandir,  
J.L.N. Marg, Jaipur-302004  
Tel: 0141-2569430  
Website: <http://rera-rajasthan.in>  
Email: [registrar@rera-rajasthan.in](mailto:registrar@rera-rajasthan.in)  
[usersupport@rera-rajasthan.in](mailto:usersupport@rera-rajasthan.in)

### REGISTRATION CERTIFICATE OF PROJECT

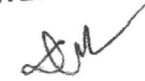
This certificate of registration is hereby granted under section 5 of the Real Estate (Regulation and Development) Act, 2016 to the following project:-

1. Project registration number: RAJ/P/2017/278
2. Details of Project: MANGLAM RESIDENCY at Khasra No. 314, 358, Village-Samola, Tehsil & Distt. Alwar-301001 (Rajasthan)
3. Details of promoter:  
Name of the firm/society/company/competent authority M/S. SHREE TIRUPATI DEVELOPERS having its registered office at 6<sup>th</sup> Floor, Apex Mall, Lalkothi, Tonk Road, Jaipur-302015 (Rajasthan)
4. This registration is granted subject to the following conditions, namely:-

- (i) The promoter shall enter into an agreement for sale with the allottees as provided in Form-G;
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee for the apartment. Simultaneously he shall also execute and register the conveyance deed for the undivided proportionate title in the common areas to the association of the allottees or the competent authority, as the case may be, as per section 17 of the Real Estate (Regulation and Development) Act, 2016;
- (iii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per subclause (D) of clause (I) of sub-section (2) of section 4 of the Real Estate (Regulation and Development) Act, 2016;
- (iv) The registration shall be valid upto 31.12.2019 (Estimated Finished Date) unless extended by the Real Estate Regulatory Authority in accordance with section 6 of the Real Estate (Regulation and Development) Act, 2016 read with rule 7 of the Rajasthan Real Estate (Regulation and Development) Rules, 2017;

  
प्रदीप कापूर  
रजिस्ट्रार  
RERA, RAJ.

For SHREE TIRUPATI DEVELOPERS

  
Authorized Signatory

(v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;

(vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

5. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein.

6. The Login Id and password for the purpose as provided under clause (a) of sub-section (1) or sub-section (2) of section 5 of the Real Estate (Regulation and Development) Act, 2016, as the case may be, is enclosed herewith.

This bears approval of Chairman, Rajasthan Real Estate Regulatory Authority (RERA).

Date:



Signature and seal  
अधीक्षक कर्पूर  
रजिस्ट्रार  
RERA, RAJ.

For SHREE TIRUMATI DEVELOPERS

Authorized Signatory

For SHREE TIRUMATI DEVELOPERS

Authorized Signatory

## VJ ARCHITECTS

Office: 3-ka-10, Jawahar Nagar, Jaipur -302004

• T: +91-141-2653653 F: +91-141-2653653

• E: vjarchitect@gmail.com • vjarchitect@vjarchitect.com • W: www.vjarchitect.com

Check List for Completion Certificate of Multistoried Building's.

**Applicant Name:** M/s Shree Tirupati Developers  
 Partner Mangalam Build Developers Ltd  
 Director Rambabu Agrawal  
 S/o Mr. Madan Lal Agrawal

**Architect Name & Registration no.:** MR. Vikas Jain CA/2000/26735

**Building Name & Address:** "MANGLAM RESIDENCY" KHASRA NO. - 314,358 ALWAR. AT  
 Vill. SAMOLA, Teh.- ALWAR, Dist. - ALWAR WITH REFERENCE TO  
 RESIDENTIAL SINGLE PATTA UNDER 3A CHIEF MINISTER'S JAN  
 AWAS YOJANA2015

**Area(Sq.mt):** 10500.33 SQ.Mt.

	<u>Details</u>	<u>Comments</u>		
1		As per approval	Available on Site	
	Total Land Area	10500.33 sq.mt.	10500.33 sq.mt.	
	Less: Surrendered	557.33 sq.mt.	557.33 sq.mt.	
	Net Area of Scheme	9943.00 sq.mt.	9943.00 sq.mt.	
2	<b>Setbacks</b>	As per approval	Available on Site	
	Front	15.00 m	15.08m	
	Side I	6.00 m	6.10m	
	Side II	6.00 m	6.10m	
	Rear	6.00 m	6.10m	
3	<b>Ground Coverage</b>	As per approval	Available on Site	
		26.08%	26.08%	
4	<b>Basement (if approved)</b>	—NA—	—NA—	
	(i) Ramp (Slope/Width)	—NA—	—NA—	
	(ii) Staircase	—NA—	—NA—	
	(iii) <b>Setbacks</b>	Front	—NA—	—NA—
		Side I	—NA—	—NA—
		Side II	—NA—	—NA—
		Rear	—NA—	—NA—
	(vi) Any other observation	—NA—	—NA—	
5	<b>Height &amp; Number of Floors</b>	As per approval	Available on Site	

For SHREE TIRUPATI DEVELOPERS

Architecture

Interiors

Urban design

Planning

Consulting Architect  
**VIKAS JAIN**  
 B-Arch. (Hons.), M.A. (Urban Design)  
 CA/2000/26735  
 Landscape Design

		Block-A	29.95 m.	29.99 m.
		Block-B	29.95m.	29.99 m.
		Block-C	29.95m.	29.99 m.
6	F.A.R.	TOATL	As per approval	Achieved F.A.R.
			21568.81 sq.mt	21568.81 sq mt
7	Parking		As per approval	Available on Site
			397.66 ECU.	400 ECU.
8	Cut outs/Open to Sky/ Ducts		As per approval	Available on Site
			1710.82 sq.mt.	1712 sq.mt.
9	Projections/Balconies etc (Covered/extended)		As per approval	Available on Site
			659.57 sq.mt.	659.57 sq.mt.

For SHREE TIRUPATI DEVELOPERS

Authorized Signatory

  
 Consulting Architect  
**VIKAS JAIN**  
 B-Arch. (Hons.), M.A. (Urban Design)  
 CA/2000/26735

SHREE TIRUPATI DEVELOPERS

Authorized Signatory

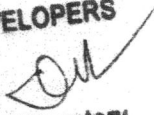
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10	Certification for Fire Safety (Final)	Required	Not Available
11	Airport NOC (if required)	--NA--	--NA--
12	Environment Clearance (if required)	Required	Not Available
13	Certification from structural Engineer (Earthquake Resistant)	Required	Provided
14	Plantation on Site	Required	Provided
15	Rain Water Harvesting	Required	Provided
16	Waste water recycling	--NA--	--NA--
17	Sewerage Treatment Plant	Required	Provided
18	Provision of Solid Waste Disposals	--NA--	--NA--
19	Provision of Solar Panels/ Solar Water Heaters	Required	Provided
20	Provisions for Physically Challenged Persons	Required	Provided
21	Internal Changes/ Deviation if any	-	-
22	Any other observation	-	-

### Completion Certificate

I hereby certify that the building constructed on KHASRA NO. - 314,358 ALWAR. AT Vill. SAMOLA, Teh.- ALWAR, Dist. - ALWAR WITH REFERENCE TO RESIDENTIAL SINGLE PATTA UNDER 3A CHIEF MINISTER'S JAN AWAS YOJANA 2015 owned/developed by M/s Shree Tirupati Developers Partner Mangalam Build Developers Ltd Director Rambabu Agrawal S/o Mr. Madan Lal Agrawal was personally inspected by me and based on above facts, construction on site is complete in accordance with the approved building plans. Type of the building Residential is also in accordance with the approved plan. Hence the Completion Certificate is issued under my signature on (date)

For SHREE TIRUPATI DEVELOPERS

  
Authorized Signatory

Architect :-

Registration No. :-

  
CA/2000/26735

Consulting Architect  
**VIKAS JAIN**  
B-Arch. (Hons.), M.A. (Urban Design)  
CA/2000/26735

Ramesh Chandra Sharma  
Registrar

*A-2*



**Rajasthan Real Estate  
Regulatory Authority,**

2<sup>nd</sup> & 3<sup>rd</sup> Floor, RSIC Building, Udyog Bhavan, Tilak Marg,  
C-Scheme, Jaipur-302005

Website : <http://rera.rajasthan.gov.in>

Tel : 0141-2385778

Email : RERA@RAJASTHAN.GOV.IN

registrar.rera@rajasthan.gov.in

**FORM-F**

**CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT**

This certificate of extension of registration is hereby granted under section 6 of the Real Estate (Regulation and Development) Act, 2016, to the following project:

**MANGLAM RESIDENCY at Khasra No. 314, 358, Village-Samola, Tehsil & Distt. Alwar-301001 (Rajasthan), registered with the Authority vide project registration certificate bearing No. RAJ/P/2017/278 of M/S. SHREE TIRUPATI DEVELOPERS having its registered office / principal place of business at 6<sup>th</sup> Floor, Apex Mall, Lalkothi, Tonk Road, Jaipur-302015 (Rajasthan)** This extension of registration is granted subject to the following conditions, namely:-

- (i) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17;
- (ii) The promoter shall deposit seventy percent of the amounts realised by him in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4;
- (iii) The registration is extended by a period of **10 Months 18 Days** commencing from **01.01.2020** and ending with **18.10.2020** and shall be valid until **18.10.2020** unless further extended by the Real Estate Regulatory Authority in accordance with section 6 of the Real Estate (Regulation and Development) Act, 2016 read with rule 7 of the

For SHREE TIRUPATI DEVELOPERS

*[Signature]*  
Authorized Signatory

Rajasthan Real Estate (Regulation and Development) Rules, 2017;

(iv) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;

(v) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed;

(vi) If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

*[Handwritten Signature]*  
10/01/2020  
Signature and seal

Authorized Officer of the Real Estate Regulatory Authority  
**Ramesh Chandra Sharma**  
Registrar, RERA

Date : 10/01/2020

Place : Jaipur, Rajasthan



For SHREE TIRUPATI DEVELOPERS

*[Handwritten Signature]*

Authorized Signatory

SHREE TIRUPATI DEVELOPERS

Authorized Signatory



**Rajasthan Real Estate Regulatory Authority, Jaipur**  
2nd & 3rd Floor, RSIC Wing, Udyog Bhawan,  
Tilak Marg, C-Scheme, Jaipur-302005  
Phone No.: 0141-2851900 Website : <http://rera.rajasthan.gov.in>

**FORM-F**  
[see rule 7(4)]

**CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT**

This certificate of extension of registration is hereby granted under section 6 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter called 'the Act'), to the following project:

**Project Name** **MANGLAM RESIDENCY**

**Location** **Khasra No. 314, 358 , Village- SAMOLA , SAMOLA , Alwar - 301001 (Rajasthan)**

**Registration no.** **RAJ/P/2017/278**

**Category** **Group Housing**

**Promoter Name** **SHREE TIRUPATI DEVELOPERS**

**Promoter Address** **6TH FLOOR, APEX MALL , TONK ROAD, LALKOTHI , JAIPUR, Jaipur , Jaipur (Rajasthan) - 302015**

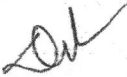
**Reason for Extension** **Force Majeure**

This extension of registration is granted subject to the following conditions, namely:-

1. The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17 of the Act;
2. The promoter shall deposit seventy percent of the amounts realized by him in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub - clause(D) of clause(l) of sub - section(2) of section 4 of the Act;
3. The registration is extended by a period of **12 Months** commencing from **19-10-2020** and shall be valid upto **18-10-2021** unless further extended by the Real Estate Regulatory Authority in accordance with section 6 of the Act read with rule 7 of the Rajasthan Real Estate(Regulation and Development) Rules, 2017 or in accordance with section 6 read with section 7,8 and 37 of the Act.
4. If the validity of approved building plans has expired or expires before the extended date of validity of registration of the project, the promoter shall obtain from the competent authority the requisite extension of validity of approved building plans and submit a copy thereof to the Authority latest within 6 months from the date of issue of this certificate, failing which this certificate of extension of registration of the project shall stand withdrawn and you shall be liable for the consequences under the provisions of the Act and the rules & regulations made thereunder;
5. The promoter shall comply with the provisions of the Act and the rules & regulations made

Signature Not Verified

**For SHREE TIRUPATI DEVELOPERS**

  
Authorized Signatory

Digitally signed by Ramesh Chandra Sharma  
Designation : Registrar  
Date: 2020.10.08 17:02:21 IST  
Reason: Approved



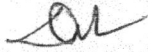
thereunder;

6. The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed;

7. The extension of registration of the project (except when it is granted on ground of force majeure) shall not affect/ damage the rights and interests of the allottee(s) under the agreement for sale. Nor will it exonerate the promoter from his obligations to the allottee(s) under the Real Estate (Regulation and Development) Act, 2016 and rules & regulations made thereunder. If, however, due to this extension, any damages or losses are suffered by any allottee(s), any rights and interests of any allottee(s) are affected or any dispute arises, promoter of the project shall be solely responsible and liable to compensate for the same and to resolve the dispute and shall also be liable for all the legal and financial consequences of delay in handing over the possession vis-à-vis what is previously agreed with the allottee(s).

8. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter, including revocation of the registration, as per the Act and the rules and regulations made thereunder.

**For SHREE TIRUPATI DEVELOPERS**



**Authorized Signatory**

Signature Not Verified

Digitally signed by Ramesh Chandra Sharma

Designation : Registrar

Date: 2020.10.08 17:02:21 IST

Reason: Approved

## Rajasthan State Pollution Control Board

## FORM I



Application for Consent to Establish under  
section 21 of the

Air (Prevention and Control of Pollution) Act,  
1981

Print Date: 2/21/2025

From:-

Date: 23/11/2024

SHREE TIRUPATI  
DEVELOPERS 6TH FLOOR,  
APEX MALL, LALKOTHI,  
TONAK ROAD, JAIPUR N/A

To,  
Regional Officer D-Block,  
Ambedkar Nagar, Alwar-  
301001 Phone: 0144-  
2372996

Unit ID: 138852

Application ID: 386672

Application Type: CTE AIR/WATER - Fresh

Disposing Authority: Head Office [HBC]

Address: 4, Institutional Area, Jhalana Doongari, Jaipur-  
302 004

Sir,

I/We hereby apply for obtaining

Consent, in Form No. I under section 21 of the Air (Prevention and Control of Pollution) Act, 1981 (No. 14 of 1981) for establishing an industrial plant/ operation/ process/ activity , plant owned by SHREE TIRUPATI DEVELOPERS (Name of Director/ proprietor/ partner etc.)

## Part I: General Information

## A. Details of Industry/ Activity/ Service/ Operation/ Process:-

a.	Name of Industry/ Activity/ Service/ Operation/ Process	SHREE TIRUPATI DEVELOPERS
b.	Name and Designation of the Applicant	RAMBABU AGARWAL AUTHORISED SIGNATORY
c.	Correspondence Address	6TH FLOOR, APEX MALL, LALKOTHI, TONAK ROAD,
	Village/ Area	JAIPUR
	Street/ Locality/ City	JAIPUR
	Tehsil	N/A
	District	N/A
	Pin Code	302015
	Telephone No. (including STD Code)	0-
	Mobile No.	9928008030
	E-Mail Address	ispooniam@manglamgroup.com
	Fax No.	-
d.	Site Address	<b>Manglam Residency KHASRA NO 314, 358</b>
	Plot No./ Khasra No.	KHASRA NO 314, 358
	Village/ Area	<b>SAMOLA</b>
	Street/ Locality/ City	<b>SAMOLA</b>
	Tehsil	<b>Alwar</b>
	District	<b>Alwar</b>
	State	<b>Rajasthan</b>
	Pin Code	301001
	Telephone No. (including STD Code)	0-

Mobile No.	9928008030
Fax No.	0-
Email Address	ispoonina@manglamgroup.com
e. Plot Area/ Mining Lease Area	9933 Sq. Meter
f. Land classification	
(a) Industrial or	No
(b) Commercial, or	No
(c) Agriculture, or	No
(d) Residential, or	Yes
(e) Other than above	No
g. Whether covered under Aravalli Notification	No
h. Whether requiring authorization under the rules dealing with Hazardous Waste notified under Environment (Protection) Act, 1986 and quantity of used/ waste oil is $\geq 5$ KL	No
i. Whether covered under EIA Notification, 2006	No
j. Gross Built up Area	0
k. Consent is applied for (Entire Industry/ Activity/ Service/ Operation/ Process or Part thereof- please specify)	Fresh
l. Category of Industry/ Activity/ Service/ Operation/ Process	Orange
m. Scale of Industry/ Activity/ Service/ Operation/ Process	MEDIUM
n. Status of Application/ Activity/ Service/ Operation/ Process	Operational
o. Total Capital Investment (without depreciation) in Industry/ Activity/ Service/ Operation/ Process (as per Project Report/ CA Certificate) for which consent is applied (Rs. in lacs)	3975
p. Date of Commissioning	15/04/2025
q. Total number of employees (including contractual workers) in the Industry/ Activity/ Service/ Operation/ Process (maximum)	5
r. Total number of residents in the colony; if any within the premises of the establishment	N/A N/A
s. Installed Capacity of the Industry/ Activity/ Service/ Operation/ Process	N/A
t. No. of working days in a year	365
u. No. of shifts per day	3
v. Electric connection number and name	SHREE TIRUPATI DEVELOPERS

### B. Surrounding Details:-

S. No.	Which of the following features exist within 1 km of the site	
1.	Human Settlement (Village/ City/ Town)	
2.	Water body	N/A
3.	Industrial area (Specify)	
4.	Any major industry (Specify)	

### Part II: Information related to Industry/ Activity/ Service/ Operation/ Process

#### (a) Raw Material Details:

Not Applicable...

#### (b) Product/ By Product/ Service/Activity details

S. No.	Name	Quantity/ Capacity (With Unit)	Product or By Product or Service	Storage Capacity
1182	BUILT UP AREA	27248.2, SQ. METER	Activity	27248.23

#### (c) Electric Energy/Water Requirement (Kilo Watt/Kilo liter per Day)

Not Applicable...

## (d) Water Consumption Details (Kilo liter per Day)

SrNo	Source of Water	Boiler./ Cooling	Domestic	Industrial Process	Others
249189	Any Other	0	93	0	0
249190	Ground Water	0	171	0	0

**Part III: Information related to Effluent Generation, Treatment and Disposal**

## (a) Effluent Generation &amp; Disposal Details

S. No.	Type of Effluent(Trade/Domestic)	Quantity of Effluent Generated (KLD)	Recycled in the Process/ Activity (KLD)	Disposed/ Discharged (KLD)	Mode of Disposal
136536	Domestic Sewage	209	93	116	Plantation/Horticulture/Flushing/Floor Cleaning etc.

## (b) Mode Of Treatment and disposal

Mode	Yes/No	Capacity	Mode Of Conveyance of effluent
Having own STP	Yes	230 KLD	Closed Conduit

## (c) Type of treatment system installed

S.No.	Type(Sewage Treatment Plant/Effluent Treatment Plant)	Unit Operations & Process installed	Capacity of the Treatment System
17009	MBBR	primary, secondary, tertiary treatment	230

**Part IV: Information related to Air Pollution and Control Systems**

## (a) Air Emission Details

**A- Process Stacks**

S. No.	Stack attached to process	Stack height from ground level (in meter)	Details of Air Pollution Control Measures	Probable pollutants	Infrastructural monitoring facility (Yes/ No/ Not required)
129143	One D.G. set	4.50	ACOUSTIC ENCLOSURE,ADEQUATE STACK HEIGHT,		Yes

**B- Flue gases stacks**

Not Applicable...

**C- Fugitive emission**

Not Applicable...

**D- Details of D. G. Sets**

S.No.	Rating (KVA/ KW)	Status of Acoustic enclosure	Height of Stack (in meter) Above roof	Height of Stack (in meter) Above Ground Level	Infrastructure facilities for stack emission monitoring (Yes/ No/ Not required)
87784	125 (KVA)	Yes	2.5	4.5	N

**Part V: Information related to Solid Waste:**

Not Applicable...

**Part VI: Information related to Consent Fee Deposition**

DD Number	DD Date	DD Amount	Challan No.	Payment mode	Token No	Transaction Date	Transaction Status
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125051920	23/11/2024	1000.00	CTE- AW90074115	Online Payment (By Rajasthan Payment Platform)	125051920	Nov 23 2024 12:00AM	SUCCESS
125509944	04/12/2024	100000.00	CTE- AW81381019	Online Payment (By Rajasthan Payment Platform)	125509944	Dec 4 2024 12:00AM	SUCCESS

1. I/ We, hereby declare that the information furnished above is correct to the best my/ our knowledge
2. I/We, hereby submit that in case of change, either of the point of characteristic of discharge or the quantity of discharge or its quality, a fresh application for consent shall be made and until such consent is granted no change shall be made.
3. I/We, understand the State Board and its official authorized in this behalf by the State Board can make necessary changes/ modification in the data provided by me/ us while deciding the application on the basis of the information provided by me/ us.

Date:-  
Place

Signature  
Name  
Designation  
Seal

**Note:**

- I. Consent application must be accompanied with the fees as specified in the notifications issued by the State Government time to time.
- II. Consent fee shall be paid through Bank Draft payable in favour of the Member Secretary, Rajasthan State Pollution Control Board or through ECS or through e-Mitra/ CSC or Bank Challan or any other facility as per orders issued by the State Board time to time,
- III. Documents as per check list as specified by the State Board shall be submitted along with the application.
- IV. All documents including consent application form submitted to the State Board shall be signed/ attested by the proprietor/ authorized signatory along with seal.

## Rajasthan State Pollution Control Board

## FORM I



Application for Consent to Operate under  
section 21 of the

Air (Prevention and Control of Pollution) Act,  
1981

Print Date: 3/3/2025

From:-

Date: 22/02/2025

SHREE TIRUPATI  
DEVELOPERS 6TH FLOOR,  
APEX MALL, LALKOTHI,  
TONAK ROAD, JAIPUR N/A

To,  
Member Secretary4,  
Institutional Area, Jhalana  
Doongari, Jaipur-302  
004Phone: 0141-2716840

Unit ID: 138852

Application ID: 393950

Application Type: CTO AIR - Fresh

Disposing Authority: Head Office [HBC]

Address: 4, Institutional Area, Jhalana Doongari, Jaipur-  
302 004

Sir,

I/We hereby apply for obtaining

Consent, in Form No. I under section 21 of the Air (Prevention and Control of Pollution) Act, 1981 (No. 14 of 1981) for Consent to Operate any industrial , plant owned by SHREE TIRUPATI DEVELOPERS (Name of Director/ proprietor/ partner etc.)

**Part I: General Information**

**A. Details of Industry/ Activity/ Service/ Operation/ Process:-**

a. Name of Industry/ Activity/ Service/ Operation/ Process	SHREE TIRUPATI DEVELOPERS
b. Name and Designation of the Applicant	RAMBABU AGARWAL AUTHORISED SIGNATORY
c. Correspondence Address	6TH FLOOR, APEX MALL, LALKOTHI, TONAK ROAD,
Village/ Area	JAIPUR
Street/ Locality/ City	JAIPUR
Tehsil	N/A
District	N/A
Pin Code	302015
Telephone No. (including STD Code)	0-
Mobile No.	9928008030
E-Mail Address	ispooniam@manglamgroup.com
Fax No.	-
d. Site Address	<b>Manglam Residency KHASRA NO 314, 358</b>
Plot No./ Khasra No.	KHASRA NO 314, 358
Village/ Area	<b>SAMOLA</b>
Street/ Locality/ City	<b>SAMOLA</b>
Tehsil	<b>Alwar</b>
District	<b>Alwar</b>
State	<b>Rajasthan</b>
Pin Code	301001
Telephone No. (including STD Code)	0-
Mobile No.	9928008030

Fax No.	0-
Email Address	ispooniam@manglamgroup.com
e. Plot Area/ Mining Lease Area	9933 Sq. Meter
f. Land classification	
(a) Industrial or	No
(b) Commercial, or	No
(c) Agriculture, or	No
(d) Residential, or	Yes
(e) Other than above	No
g. Whether covered under Aravalli Notification	N/A
h. Whether requiring authorization under the rules dealing with Hazardous Waste notified under Environment (Protection) Act, 1986 and quantity of used/ waste oil is $\geq 5$ KL	
i. Whether covered under EIA Notification, 2006	N/A
j. Gross Built up Area	N/A
k. Consent is applied for (Entire Industry/ Activity/ Service/ Operation/ Process or Part thereof- please specify)	Fresh
l. Category of Industry/ Activity/ Service/ Operation/ Process	Orange
m. Scale of Industry/ Activity/ Service/ Operation/ Process	MEDIUM
n. Status of Application/ Activity/ Service/ Operation/ Process	Operational
o. Total Capital Investment (without depreciation) in Industry/ Activity/ Service/ Operation/ Process (as per Project Report/ CA Certificate) for which consent is applied (Rs. in lacs)	7.84
p. Date of Commissioning	
q. Total number of employees (including contractual workers) in the Industry/ Activity/ Service/ Operation/ Process (maximum)	5
r. Total number of residents in the colony; if any within the premises of the establishment	N/A N/A
s. Installed Capacity of the Industry/ Activity/ Service/ Operation/ Process	
	N/A
t. No. of working days in a year	365
u. No. of shifts per day	1
v. Electric connection number and name	SHREE TIRUPATI DEVELOPERS

### B. Surrounding Details:-

S. No.	Which of the following features exist within 1 km of the site	
1.	Human Settlement (Village/ City/ Town)	N/A
2.	Water body	N/A
3.	Industrial area (Specify)	N/A
4.	Any major industry (Specify)	N/A

### Part II: Information related to Industry/ Activity/ Service/ Operation/ Process

#### (a) Raw Material Details:

Not Applicable...

#### (b) Product/ By Product/ Service/Activity details

S. No.	Name	Quantity/ Capacity (With Unit)	Product or By Product or Service	Storage Capacity
37720	BUILTUP AREA.	27248.2, SQ. METER	Activity	27248.2

#### (c) Electric Energy/Water Requirement (Kilo Watt/Kilo liter per Day)

Not Applicable...

#### (d) Water Consumption Details (Kilo liter per Day)

Not Applicable...

**Part III: Information related to Effluent Generation, Treatment and Disposal**

(a) Effluent Generation &amp; Disposal Details

Not Applicable...

(b) Mode Of Treatment and disposal

N/A

(c) Type of treatment system installed

N/A

**Part IV: Information related to Air Pollution and Control Systems**

(a) Air Emission Details

**A- Process Stacks**

S. No.	Stack attached to process	Stack height from ground level (in meter)	Details of Air Pollution Control Measures	Probable pollutants	Infrastructural monitoring facility (Yes/ No/ Not required)
132367	D.G. Set	4.50	ACOUSTIC ENCLOSURE, ADEQUATE STACK HEIGHT,		Yes

**B- Flue gases stacks**

Not Applicable...

**C- Fugitive emission**

Not Applicable...

**D- Details of D. G. Sets**

S.No.	Rating (KVA/ KW)	Status of Acoustic enclosure	Height of Stack (in meter) Above roof	Height of Stack (in meter) Above Ground Level	Infrastructure facilities for stack emission monitoring (Yes/ No/ Not required)
90265	125 (KVA)	Yes	2.5	4.5	N

**Part V: Information related to Solid Waste:**

Not Applicable...

**Part VI: Information related to Consent Fee Deposition**

DD Number	DD Date	DD Amount	Challan No.	Payment mode	Token No	Transaction Date	Transaction Status
130055477	21/02/2025	1000.00	CTO-A784420884	Online Payment (By Rajasthan Payment Platform)	130055477	Feb 21 2025 12:00AM	SUCCESS

1. I/ We, hereby declare that the information furnished above is correct to the best my/ our knowledge
2. I/We, hereby submit that in case of change, either of the point of characteristic of discharge or the quantity of discharge or its quality, a fresh application for consent shall be made and until such consent is granted no change shall be made.
3. I/We, understand the State Board and its official authorized in this behalf by the State Board can make necessary changes/ modification in the data provided by me/ us while deciding the application on the basis of the information provided by me/ us.

Date:-  
Place

Signature  
Name  
Designation  
Seal

**Note:**

- I. Consent application must be accompanied with the fees as specified in the notifications issued by the State Government time to time.
- II. Consent fee shall be paid through Bank Draft payable in favour of the Member Secretary, Rajasthan State Pollution Control Board or through ECS or through e-Mitra/ CSC or Bank Challan or any other facility as per orders issued by the State Board time to time.
- III. Documents as per check list as specified by the State Board shall be submitted along with the application.
- IV. All documents including consent application form submitted to the State Board shall be signed/ attested by the proprietor/ authorized signatory along with seal.

**Rajasthan State Pollution Control Board****FORM XIII**

Application for Consent to Operate under section 25/26  
of the

Water (Prevention and Control of Pollution) Act, 1974

Print Date: 3/3/2025

From:-

Date: 22/02/2025

SHREE TIRUPATI  
DEVELOPERS 6TH FLOOR,  
APEX MALL, LALKOTHI,  
TONAK ROAD, JAIPUR N/A

To,

Unit ID: 138852

Member Secretary4,  
Institutional Area, Jhalana  
Doongari, Jaipur-302  
004Phone: 0141-2716840

Application ID: 393949

Application Type: CTO WATER - Fresh

Disposing Authority: Head Office [HBC]

Address: No

Sir,

I/We hereby apply for obtaining

Consent, in Form XIII, under section 25/ 26 of the Water (Prevention and Control of Pollution) Act, 1974 (No. 6 of 1974) for Consent to Operate for bringing into use or to continue to use any new/ altered outlet or for discharge of sewage/ trade effluent or to continue to discharge sewage/ trade effluent or discharge of sewage/ trade effluent on land/ premises owned by SHREE TIRUPATI DEVELOPERS (Name of Director/ proprietor/ partner etc.)

**Part I: General Informationn****A. Details of Industry/ Activity/ Service/ Operation/ Process:-**

a. Name of Industry/ Activity/ Service/ Operation/ Process	<b>SHREE TIRUPATI DEVELOPERS</b>
b. Name and Designation of the Applicant	<b>RAMBABU AGARWAL AUTHORISED SIGNATORY</b>
c. Correspondence Address	6TH FLOOR, APEX MALL, LALKOTHI, TONAK ROAD,
Village/ Area	JAIPUR
Street/ Locality/ City	JAIPUR
Tehsil	N/A
District	N/A
State	Rajasthan
Pin Code	302015
Telephone No. (including STD Code)	0-
Mobile No.	9928008030
E-Mail Address	ispooniam@manglamgroup.com
Fax No.	-
d. Site Address	<b>Manglam Residency KHASRA NO 314, 358</b>
Village/ Area	<b>SAMOLA</b>
Street/ Locality/ City	<b>SAMOLA</b>
Tehsil	<b>Alwar</b>

District	<b>Alwar</b>
Plot No./ Khasra No.	KHASRA NO 314, 358
Pin Code	301001
Telephone No. (including STD Code)	0-
Mobile No.	9928008030
Fax No.	0-
Email Address	ispoononia@manglamgroup.com
<b>e.</b> Plot Area/ Mining Lease Area	<b>9933</b>
<b>f.</b> Land classification	
(a) Industrial or	No
(b) Commercial, or	No
(c) Agriculture, or	No
(d) Residential, or	Yes
(e) Other than above	No
<b>g.</b> Whether covered under Aravalli Notification	
<b>h.</b> Whether requiring authorization under the rules dealing with Hazardous Waste notified under Environment (Protection) Act, 1986 and quantity of used/ waste oil is $\geq$ 5 KL	
<b>i.</b> Whether covered under EIA Notification, 2006	
<b>j.</b> Gross Built up Area	
<b>k.</b> Consent is applied for (Entire Industry/ Activity/ Service/ Operation/ Process or Part thereof- please specify)	Fresh
<b>l.</b> Category of Industry/ Activity/ Service/ Operation/ Process	Orange
<b>m.</b> Scale of Industry/ Activity/ Service/ Operation/ Process	MEDIUM
<b>n.</b> Status of Industry/ Activity/ Service/ Operation/ Process	Operational
<b>o.</b> Total Capital Investment (without depreciation) in Industry/ Activity/ Service/ Operation/ Process (as per Project Report/ CA Certificate) for which consent is applied (Rs. in lacs)	3975
<b>p.</b> Date of Commissioning	
<b>q.</b> Total number of employees (including contractual workers) in the Industry/ Activity/ Service/ Operation/ Process (maximum)	5
<b>r.</b> Total number of residents in the colony; if any within the premises of the establishment	N/A N/A
<b>s.</b> Installed Capacity of the Industry/ Activity/ Service/ Operation/ Process	
	N/A
<b>t.</b> No. of working days in a year	365
<b>u.</b> No. of shifts per day	1
<b>v.</b> Electric connection number and name	SHREE TIRUPATI DEVELOPERS

**B. Surrounding Details:-**

S. No.	Which of the following features exist within 1 km of the site	
1.	Human Settlement (Village/ City/ Town)	N/A
2.	Forest Sanctuary/ National Park/ Nallah/ Stream/ River/ Pond/ Dam/ any other water body	N/A
3.	Industrial area (Specify)	N/A
4.	Any major industry (Specify)	N/A

**Part II: Information related to Industry/ Activity/ Service/ Operation/ Process**

## (a) Raw Material Details:

Not Applicable...

## (b) Product/ By Product/ Service/Activity details

S. No.	Name	Quantity/ Capacity (With Unit)	Product or By Product or Service	Storage Capacity
--------	------	--------------------------------	----------------------------------	------------------

37720	BUILTUP AREA	27248.2, SQ. METER	Activity	27248.2
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(c) Electric Energy/Water Requirement (Kilo Watt/Kilo liter per Day)

Not Applicable...

(d) Water Consumption Details (Kilo liter per Day)

SrNo	Source of Water	Boiler / Cooling	Domestic	Industrial Process	Others
254982	Any Other	0	93	0	0
254983	Ground Water	0	171	0	0

**Part III: Information related to Effluent Generation, Treatment and Disposal**

(a) Effluent Generation &amp; Disposal Details

S. No.	Type of Effluent(Trade/Domestic)	Quantity of Effluent Generated (KLD)	Recycled in the Process/ Activity (KLD)	Disposed/ Discharged (KLD)	Mode of Disposal
140453	Domestic Sewage	209	93	116	Plantation/Horticulture/Flushing/Floor Cleaning etc.

(b) Mode Of Treatment and disposal

Mode	Yes/No	Capacity	Mode Of Conveyance of effluent
Having own STP	Yes	230 KLD	Closed Conduit

(c) Type of treatment system installed

S.No.	Type(Sewage Treatment Plant/Effluent Treatment Plant)	Unit Operations & Process installed	Capacity of the Treatment System
17623	MBBR	Primary, secondary & tertiary treatment	230

**Part IV: Information related to Air Pollution and Control Systems**

(a) Air Emission Details

**A- Process Stacks**

Not Applicable...

**B- Flue gases stacks**

Not Applicable...

**C- Fugitive emission**

Not Applicable...

**D- Details of D. G. Sets**

Not Applicable...

**Part V: Information related to Solid Waste:**

Not Applicable...

**Part VI: Information related to Consent Fee Deposition**

DD Number	DD Date	DD Amount	Challan No.	Payment mode	Token No	Transaction Date	Transaction Status
130055396	21/02/2025	1000.00	CTO-W376568316	Online Payment (By Rajasthan Payment Platform)	130055396	Feb 21 2025 12:00AM	SUCCESS

1. I/ We, hereby declare that the information furnished above is correct to the best my/ our knowledge
2. I/We, hereby submit that in case of change, either of the point of characteristic of discharge or the quantity of discharge or its quality, a fresh application for consent shall be made and until such consent is granted no change shall be made.
3. I/We, understand the State Board and its official authorized in this behalf by the State Board can make necessary changes/ modification in the data provided by me/ us while deciding the application on the basis of the information provided by me/ us.

Date:-  
Place

Signature  
Name  
Designation  
Seal

**Note:**

- I. Consent application must be accompanied with the fees as specified in the notifications issued by the State Government time to time.
- II. Consent fee shall be paid through Bank Draft payable in favour of the Member Secretary, Rajasthan State Pollution Control Board or through ECS or through e-Mitra/ CSC or Bank Challan or any other facility as per orders issued by the State Board time to time.
- III. Documents as per check list as specified by the State Board shall be submitted along with the application.
- IV. All documents including consent application form submitted to the State Board shall be signed/ attested by the proprietor/ authorized signatory along with seal.

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Common Application Form

Project Details

1. Details of Project

1.1. Name of the Project Manglam Residency  
 1.2. Project Proposal For New  
 1.3. Project ID (Single Window Number) SW/207539/2024  
 1.4. Description of Project Proposed project is a residential project

2. Details of the Company/Organization/User Agency making application

2.1. Legal Status of the Company/Organization/User Agency Trust/NGO/Partnership  
 2.2. Name of the Company/Organization/User agency Shree tirupati developers

Registered address

2.3. Address 6th Floor Apex mall Lal Kothi Tonk Road Jaipur  
 2.4. State RAJASTHAN  
 2.5. District JAIPUR  
 2.6. Pin Code 302015  
 2.7. E-mail address himanshu902499@gmail.com  
 2.8. Mobile number 9024991309

3. Details of the person making application

3.1. Name Ram Babu Agarwal  
 3.2. Designation Authorized Signatory

Correspondence address

3.3. Address 6th Floor Apex mall Lal Kothi Tonk Road Jaipur  
 3.4. State RAJASTHAN  
 3.5. District JAIPUR  
 3.6. Pin Code 302015  
 3.7. E-mail address himanshu902499@gmail.com  
 3.8. Mobile number 9024991309

Project Location

4. Location of the Project or Activity

4.1. Upload KML manglam polygon.kml  
 4.2. Whether the project/activity falling in the state/UT sharing international borders NO  
 5. Shape of the Project Non - Linear

Location Details

Toposheet No	State/UT	District	Sub District	Village	Plot/Survey/Khasra No.
G43E10	RAJASTHAN	Alwar	Alwar	SAMOLA	314,358

Remarks

N/A

For SHREE TIRUPATI DEVELOPERS

Authorized Signatory

6. Land Requirement (in Ha) of the project or activity

6.1. Nature of Land involved	
6.2. Non-Forest Land [A]	0.9943
6.3. Forest Land [B]	0
6.4. Total Land [A+B]	0.9943

**Project Activity Cost**

**6. Project/Activity Cost**

6.1. Total Cost of the Project at current price level (In Lakhs) 3976  
 Amount in Words : Three Thousand Nine Hundred Seventy Six Lakh(s) Only

**7. Employment likely to be generated**

**7.1. During construction phase**

Permanent employment

7.1.1. No. of permanent employment (No.s) [A]	100
7.1.2. Period of employment (No. of days) [B]	1095
7.1.3. No. of man-days [X]=[A]*[B]	109500

Temporary employment

7.1.4. Temporary / Contractual employment (No. of Man days) [Y]	1500
7.1.5. Total [X] +[Y]	111000

**7.2. During operational phase**

Permanent employment

7.2.1. No. of permanent employment (No.s) [A]	10
7.2.2. Period of employment (No. of days) [B]	365
7.2.3. No. of man-days [X]=[A]*[B]	3650

Temporary employment

7.2.4. Temporary / Contractual employment (No. of Man days) [Y]	1200
7.2.5. Total [X] +[Y]	4850

**Others**

8. Whether Rehabilitation and Resettlement (R&R) involved?	NO
9. Whether project area involves shifting of watercourse/road/rail/Transmission line/water pipeline, etc. required?	NO
10. Whether any alternative site(s) examined or part thereof for the non-site-specific component?	Not applicable as the project or activity is site specific
11. Whether there is any Government Order or Policy/ Court order relevant or restricting to the site?	NO
12. Whether there is any litigation pending against the project and/or land in which the project is proposed to be set up?	NO
13. Whether the proposal involves violation of Act/Rule/Regulation/Notification of Central/State Government?	YES

Act	Type of violation	Year	Direction Issued By	Direction Details	Direction Copy	Summary	Report
EIA Notification 1994 / 2006	NA	2017			N/A	Construction has been completed and project is in operation	N/A

**For SHREE TIRUPATI DEVELOPERS**

*[Signature]*  
 Authorized Signatory

**Application for ToR (Category A, B1, and B2 Violation)/EC (Category B2) - Form 1**

**Basic Information**

**1. Category of the Project/Activity**

1.1. Whether multiple items (Components) as per the notification involved in the proposal?	No	
1.1.1. Item No. as per schedule to EIA Notification, 2006	8(a) Building / Construction	Residential building(s)
Capacity	27248.23	sqmtr
2. Whether project/activity attracts the General Condition specified in the Schedule of EIA Notification?	No	
3. Whether located proximity to Protected Area Notified Under the Wild Life (Protection) Act, 1972?	No	
4. Whether located proximity to Critically Polluted area as identified by the CPCB from time to time?	No	
5. Whether located proximity to Notified Eco-Sensitive area notified under Environmental (Protection) Act, 1986?	No	
6. Whether located proximity to Inter-State Boundaries and International Boundaries?	No	
7. Whether located proximity to Severely polluted areas as identified by the CPCB from time to time?	No	
8. Category of the Project as per EIA Notification, 2006	B1	
8.1. Whether proposal is required to be appraised at Central level?	No	
9. Whether Proposal has interlinked / interdependent projects or activities?	No	
9.1. Reason thereof	It is an independent project	
10. Whether any Forest Land involved in the project or part thereof	No	
11. Whether NBWL recommendation is required?	No	

**Project Details**

**12. Details of CTE**

12.1. Whether consent under Air & Water Act has been obtained from SPCB / UTPCC?	No	
12.1.1. Reason thereof	As per applicable rules of RSPCB the application is to to applied after obtaining EC	
13. Whether the project/activity located in Notified Industrial Area?	No	
14. Whether the project/activity located in CRZ or ICRZ area?	No	
15. Whether the project proposed to be located in Territorial waters (Off-shore)	No	
16. Whether project/activity attracts the Specific Condition specified in the Schedule of EIA Notification?	No	
17. Whether project/activity located in the Eco-sensitive Zone	No	

**For SHREE TIRUPATI DEVELOPERS**

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**Product Details**

**18. Details of Products & By-products**

Name of Product	Product / By Product	Quantity / Capacity	Unit	Mode of Transport / Transmission	Remarks
Gross Built up area	Product	27248.23	Sq.m.	none	

19. Whether any other Environmental Sensitive area exists within 10 Km from the project/activity boundary? Yes

19.1. Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value Yes

Name	Shortest distance from the project boundary in Km	Remarks
Tomb of Fateh Jang	3	Towards NNW

19.2. Areas which are important or sensitive for ecological reasons- Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests Yes

Name	Shortest distance from the project boundary in Km	Remarks
Jaisamand Lake	5.47	towards SW

19.3. Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, overwintering, migration Yes

Name	Shortest distance from the project boundary in Km	Remarks
Kishanpur RF	2.37	Towards SW

19.4. Inland, coastal, marine or underground waters No

19.5. Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas Yes

Name	Shortest distance from the project boundary in Km	Remarks
NH-248A	0.02	towards W

19.6. Defence installations No

19.7. Densely populated or built-up area Yes

Name	Shortest distance from the project boundary in Km	Remarks
Alwar City	8.8	Towards W

19.8. Areas occupied by sensitive man-made land uses Yes

Name	Shortest distance from the project boundary in Km	Remarks
Raj Rishi College	1.9	Towards NW

19.9. Areas containing important, high quality or scarce resources No

19.10. Areas susceptible to natural hazards which could cause the project to present environmental problems similar effects No

20. Status of collection of baseline data To be collected

**21. Number of Monitoring locations for**

21.1. Meteorology (Nos.)	0	
21.2. Ambient Air Quality (Nos.)	8	
21.3. Surface Water Quality (Nos.)	1	
21.4. Ground Water Quality (Nos.)	8	
21.5. Ground water level (Nos.)	0	
21.6. Noise Level (Nos.)	8	
21.7. Soil Quality (Nos.)	8	

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22. Brief summary on the proposed baseline collection monitoring locations details.pdf

## Consultant Details

21. Whether QCI/NABET Accredited EIA Consultant engaged?	Yes
21.1. Accreditation No. / Organization Id	ORG001090
21.2. Name of the EIA Consultant Organization	Macrocosm Environmental Solutions
21.3. Address	B-95, Dr Rajendra Prasad Nagar, Badarwas, Gopalpura, Jaipur, Rajasthan-302019
21.4. Mobile No.	8955713235
21.5. E-mail Id	macrocosmenviro@gmail.com
21.6. Category of Accreditation (Eligible for Category A / Eligible for Category B)	A
21.7. Sector(s) of Accreditation	1,31,34,37,38,39,21,29
21.8. Validity of Accreditation	11/01/2027

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Application for ToR (Category A, B1, and B2 Violation)/EC (Category B2) - Form 1

Project Details

1. Introduction of Project or Activity

- 1.1. Need for the project or activity and its importance to the country/region It is residential project which is providing housing facility
- 1.2. Demand - Supply Gap and Domestic and export markets, if any N/A

2. Social Infrastructure

- 2.1. Readily available All requisite in infrastructure like roads, educational institutes, healthcare facility, religious places, connectivity to nearby places is available
- 2.2. Proposed to be developed None

3. Connectivity to the project or activity

- 3.1. Nearest railway station and its distance (in Km) Alwar Railway Station 2.7
- 3.2. Nearest Airport and its distance (in Km) Jaipur International Airport 112.7
- 3.3. Nearest Town/City/District head quarter and its distance (in Km) Alwar city 2.1
4. Soil classification Sandy loam
5. Distance from the HFL of the river in m, if any N/A

6. Benefits of the project

- 6.1. Social benefits of project or activity It has provided housing facility and employment
- 6.2. Financial benefits of project or activity Employment has been generated

7. Project/ Activity Construction Status

- 7.1. Date of Start 06/06/2017
- 7.2. Likely date of completion 18/01/2022

Construction Details

2. Use of resources for construction or operation of the project

- 2.1. Whether requirement of water involved in the project? Yes

Details of Water requirement during Construction stage

Source	Quantity in KLD Present	Quantity in KLD with Expansion	Method of water withdrawal	Distance from Source in mtr	Mode of Transport	Details of Permission
Tanker	74.65	0	Tanker	5000	Tankers	For construction activities
Tanker	9	0	Tanker	5000	Tankers	for construction workers

Details of Water requirement during Operational stage

Source	Quantity in KLD Present	Quantity in KLD with Expansion	Method of water withdrawal	Distance from Source in mtr	Mode of Transport	Details of Permission
Recycled	203	0	Others	0	Pipeline	
Ground Water	237	0	Tube well	0	Pipeline	

- 2.2. Other information, if any N/A

- 2.3. Whether requirement of Minerals and/or fuels involved in the project? Yes

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2.3. Whether requirement of Minerals and/or fuels involved in the project? Yes

Details thereof

Name of Minerals / Fuel	Quantity per annum in MT	Source	Mode of transport	Distance from source in Km	Details of linkage / supply agreement
HSD	32.26	Nearest market	Road	10	

2.4. Other information, if any

N/A

2.5. Construction material

Yes

Construction material	Quantity in MT	Source	Mode of transport	Distance from source in Km
Steel	1552	nearest market	Road	10
Cement	10240	nearest market	Road	10
Aggregates	32454	Nearest market	Road	10

2.6. Timber

No

2.7. Electric Power:

No

3. Whether any other natural resources / other raw materials required?: No

2.9. Whether any use of substances or materials, which are hazardous (as per MSIH rules) to human health or the environment (flora, fauna, and water supplies) required? No

2.10. Whether any resource efficiency / optimization / recycling and reuse envisaged in the project? Yes

2.10.1. Details Reuse and recycling will be done upto maximum possible extent

### Physical Changes

3. Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality:

3.1. Whether any permanent or temporary change in land use, land cover or topography due to project activity? No

3.2. Whether any clearance of existing vegetation due to project activity? No

3.3. Whether any loss of native species or genetic diversity? No

3.4. Whether any demolition works involved in project activity? No

3.5. Whether any linear structures proposed for diversion or demolition due to project activity? (e.g. roads, transmission lines, rail line, pipeline, conveyor, etc.) No

3.6. Whether any closure or diversion of existing transport routes or infrastructure due to project leading to changes in traffic movements? No

3.7. Whether any closure or diversion of water bodies present in project area or realignment of water courses passing through project area? No

3.8. Whether any dismantling or decommissioning or restoration works or reclamation works (long-term/ short-term)? No

3.9. Whether any construction works for temporary use for project activity? No

3.10. Whether any cut and fill excavations proposed for the project? No

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Whether any, but not the construction proposed for the project activity?	No
3.11. Whether any underground works including tunnelling?	No
3.12. Whether any dredging involved in project?	No
3.13. Whether any offshore structures involved in project?	No
3.14. Whether any new road, rail, sea, airports, helipad, etc. during construction or operation?	No
3.15. Whether any construction of new linear structures? (e.g. transmission lines, pipelines, etc.)	No
3.16. Whether any Facilities for storage of goods or raw materials?	No
3.17. Whether any Facilities for long term/ permanent housing of operational workers/ staff?	No
3.18. Whether any Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?	No
3.19. Whether any Stream crossings, temporary and permanent?	No
3.20. Whether any Influx of people to an area in either temporarily or permanently?	Yes
3.20.1. No. of people likely to influx to an area temporarily	200
3.20.2. No. of people likely to influx to an area Permanently	2590
3.20.3. Other information, if any	N/A
3.21. Whether any other information would like to submit?	No

**Pollution Details**

**4. Release of pollutants to Air and Mitigation measures**

4.1. Whether any probable air pollutants generated?	Yes
<b>Air Pollution Source</b>	<b>Probable Pollutants</b>
DG sets	PM, CO, SOx
Transport of raw material/products	PM
	<b>Mitigation Measures</b>
	Adequate stack height
	Acquiring material from the nearest source, covered transportation of the material
4.2. Other information, if any	Construction activities are completed and the project is in operation phase

**4.3. Generation of Noise & Vibration and mitigation measures**

4.3.1. Whether any probable generation of Noise and vibration from the proposed project?	Yes
4.3.1.1. Sources of Noise	Construction activities
4.3.1.2. Sources of Vibration	Construction activities
4.3.1.3. Details of blasting, if any	none
4.3.1.4. Other information, if any	none
4.3.1.5. Whether any mitigation measures proposed for Noise & Vibration?	Yes
4.3.1.5.1. Mitigation measures proposed for control of Noise	Site Shielding, heavy construction during day time, proper maintenance of machine and equipment
4.3.1.5.2. Mitigation measures proposed for control of vibration	heavy construction during day time, proper maintenance of machine and equipment

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4.3.1.5.3. Other information, if any	none
4.3.2. Whether any probable generation of Light and Heat?	No
<b>4.4. Discharge of pollutants to water and mitigation measures</b>	
4.4.1. Whether any probable water pollutants generated?	Yes
4.4.1.1. Organic Pollutants	Organic pollutants generated from Construction labour during construction phase and residents during operational phase
4.4.1.2. Inorganic pollutants	Inorganic pollutants generated from Construction labour during construction phase and residents during operational phase
4.4.1.3. Micro-organism	Mico organisms will be generated from Construction labour during construction phase and residents during operational phase
4.4.1.4. Sediments	Sediments will be generated from Construction labour during construction phase and residents during operational phase
4.4.1.5. Heavy metals	none
4.4.1.6. Others (Specify)	none

4.5. Probable sources of water pollutant	Yes
4.5.1. Details of sources of water pollution	Construction labour during construction phase and residents during operational phase
4.5.2. Other information, if any	Construction activities are completed and the project is in operation phase

**Details of reuse / recycle of wastewater**

Details	Qty / Capacity
4.6. Quantity of waste water generation per day (KLD)	380
4.7. Quantity of treated water proposed to use per day (KLD)	203
4.8. Quantity of treated water proposed to discharge outside the premises (KLD)	100
4.9. Purpose for which treated water is proposed to use	Flushing, general washing, landscaping, washing and solar panels
4.10. Whether it is proposed to opt/avail common off-site Sewage Treatment Plant (CSTP)/Effluent Treatment Plant (CETP) facility?	No
4.11. Whether it is proposed to setup on-site Sewage Treatment Plant (STP)/Effluent Treatment Plant (ETP) facility?	Yes
4.11.1. Whether 100% of the waste water generated will be treated?	Yes
4.12. Type of treatment plant false	STP
4.13. ETP/STP Capacity	STP
	N/A
	ETP
	344
	N/A
4.14. ETP/STP Technology	STP
	MBBR/Biological
	N/A

4.15. Whether the adequacy of the Sewage Treatment Plant (STP) or Effluent Treatment Plant certified by an independent expert?	Yes
4.15.1. Details thereof	Presently it is checked by STP vendor. Later it will be checked and certified by the officials of RSPCB
4.16. Whether any other mitigation measures proposed?	No
4.17. Whether Dual Plumbing System proposed to be implemented?	Yes
4.17.1. Details thereof	

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4.17.1. Details thereof

4.18. Whether any discharge of treated effluent involved? No

**Water Requirements**

**7. Ground water intersection and water conservation measures:**

7.1. Whether ground water table intersection involved in the project activities?	No
7.2. Area category from Groundwater availability perspective?	Over Exploited
7.3. Whether Rainwater harvesting proposed	Yes
7.3.1. Capacity of facilities provided	98.96
7.3.2. Description of facilities provided	4 rainwater recharge structure with capacity 24.74 cu.m. each
7.3.3. Description	4 rainwater recharge structure with capacity 24.74 cu.m. each to recharge ground water
7.3.4. Total Quantity of water requirements met from water harvesting in KLD	0
7.3.5. Storage capacity of rain water harvested in cubic meters	0
7.4. Whether any other water conservation measures proposed?	No
7.5. Whether the ZLD is proposed?	Yes
7.5.1. Details of ZLD	All treated wastewater is used upto maximum possible extent

**8. Greenbelt**

8.1. Area proposed for green belt (in Ha)	0.1424
8.2. Width of green belt (in m) along the boundary of the project or activity	3
8.3. Percentage of the total area covered under green belt	14.33
8.4. Details of the species proposed for plantation	Neem, Shisham, Ashok, Aam, Silver Oak and Amaltas
8.5. No. of tree saplings to be planted	160
8.6. Funds allocated for plantation in Lakhs.	4

**Waste Generation**

**9. Production of wastes during construction or operation or decommissioning**

9.1. Whether any generation of Solid waste (domestic wastes)? Yes

Name of the waste	Source	Qty (TPA)	Mode of disposal	Mode of Transport
Municipal solid waste	Commercial activities	2.19	Organic waste is treated in OWC and inorganic waste handed over to authorized vendor	Road
Municipal solid waste	Domestic activities	567.21	Organic waste is treated in OWC and inorganic waste handed over to authorized vendor	Road

9.2. Whether any generation of plastic waste? Yes

Name of the waste	Source	Qty (TPA)	Mode of disposal	Mode of Transport
Packaging waste	domestic and commercial activities	52.38	handed over to authorized vendor	Road

9.3. Whether any generation of e-waste? No

9.4. Whether any generation of batteries waste? No

9.5. Whether any generation of Bio-medical wastes? No

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9.5. Whether any generation of Bio-medical waste?	No
9.6. Whether any generation of hazardous wastes (as per Hazardous Waste Management Rules)?	No
9.7. Whether any generation of construction or demolition wastes?	No
9.8. Whether any generation of other wastes?	No
9.9. Whether any generation of surplus products?	No
9.10. Whether measures for waste minimization proposed?	Yes
9.10.1. Details thereof	Reuse and recycling is promoted

### Risk Assessment

10. Whether any risks associated with project activities which could affect human health or the environment, -	
10.1. From explosions, spillages, fires etc. from storage, handling, use or production of hazardous substances?	Yes
10.1.1. Details thereof	There is no hazardous substance in proposed project. However spent oil from DG sets and transformers is generated which is stored in the spent oil tank or disposed to actual users at earmarked places.
10.2. From any other causes?	No
10.3. Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, cloudburst etc)?	No
10.4. Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)	No
10.5. Could project adversely affect the wellbeing of people in project area e.g. by changing living conditions?	No
10.6. Vulnerable groups of people who could be adversely affected by the project e.g. hospital patients, children, the elderly etc.	No
10.7. Risk Management Plan	No
10.8. Whether any likely impacts of the proposed activity on the existing facilities adjacent to the proposed site due to generation of dust, smoke, odorous fumes or other hazardous gases?	No
11. Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality	
11.1. Whether lead to development of supportive facilities, ancillary development or development stimulated by the project which could have impact on the environment e.g.: Supportive infrastructure (roads, power supply, waste or waste water treatment, etc.); housing development; industries in supply chain and downstream; any other?	Yes
11.1.1. Details thereof	There may be ancillary and associated supporting infrastructure developments arising due to the proposed project.
11.2. Whether lead to after-use of the site, which could have an impact on the environment? (e.g. mine void, dump sites, etc.)	No
11.3. Whether set a precedent for later developments?	No
11.4. Have cumulative effects due to proximity to other existing or planned projects with similar effects?	No
11.5. Whether lead to growth of alien species, if any?	No

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11.5. Whether lead to growth of alien species, if any?	No
11.6. Is there any threat of the project to the biodiversity (including displacement of fauna-both terrestrial and aquatic and avi-fauna or creation of barriers for their movement)?	No
11.7. Will the proposed project in any way result in the obstruction of a view, scenic amenity or landscapes?	No
11.8. Is there any impact on anthropological or archaeological sites or any important site feature in the vicinity of the proposed site have been considered?	No
11.9. Will the proposed project result in any changes to the demographic structure of local population?	Yes
11.9.1. Details thereof	The project is an operational project which have added to the population of the local area.
11.10. Will the project cause adverse effect on local communities, disturbance to sacred sites or other cultural values?	No

## 12. Building or Construction projects or Area Development projects and Townships Proposals

12.1. Major Project Requirement in terms of the land area, built up area, green belt, parking needs etc.

	Existing	Expansion
12.1.1. Number of parking Required	397	N/A
12.1.2. Maximum number of floors	9	N/A
12.1.3. Total number of dwelling units	546	N/A
12.1.4. Proposed FAR	2.17	N/A
12.1.5. Open Area (sq. m)	3547.7	N/A
12.1.6. Green belt Area (sq. m)	1424.36	N/A
12.1.7. Build up area (sq. m)	27248.23	N/A
12.1.8. Ground coverage	2570.94	N/A
12.1.9. STP & Solid Waste Area (sq. m)	500	N/A
12.1.10. Surface Parking Area (sq. m)	2400	N/A
12.1.11. Unpaved Area (sq. m)	N/A	N/A
12.1.12. Paved Area (sq. m)	N/A	N/A

12.2. Whether management of drainage in and around site is proposed as per the Central Public Health & Environment Engineering Organization (CPHEEO) Manual on Storm Water Drainage System, 2019 to avoid flooding or water logging?

Yes

12.2.1. Details thereof

The run-off from roof-top, paved surfaces and landscaped surfaces is properly channelized to the rain-water harvesting sumps through efficient storm water network. The storm-water drain has been designed to cater the flow during peak intensity of rain

12.3. Details regarding measures are taken to prevent the run-off from construction activities polluting land & aquifers? (Give details of quantities and the measures taken to avoid the adverse impacts)

Effective measures was being adopted at the time of construction are as follows: 1) storage of construction material at earmarked places with a temporary shed ensuring that no leachate or spoilage of land occurs. 2) silt fencing at selected location across the site. 3) stockpiles in proximity to existing or proposed drainage lines and storm water inlets 4) cleaning all mud and dirt

12.4. Impact of the land use changes occurring due to the proposed project on the runoff characteristics of the area in post construction phase on a long term

the surface run-off is properly channelized to well connected storm water drains designed on the basis of peak intensity of rainfall

12.5. Will there be any significant land disturbance resulting in erosion, subsidence and instability?

No

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12.5.1. Reasons thereof

there will be no significant land distribution resulting in erosion, subsidence and instability.

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12.6. Whether soil erosion control measures proposed to conform to best management practices highlighted in the National Building Code (NBC) of India, 2016? Yes

12.6.1. Details thereof Plantation and top soil utilization

12.7. Breakup of water requirement for various daily uses

Daily Use	Daily quantity (KLD)	
	During Construction	During Operation
Drinking Water	N/A	N/A
Green Belt	N/A	N/A
Flushing	4	123
Dust Suppression	0	0

Daily Use	During Construction	During Operation
Car washing and solar panels	0	60
general washing	0	6

12.8. Details of traffic management at the entry & exit to the project site in construction and operation phase with comparison to the present level of traffic Fully internalize parking, guided traffic way, speed restriction by installation of speed hump separate entry and exit etc.

12.9. Whether buildings or building complexes have a connected load of 100 kW or greater or a contract demand of 120 kVA or greater and are intended to be used for commercial purposes. No

12.10. What is the Energy Performance Index (EPI) of a building in kilowatt-hours per square meter per year of the building and measures to minimize energy consumption? For energy Conservation design has been made taking advantage of day lighting wherever possible to reduce the need for electric lights. Power factor will be maintained around unity.

12.11. Whether Compliance to the ECBC norms is applicable? Yes

12.11.1. Whether compliance to ECBC

12.12. Details for Energy efficiency level

Building envelop

12.12.1. Fenestration

Parameter	Details	Remarks
J-Factor (W/m <sup>2</sup> .K)	0	Will be submitted with final EIA EMP
Solar Heat Gain Coefficient	0	Will be submitted with final EIA EMP
Visual Light Transmittance	0	Will be submitted with final EIA EMP

12.12.2. Day lighting

Parameter	Details	Remarks
% Useful daylight illuminance (UDI)	0	Will be submitted with final EIA EMP
Area per floor (sq. m) UDI requirement during 90% of the year	0	Will be submitted with final EIA EMP
Total daylight area (sq. m) in building meeting UDI requirement during 90% of the year	0	Will be submitted with final EIA EMP

Building Envelope Sealing

12.12.3. Roof

Parameter	Details	Remarks
Roof assembly U-factor (W/m <sup>2</sup> .K)	0	Will be submitted with final EIA EMP
Climate Zone	0	Will be submitted with final EIA EMP

12.12.4. External Wall

Opaque Assembly Maximum U-factor (W/m <sup>2</sup> .K)	0	Will be submitted with final EIA EMP
Climate Zone	0	Will be submitted with final EIA EMP
Material	0	Will be submitted with final EIA EMP

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R Value	0	Will be submitted with final EIA EMP
12.12.5. Energy efficiency in Thermal comfort systems and controls	Passive solar cooling is incorporated in the building design, buildings are suitably oriented for ensuring natural ventilation and day lighting, building design and envelope may be optimized through selection of appropriate wall and roof construction and through adaptation of solar passive measures	
12.12.6. Energy efficiency in Lighting and Electrical systems and controls	Automatic power compensating multiple capacitor is provided for maintaining of average power factor of 0.95 to have effective savings in energy cost. All cables shall be derated to avoid heating during use this also indirectly reduces losses and improves reliability	
12.13. Does the layout of streets & buildings maximize the potential for solar energy devices? Substantiate with details.	stand alone features for common area lightning is used	
12.14. What extent the non-conventional energy technologies are utilized in the overall energy consumption? Provide details of the renewable energy technologies used	total energy saving will be achieved to maximum extent	
12.15. What are the likely effects of the building activity in altering the microclimates? Provide a self-assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects?	Heat emission from the project can be from the following sources (1) Heat absorbed and radiated from the paved and concrete structures (2) Increased population for a particular stretch of land. (3) An area of about 14.33% is under landscape which help in mitigating heat island effect.	
12.16. What precautions & safety measures are proposed against fire hazards? Furnish details of emergency plans	Passive solar cooling is incorporated	
12.17. Details of NOCs available for the project (if any)	Essential fire safety measures installed into the building to ensure the safety of the occupants within the building in the event of fire or other emergency the entire building is designed as per NBC-2016 of India pertaining to fire hazards	

#### Enclosures

13. Layout Plan showing the components of the project and green belt proposed; general location and specific location of the project along with coordinates	site plan.pdf
14. Conceptual Plan for Building and Construction project	site plan.pdf
15. Schematic representation of the feasibility drawings which give information for EIA purpose	pre feasibility report.pdf

#### 15. Additional Information

S. No.	Document Name	Remark	Document
1	Affidavit EC	Affidavit EC	affidavit_ec.pdf
2	Form I	Form I	form I.pdf
3	CGWA Application	CGWA Application	cgwa application.pdf
4	DCF submission receipt	DCF submission receipt	dcf submission receipt.pdf
5	NABET Certificate	NABET Certificate	certificate-macrocosm.pdf
6	Project brief	Project brief	annexure g_project brief.pdf
7	Disclosure of consultant	Disclosure of consultant	disclosure of consultant.pdf
8	Form IA	Form IA	form ia.pdf
9	Google map	Google map	google map showing geographical co.pdf
10	Patta	Patta	patta_compressed.pdf
11	Partnership deed	Partnership deed	partnership deed.pdf
12	authority letter	authority letter	authority letter.pdf
13	PP affidavit	PP affidavit	pp affidavit.pdf

For SHREE TIRUPATI DEVELOPERS

#### Undertaking

16. I hereby give undertaking that the data and information given in the application and enclosures are true to be best of my knowledge and belief and I am aware that if any part of the data and information is found to be false or misleading at any stage, the project will be treated as per the provisions given if

I am aware that if any part of the data and information is found to be false or misleading at any stage, the project will be rejected and clearance given if any to the project will be revoked at our risk and cost. In addition to the above, I hereby give undertaking that no activity/construction/expansion has been taken up

16.1. Name	Ram Babu Agarwal
16.2. Designation	Authorized Signatory
16.3. Company	Shree tirupati developers
16.4. Address	6th Floor Apex mall Lal Kothi Tonk Road Jaipur
16.5. Date	21/09/2024

**For SHREE TIRUPATI DEVELOPERS**



**Authorized Signatory**



सत्यमेव जयते

भारत सरकार  
जल शक्ति मंत्रालय  
जल संसाधन, नदी विकास  
और गंगा संरक्षण विभाग  
केन्द्रीय भूमि जल प्राधिकरण  
Government of India  
Ministry of Jal Shakti  
Department of Water Resources,  
River Development & Ganga Rejuvenation  
Central Ground Water Authority

(भूजल निकासी हेतु अनापत्ति प्रमाण पत्र)

**NO OBJECTION CERTIFICATE (NOC) FOR GROUND WATER ABSTRACTION**

Project Name:	Shree Tirupati Developers		
Project Address:	Khasra No. 314 358, Samola, Alwar		
Village:	Roopbas	Block:	Ramgarh
District:	Alwar	State:	Rajasthan
Pin Code:			
Communication Address:	6th Floor, Apex Mall, Lalkothi, Tonk Road, Jaipur, Sanganer, Jaipur, Rajasthan - 302015		
Address of CGWB Regional Office :	Central Ground Water Board Western Region, 6-a, Jhalana Doongri, Jaipur, Rajasthan - 302004		

1. <b>NOC No.:</b>	CGWA/NOC/INF/ORIG/2024/21033	2. <b>Date of Issuance</b>	11/28/2024 12:02:30 PM									
3. Application No.:	21-4/19784/RJ/INF/2024	4. Category: (GWRE 2023)	Over Exploited									
5. Project Status:	Existing Project	6. NOC Type:	New									
7. <b>Valid from:</b>	29/06/2024	8. <b>Valid up to:</b>	28/06/2026									
9. Ground Water Abstraction Permitted:												
Fresh Water		Saline Water		Dewatering		Total						
m <sup>3</sup> /day	m <sup>3</sup> /year	m <sup>3</sup> /day	m <sup>3</sup> /year	m <sup>3</sup> /day	m <sup>3</sup> /year	m <sup>3</sup> /day	m <sup>3</sup> /year					
171.00	62415.00					171.00	62415.00					
10. Details of ground water abstraction /Dewatering structures												
<b>Total Existing No.:1</b>						<b>Total Proposed No.:2</b>						
	DW	DCB	BW	TW	MP	MPu	DW	DCB	BW	TW	MP	MPu
Abstraction Structure*	0	0	1	0	0	0	0	0	2	0	0	0
*DW- Dug Well; DCB-Dug-cum-Bore Well; BW-Bore Well; TW-Tube Well; MP-Mine Pit;MPu-Mine Pumps												
11. Ground Water Abstraction/Restoration Charges paid (Rs.):							321309.00					
12. Environment Compensation (if applicable) paid (Rs.):							0.00					
13. Number of Piezometers(Observation wells) to be constructed/ monitored & Monitoring mechanism.	No. of Piezometers						Monitoring Mechanism					
							Manual	DWLR**	DWLR With Telemetry			
**DWLR - Digital Water Level Recorder	1						0	1	0			

(Compliance Conditions given overleaf)

This is an auto generated document &amp; need not to be signed.

Validity of this NOC shall be subject to compliance of the following conditions:

**Mandatory conditions:**

- 1) Installation of tamper proof digital water flow meter with telemetry on all the abstraction structure(s) shall be mandatory for all users seeking No Objection Certificate and intimation regarding their installation shall be communicated to the CGWA within 30 days of grant of No Objection Certificate.
- 2) Proponents shall mandatorily get water flow meter calibrated from an authorized agency once in a year.
- 3) Construction of purpose-built observation wells (piezometers) for ground water level monitoring shall be mandatory as per Section 14 of Guidelines. Water level data shall be made available to CGWA through web portal. Detailed guidelines for construction of piezometers are given in Annexure-II of the guidelines.
- 4) Proponents shall monitor quality of ground water from the abstraction structure(s) once in a year. Water samples from bore wells/ tube wells / dug wells shall be collected during April/May every year and analysed in NABL accredited laboratories for basic parameters (cations and anions), heavy metals, pesticides/ organic compounds etc. Water quality data shall be made available to CGWA through the web portal.
- 5) In case of mining projects, additional key wells shall be established in consultation with the Regional Director, CGWB for ground water level monitoring four (4) times a year (January, May, August and November) in core as well as buffer zones of the mine.
- 6) In case of mining project the firm shall submit water quality report of mine discharge/ seepage from Govt. approved/ NABL accredited lab.
- 7) The firm shall report compliance of the NOC conditions online in the website (www.cgwa-noc.gov.in) within one year from the date of issue of this NOC.
- 8) Industries abstracting ground water in excess of 100 m<sup>3</sup>/d shall undertake annual water audit through certified auditors and submit audit reports within three months of completion of the same to CGWA. All such industries shall be required to reduce their ground water use by at least 20% over the next three years through appropriate means.
- 9) Application for renewal can be submitted online from 90 days before the expiry of NOC. Ground water withdrawal, if any, after expiry of NOC shall be illegal & liable for legal action as per provisions of Environment (Protection) Act, 1986.
- 10) This NOC is subject to prevailing Central/State Government rules/laws/norms or Court orders related to construction of tube well/ground water abstraction structure / recharge or conservation structure/discharge of effluents or any such matter as applicable.

**General conditions:**

- 11) No additional ground water abstraction and/or de-watering structures shall be constructed for this purpose without prior approval of the Central Ground Water Authority (CGWA).
- 12) The proponent shall seek prior permission from CGWA for any increase in quantum of groundwater abstraction (more than that permitted in NOC for specific period).
- 13) Proponents shall install roof top rain water harvesting in the premise as per the existing building bye laws in the premise.
- 14) The project proponent shall take all necessary measures to prevent contamination of ground water in the premises failing which the firm shall be responsible for any consequences arising thereupon.
- 15) In case of industries that are likely to contaminate the ground water, no recharge measures shall be taken up by the firm inside the plant premises. The runoff generated from the rooftop shall be stored and put to beneficial use by the firm.
- 16) Wherever feasible, requirement of water for greenbelt (horticulture) shall be met from recycled / treated waste water.
- 17) Wherever the NOC is for abstraction of saline water and the existing wells (s) is /are yielding fresh water, the same shall be sealed and new tubewell(s) tapping saline water zone shall be constructed within 3 months of the issuance of NOC. The firm shall also ensure safe disposal of saline residue, if any.
- 18) Unexpected variations in inflow of ground water into the mine pit, if any, shall be reported to the concerned Regional Director, Central Ground Water Board.
- 19) In case of violation of any NOC conditions, the applicant shall be liable to pay the penalties as per Section 16 of Guidelines.
- 20) This NOC does not absolve the proponents of their obligation / requirement to obtain other statutory and administrative clearances from appropriate authorities.
- 21) The issue of this NOC does not imply that other statutory / administrative clearances shall be granted to the project by the concerned authorities. Such authorities would consider the project on merits and take decisions independently of the NOC.
- 22) In case of change of ownership, new owner of the industry will have to apply for incorporation of necessary changes in the No Objection Certificate with documentary proof within 60 days of taking over possession of the premises.
- 23) This NOC is being issued without any prejudice to the directions of the Hon'ble NGT/court orders in cases related to ground water or any other related matters.
- 24) Proponents, who have installed/constructed artificial recharge structures in compliance of the NOC granted to them previously and have availed rebate of upto 50% (fifty percent) in the ground water abstraction charges/ground water restoration charges, shall continue to regularly maintain artificial recharge structures.
- 25) Industries which are likely to cause ground water pollution e.g. Tanning, Slaughter Houses, Dye, Chemical/ Petrochemical, Coal washeries, pharmaceutical, other hazardous units etc. (as per CPCE list) need to undertake necessary well head protection measures to ensure prevention of ground water pollution as per Annexure III of the guidelines.
- 26) In case of new infrastructure projects having ground water abstraction of more than 20 m<sup>3</sup>/day, the firm/entity shall ensure implementation of dual water supply system in the projects.
- 27) In case of infrastructure projects, paved/parking area must be covered with interlocking/perforated tiles or other suitable measures to ensure groundwater infiltration/harvesting.
- 28) In case of coal and other base metal mining projects, the project proponent shall use the advance dewatering technology (by construction of series of dewatering abstraction structures) to avoid contamination of surface water.
- 29) The NOC issued is conditional subject to the conditions mentioned in the Public notice dated 27.01.2021 failing which penalty/EC/cancellation of NOC shall be imposed as the case may be.
- 30) This NOC is issued subject to the clearance of Expert Appraisal Committee (EAC) (if applicable).
- 31) In the self-compliance report, the PP shall submit details of Drilling Agency/ Agencies, which has/ have constructed BW(s)/ TW(s) along with undertaking to the effect that all necessary measures have been taken as per directions of Hon'ble Supreme Court provided in Annexure-VII of guidelines dated 24.09.2020 in respect of abandoned/ failed BW(s)/ TW(s)/Piezometer(s), if any. The PP is advised to engage registered drilling agency/ agencies. In the event of any mishap/ unfortunate incident due to negligence in taking measures for prevention of accident due to falling in Bore Well, both PP and concerned drilling agency shall jointly be held responsible and penal action as per extant Government rules shall be taken.

(Non-compliance of the conditions mentioned above is likely to result in the cancellation of NOC and legal action against the proponent.)

18/11, जामनगर हाउस, मानसिंह रोड, नई दिल्ली - 110011 / 18/11, Jamnagar House, Mansingh Road, New Delhi-110011

Phone: (011) 23383561 Fax: 23382051, 23386743

Website: cgwa-noc.gov.in

पानी बचाये - जीवन बचाये  
SAVE WATER - SAVE LIFE

# CENTRAL GROUND WATER AUTHORITY

Department of Water Resources, River Development and Ganga Rejuvenation  
Ministry of Jal Shakti, Govt. of India

## Receipt

(As per the MoJS guidelines dated 24.09.2020 vide SO No. 3289(E) and amendments dated 29.09.2023 vide SO No. 1509(E))  
<https://cgwa-noc.gov.in>

Application No.:	21-4/19/84/RJ/INF/2024	Date of Issuance: 11/28/2024 12:02:30 PM
Name of Firm:	SHREE TIRUPATI DEVELOPERS	
AppType Category:	Residential apartment	
Application Type:	Infrastructure	
PAN/GSTIN No. of Firm/Individual:	AAFCM4862Q /	

SN	Description	Amount (Rs.)
1.	Application Processing Fee	10000.00
2.	Ground Water Abstraction charges	0
3.	Ground Water Restoration charges	321309.00
4.	Environmental Compensation Charges (ECRGW) (Date From to ) Days-	
5.	Penalty for non-Compliance of NOC conditions <i>Condition to be mentioned</i>	110000.00
6.	Adjustment Charges	
7.	Rebate	
8.	Charges for correction/modification in the existing issued No Objection Certificate	
S.No.	Description	Rate
(i)	Change in User ID	Rs. 5000
(ii)	Change in firm Name	Rs. 5000
(iii)	Extension of No Objection Certificate	Rs. 5000
(iv)	Issuance of duplicate No Objection Certificate	Rs. 5000
(v)	Issuance of corrigendum to No Objection Certificate	Rs. 5000
(vi)	Any other items/correction etc.	
Rs. Rupees Four Lakh Forty One Thousand Three Hundred Nine Only		441309.00

This is an system generated invoice, hence, does not require ink signed.

Term and conditions:

- All disputes are subject to Delhi Jurisdiction.
- Any complaint in regard to the rates will not be entertained.

Member-Secretary  
CGWA, New Delhi

18/11, जामनगर हाउस, मानसिंह रोड, नई दिल्ली - 110011 / 18/11, Jamnagar House, Mansingh Road, New Delhi-110011

Phone: (011) 23383561 Fax: 23382051, 23386743

Website: [cgwa-noc.gov.in](https://cgwa-noc.gov.in)

पानी बचाये - जीवन बचाये  
SAVE WATER - SAVE LIFE

**Factual report as sought by the Hon'ble National Green Tribunal, Central Zone, Bhopal order dated 21.01.2025, in Original Application No. 17512024, Haider Ali Vs. The Director/Chairman, Manglam BDL & Ors.**

**Project Name: M/s Mangalam's Rambagh (M/s Rambagh Developers), Jaipur Delhi Highway, Village – Hamjapur abd dugheda, Tehsil – Behror, District – Kotputli – Behror, Rajasthan**

S.No	Information	Details
1.	Total build up area of the project separately with total area	As per the Project details submitted by the Project Proponent in letter dated 15.02.2025 <b>Total built-up area: NIL</b> <b>The total area of the Residential/Plotted Township project is: 302,939.61 Sqm (30 Hectare)</b> (A copy of the letter dated 15.02.2025 is enclosed and marked as annexure 'A') (A copy of the layout plan order dated 30/12/2020, duly approved by BIDA, is enclosed and marked as Annexure 'B').
2.	Year of starting of the project	As per the Project details submitted by the Project Proponent: <b>2021</b> (As per the details provided in the letter dated 15/02/2025)
3.	Year of the completion of the project	As per the BIDA letter dated 02/01/2024, the internal development work is completed up to 60%, and according to the project proponent, the completion of development work would require an additional 5-6 months. (A copy of the BIDA letter is enclosed and marked as Annexure 'C').
4.	Consent conditions	The State Pollution Control Board has granted the Consent to Establish to the project vide order dated 10/01/2025, with stipulated conditions. (A copy of the Consent to Establish is enclosed and marked as Annexure 'D').



5.	Requirement of EC and as whether EC has been obtained from the competent authority	As per the EIA Notification-2006, an Environmental Clearance (EC) is required for Category 8(b) Township and Area Development projects with a plot area > 50 ha or a built-up area >150,000.00 sq. m. Since this project has a total plotted area of 302,939.61 Sqm (30.29 ha), it does not fall under the requirement of EC.
6.	NOC from the CGWA	The Central Ground Water Authority (CGWA) granted the NOC to the project vide order dated 29/11/2024. (A copy of the NOC from CGWA is enclosed and marked as Annexure E').



**M/S RAMBAGH DEVELOPERS**

6<sup>th</sup>, Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur, Tehsil & District – Jaipur,  
Rajasthan, 302015,

**Registered Post/E-Mail****Date – 15/02/2025**

To,  
Regional officer,  
Rajasthan State Pollution Control Board,  
D – Block, Ambedkar Nagar, Alwar. 301001.  
**Telephone – 01442980531**  
**E-mail – ro.alwar@gmail.com**

**In Reference to:** Residential/Plotted township **Rambagh Developers.**  
**Subject – Reply of Letter of RSPCB, Regional office, Alwar dated 13.02.2025.**

Sir,

In respect of Letter dated **13.02.2025** of Rajasthan State Pollution Control Board, Alwar, sought information pertaining to our township/area development project *Manglam's Rambagh located on Jaipur Delhi Highway, Village – Hamjapur and Dugheda, Tehsil – Behror, District – kotputli – Behror, Rajasthan* on following points the answer to which is provided below along with the supporting documents attached as Annexures with this reply letter.

- i) **Total build up area of the project separately with total area.**  
The total Built – up Area is **NIL** since it is a plotted township and the total Area of the Residential/Plotted Township Project is **302939.61 square metres.**  
The copy of the Approved Map is annexed as “**Annexure 1**”.
- ii) **Year of the starting of the project.**  
The Plotted project/township development started in the year 2021.  
The copy of the Approved Maps is enclosed.
- iii) **Year of the completion of the project.**  
The Plotted project/Residential township is currently under development and will be completed in the next 5-6 months.
- iv) **Consent Conditions**  
In this project we have obtained **Consent to Establish** under Section 25/26 of the Water (Prevention and Control of Pollution) Act, 1974 and under Section 21(4) of Air (Prevention & Control of Pollution) Act, 1981. Thee copy of which is enclosed here
- v) **Requirement of EC and as to whether EC has been obtained from the competent authority.**

**M/S RAMBAGH DEVELOPERS**

6<sup>th</sup> Floor, Apex Mall, Lal Kothi, Tonk Road, Jaipur, Tehsil & District – Jaipur,  
Rajasthan, 302015,

EC is not applicable to this project.

**vi) NOC from the CGWA.**

That the No Objection Certificate for Ground Water Abstraction was obtained from Government of India Ministry of Jal Shakti Department of Water Resources, River Development & Ganga Rejuvenation Central Ground Water authority on **29/11/2024**. A **copy of NOC dated 29.11.2024** is attached

**Yours Sincerely**

**Authorized Signatory**  
**Rambagh Developers**

भिवाडी इंटीग्रेटेड विकास प्राधिकरण (बीडा), भिवाडी (अलवर)

क्रमांक/आयोजना/3482/20

दिनांक: 30/12/20

ले-आउट प्लान स्वीकृति पत्र

पंजीकृत विकासकर्ता मै० रामबाग डवलपर्स  
 जरिये अधिकृत हस्ताक्षकर्ता श्री जितेन्द्र कट्टा  
 पुत्र स्व०श्री कैलाश चन्द कट्टा  
 पंजीकृत कार्यालय 6जी, पलोर अपेक्स मॉल,  
 लालकोठी, टोंक रोड जयपुर एवं  
 महर्षि आयुर्वेद प्रोजेक्ट मालिक आनन्द श्रीवास्तव एवं  
 आनन्द श्रीवास्तव पुत्र श्री जे.पी. श्रीवास्तव, प्रज्ञा श्रीवास्तव  
 पुत्री श्री आनन्द श्रीवास्तव, रीचा श्रीवास्तव पुत्री श्री आनन्द श्रीवास्तव  
 जरिये मु.आम राम श्रीवास्तव पुत्र श्री आनन्द श्रीवास्तव

विषय:- पंजीकृत विकासकर्ता मै० रामबाग डवलपर्स द्वारा ग्राम हमजापुर तह० बहरोड के ख०न० 226, 227, 233, 261, 264, 265, 266, 267, 268, 269, 270, 272, 273, 274, 837, 838, 839, 134, 135, 201, 211, 212, 218/1409, 219, 225, 281, 282 एवं ग्राम दुधेडा तह० बहरोड के खसरा नं० 3, 8, 9, 10, 14, 15, 16, 17, 21, 22, 23, 24, 25, 26, 32, 33, 34, 35, 36, 37, 38, 41, 42, 43, 45, 49, 50, 51, 52, 53, 54, 55, 56, 57, 71, 72, 74 दोनो ग्रामों के कुल खसरा नं० 64 कुल रकबा 31.5494 है० भूमि का आवासीय प्लोटेड हेतु ले-आउट प्लान स्वीकृति के क्रम में।

उपरोक्त विषयान्तर्गत लेख है कि आवेदक मै० रामबाग डवलपर्स जरिये अधिकृत हस्ताक्षकर्ता श्री जितेन्द्र कट्टा पुत्र स्व०श्री कैलाश चन्द कट्टा पंजीकृत कार्यालय 6जी, पलोर अपेक्स मॉल, लालकोठी, टोंक रोड जयपुर एवं महर्षि आयुर्वेद प्रोजेक्ट मालिक आनन्द श्रीवास्तव एवं आनन्द श्रीवास्तव पुत्र श्री जे.पी. श्रीवास्तव, प्रज्ञा श्रीवास्तव पुत्री श्री आनन्द श्रीवास्तव, रीचा श्रीवास्तव पुत्री श्री आनन्द श्रीवास्तव जरिये मु.आम राम श्रीवास्तव पुत्र श्री आनन्द श्रीवास्तव ग्राम हमजापुर तह० बहरोड के ख०न० 226, 227, 233, 261, 264, 265, 266, 267, 268, 269, 270, 272, 273, 274, 837, 838, 839, 134, 135, 201, 211, 212, 218/1409, 219, 225, 281, 282 एवं ग्राम दुधेडा तह० बहरोड के खसरा नं० 3, 8, 9, 10, 14, 15, 16, 17, 21, 22, 23, 24, 25, 26, 32, 33, 34, 35, 36, 37, 38, 41, 42, 43, 45, 49, 50, 51, 52, 53, 54, 55, 56, 57, 71, 72, 74 दोनो ग्रामों के कुल खसरा नं० 64 कुल रकबा 31.5494 है० भूमि में से 30.2939 है० भूमि पर आवासीय योजना का ले-आउट प्लान को एलपीसी की 9वीं बैठक दिनांक 22.07.2020 में रखा जाकर अनुमोदित किये जाने का निर्णय लिया। उपरोक्त निर्णय की अनुपालना में ले-आउट प्लान को निम्न शर्तों के साथ स्वीकृति प्रदान की जाती

01. टाउनशिप पॉलिसी 2010, एकीकृत भवन विनियम 2017 के प्रावधानों की पालना विकासकर्ता द्वारा सुनिश्चित की जावेगी।
02. टाउनशिप पॉलिसी के प्रावधानों के तहत सम्पूर्ण परियोजना का अधिकतम एफएआर 1.2 से अधिक देय नहीं होगा।
03. प्रार्थी द्वारा ले-आउट प्लान में दर्शाए अनुसार व्यवसायिक (इन्फॉर्मल) क्षेत्र को फुटकर व्यवसायिक प्रयोजन के रूप में अनुज्ञेय होगा।
04. परियोजना में से राजस्व रास्ते भी गुजर रहे है, जिन्हे यथावत खुला रखा जावेगा।
05. ले-आउट प्लान में प्रस्तावित आवासीय/व्यवसायिक भूखण्डों में भवन निर्माण कार्य किए जाने से पूर्व प्रचलित भवन विनियमों के प्रावधानों के अनुरूप निर्माण स्वीकृति ली जावेगी,



व भवन निर्माण स्वीकृत मांगिषी एवं एकीकृत भवन विनियम 2017 को लागू सार ही किया जावेगा तथा किसी भी प्रकार का उल्लंघन (डेवियेशन) नहीं किया जायेगा।

योजना क्षेत्र में स्थित गुआँ गोथिला रखा जावेगा।

विकास कार्य, ले-आउट प्लान स्वीकृति से 6 माह की अवधि के भीतर प्रारम्भ करने होंगे।

यदि 1 वर्ष के भीतर निर्माण कार्य प्रारम्भ नहीं किया जाता है तो ले-आउट प्लान स्वीकृति बीडा द्वारा रद्द की जा सकती है।

आवासीय योजनाओं में आंतरिक विकास यथा जल वितरण, ड्रेनेज, सीवरेज, विद्युत वितरण, सडके, पार्क, टेलीफोन लाईन वर्षा जल संग्रहण संरचना, स्नानघर तथा रसोई के अवशिष्ट जल के शुद्धिकरण एवं रीसाईकिलिंग की व्यवस्था आदि की टाउनशिप पॉलिसी के मानदण्डों अनुसार कार्य को समस्त जिम्मेदारी विकासकर्ता की होगी।

सुविधा क्षेत्र के भूखण्डों का प्रमाणानुसार आवंटन कराया जाकर उपयोग में लिया जावेगा।

विकासकर्ता द्वारा वर्षा जल संग्रहण संरचना एवं इससे संबंधित प्रावधानों की पालना एकीकृत भवन विनियम 2017 के अनुसार सुनिश्चित की जावे।

विकासकर्ता द्वारा तकनीकी विषयों के निरीक्षण में योजना के विकास कार्य करवाये जायेंगे।

विकासकर्ता द्वारा आमजन को सूचित करने हेतु योजना में उपयुक्त स्थल पर स्वीकृत ले-आउट प्लान के मांगिषी का बोर्ड लगाया जाना सुनिश्चित किया जावे।

आन्तरिक विकास सुनिश्चित किए जाने बाबत विकासकर्ता द्वारा प्रस्तावित योजना में 12.5 प्रतिशत भूखण्ड रहन रखा गया है। रहन रखे गये भूखण्डों को ले-आउट प्लान में दर्शाया जाकर निर्देशित किया जाता है कि उक्त भूखण्डों का बेचान/आवंटन योजना में विकास कार्य करवाये जाने के पर्याप्त बीडा से स्वीकृति प्राप्त करने के उपरान्त ही किया जावेगा। योजना की क्रियाविधि का समय जल प्रदूषण निवारण एवं नियंत्रण अधिनियम 1974, वायु प्रदूषण निवारण अधिनियम एवं नियंत्रण अधिनियम 1981, पर्यावरण संरक्षण अधिनियम 1986 एवं उक्त अधिनियमों के तहत बने नियमों आदि के सभी संबंधित प्रावधानों की दृढ़ता पूर्वक पालना की जावेगी।

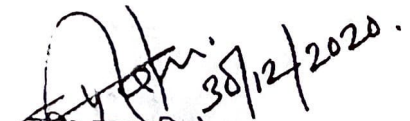
ले-आउट प्लान जारी करने के उपरान्त अन्य शुल्क/ बकाया राशि को बीडा द्वारा मांग की जाने पर विकासकर्ता द्वारा उक्त राशि बीडा कोष में जमा करानी होगी।

ले-आउट प्लान में गलत तथ्यों पर प्राप्त की गई अथवा तथ्यों को छुपाकर प्राप्त की गई स्वीकृति स्वतः ही निरस्त नही जाएगी एवं ऐसी निर्माण स्वीकृति प्राप्त करने के लिए आवेदनकर्ता को दोषी माना जाएगा।

उक्त स्वीकृति के कारण यदि बीडा को किसी न्यायालय, सक्षम अधिकारी तथा नगर भूमि (अधिकतम सीमा एवं विनियम) अधिनियम के तहत नियुक्त अधिकारी के समक्ष किसी कार्यवाही में कोई भी धर्म, नुकसान, मुआवजा देना पड़े या देने योग्य हो तो प्रार्थी उनकी इस क्षति को पूर्ण करने के लिए बाध्य होगा।

8. योजना का विकास टाउनशिप पॉलिसी में वर्णित अवधि 06 वर्ष में पूर्ण करना होगा।

ऊपर वर्णित शर्तों एवं अन्य कोई संबंधित शर्त का पालन नहीं होने पर ले-आउट प्लान को रद्द माना जायेगी।

  
वरि0 नगर नियोजक  
भि.ई.वि.प्राधिकरण (बीडा)

संलग्न:- ले-आउट प्लान ( )

क्रमांक/आयोजना/

प्रतिलिपि:- अधिशाषी अभियन्ता, बीडा भिवाडी को सूचनार्थ एवं आवश्यक कार्यवाही हेतु।

दिनांक:

वरि0 नगर नियोजक  
भि.ई.वि.प्राधिकरण (बीडा)



PROPOSED LAY OUT PLAN OF

**MANGLAM'S "RAMBAGH"**



SITUATED AT JAIPUR-DELHI NATIONAL HIGHWAY-8  
VILLAGE- HAMZAPUR & DUGHEDA (BEHROR), ALWAR (RAJ.)  
SCALE :- 1 : 1000 OR (1CM=10MT.)

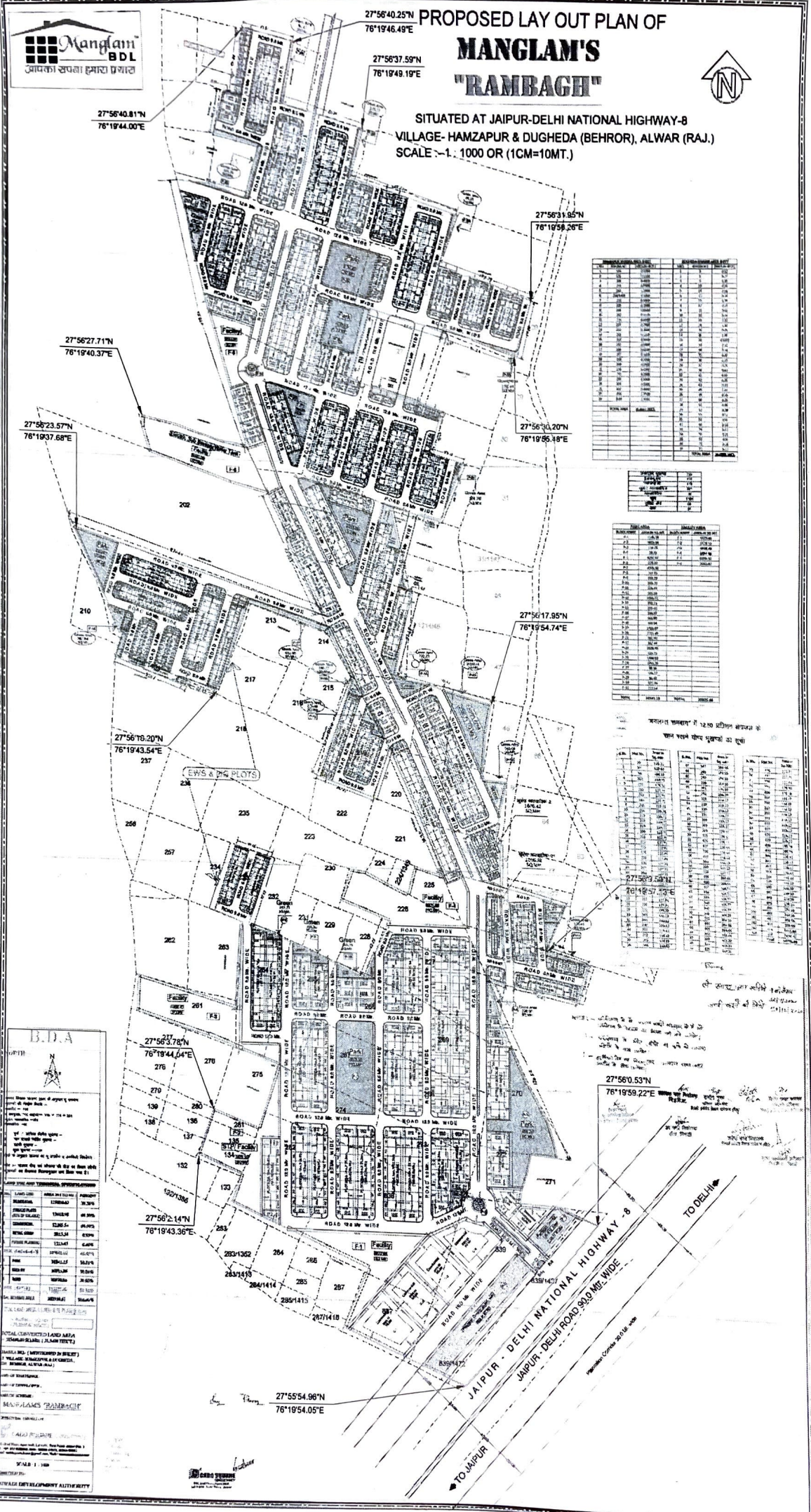


Table with multiple columns and rows, likely containing plot details or area calculations.

Table with multiple columns and rows, likely containing plot details or area calculations.

Table with multiple columns and rows, likely containing plot details or area calculations.

Table with multiple columns and rows, likely containing plot details or area calculations.

B.D.A. (Bharat Dairy) logo and detailed text regarding the project, including 'TOTAL COMPARTMENTED LAND AREA' and 'MANGLAM'S RAMBAGH'.

क्रमांक: बीडा/आयोजना/2022-23/12/24

दिनांक: 02/11/24

श्री रामबाग डवलपर्स प्रा0 लि0  
कार्यालय-6 जी, फ्लोर अपेक्स मॉल  
लाल कोठी, टॉक रोड जयपुर।

विषय- श्री रामबाग डवलपर्स प्रा0 लि0 ग्राम हमजापुर तहसील बहरोड के खसरा नं0 226 ,227 ,233 ,261, 264,265 ,266 ,267 ,268 ,269 ,270 ,272 ,273 ,274 ,837, 838 ,839, 134, 135, 201, 211, 212 ,218/1409 ,219 ,225 ,281 ,282 एवं ग्राम दूधेडा तह0 बहरोड के खसरा नं0 3, 8, 9, 10, 14, 15, 16, 17 ,21 ,22 ,23 ,24 ,25 ,26 ,32 , 33 ,34 ,35 ,36 ,37 ,38 ,41 ,42 ,43 ,45 ,49 ,50 ,51, 52 ,53 ,54 ,55 ,56 ,57, 71 ,72 ,74 दोनों ग्रामों के कुल खसरा नंबर 64 कुल रकबा 31.5494 हेक्टेयर भूमि का आवासीय (प्लोटेड) ले-आउट प्लान स्वीकृति के क्रम में रहन रखे गये भूखण्ड को रहन मुक्त करने बाबत।

संदर्भ- आपका प्रार्थना पत्र दिनांक 11/10/2023 के क्रम में।

उपरोक्त विषयांतर्गत लेख है कि ग्राम हमजापुर तह0 बहरोड के आराजी खसरा नं0 के खसरा नं0 226, 227 , 233 , 261, 264 ,265 ,266 ,267 ,268 ,269 ,270 ,272 ,273 ,274 ,837, 838 ,839 ,134,135 ,201 ,211 ,212 ,218/1409 ,219 ,225 ,281 ,282 एवं ग्राम दूधेडा तह0 बहरोड के खसरा नं0 3, 8, 9, 10, 14, 15, 16, 17, 21, 22, 23, 24, 25 , 26, 32 , 33 ,34 ,35 ,36 ,37 ,38 ,41 ,42 ,43 ,45 ,49 ,50 ,51, 52 ,53 ,54 ,55 ,56, 57, 71, 72 ,74 दोनों ग्रामों के कुल खसरा नंबर 64 कुल रकबा 31.5494 हेक्टेयर भूमि का आवासीय (प्लोटेड) ले-आउट प्लान स्वीकृति के क्रम में रहन रखे गये भूखण्ड संख्या 96, 97 98, 202, 211 से 235, 240 से 252 , 318 से 332 , 335 से 346, 533 से 535 , 776 से 779 , 826 से 836, 839 से 853 , सी-1 एवं सी-2 भूमि के स्वीकृत ले-आउट प्लान में आन्तरिक विकास कार्य पूर्ण होने तक रहन रखे गये थे। वर्तमान में चार्टर्ड इंजिनियर की पूर्णता रिपोर्ट एवं कार्यालय की रिपोर्ट अनुसार आपके द्वारा 60 प्रतिशत आन्तरिक विकास कार्य पूर्ण किया जा चुका है।

अतः भूखण्ड संख्या 96, 97 98, 211 से 235, 240 से 249 , 318 से 332 , 335 से 346, 533 से 535 , 776 से 779 , 827 से 835, 840 से 846, 849, 850, 853 को रहन मुक्त किये जाने की एतद्व द्वारा स्वीकृति प्रदान की जाती है। वर्तमान में भूखण्ड संख्या 202, 250, 251, 826 ,836, 839, 847, 848, 851, 852, सी-1 एवं सी-2 आन्तरिक विकास कार्य के मध्य रहन है। सूचनार्थ प्रेषित है।

Signature valid

RajKaj Ref  
5250952



Digitally signed by **शिवेला चौहान**  
Designation: **Chief Engineer, Bhiwadi**  
Date: 2023.10.28 17:52:17 IST  
Reason: Approved वि.प्रा. बीडा, भिवाड़ी



**Regional Office Alwar**  
**Rajasthan State Pollution Control Board**  
**D-Block, Ambedkar Nagar, Alwar-301001**  
**Phone: 0144-2372996**



**Registered**

**Annexure - D**

**File No : F(Tech)/Alwar(Alwar)/7463(1)/2024-2025/1700-1701**

**Order No : 2024-2025/Alwar/13463**

**Dispatch Date: Jan 10 2025 6:41PM**

**Unit Id : 138781**

**M/s RAMBAGH DEVELOPERS**

**6th Floor, Apex Mall Lal Kothi, Ronk Road , Jaipur**

**Sub: Consent to Establish** under Section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under Section 21(4) of Air (Prevention & Control of Pollution) Act, 1981.

**Ref:** Your application(s) for Consent to Establish dated 12/12/2024 and subsequent correspondence.

**Sir,**

**Consent to Establish** under the provisions of Section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 (hereinafter to be referred as the Water Act) and under Section 21 of the Air (Prevention & Control of Pollution) Act, 1981, (hereinafter to be referred as the Air Act) as amended to date and rules & the orders issued thereunder **is hereby granted** for your **MANGLAMS RAMBGH plant** situated / proposed at **VILLAGE- HAMJAPUR AND DUGHEDA BEHROR Tehsil:Alwar District:Alwar** , Rajasthan under the provisions of the said Act(s). This consent is granted on the basis of examination of the information furnished by you in consent application(s) and the documents submitted therewith, subject to the following conditions:-

- 1 That this Consent to Establish is valid for a period from **12/12/2024** to **30/11/2029 or date of commencement of production / commissioning of the project or activities whichever is earlier** .
- 2 That this Consent is granted for manufacturing / producing following products / by products or carrying out the following activities or operation/processes or providing following services with capacities given below:

Particular	Type	Quantity / Capacity
Township/ Area Development Project	Activity	302,940.00 SQ. METER

- 3 That in case of any increase in capacity or addition / modification / alteration or change in product mix or process or raw material or fuel, the project proponent is required to obtain fresh consent to establish.
- 4 That the control equipment as proposed by the applicant shall be installed before trial operation is started for which prior consent to operate under the provision of the **Water Act and Air Act** shall be obtained. This consent to establish shall not be treated as consent to operate.

**Signature valid**

Digitally signed by Deependra Jharwal  
 Date: 2025.01.10 16:45:15 IST  
 Reason: Self Attested  
 Location:





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**D-Block, Ambedkar Nagar, Alwar-301001**  
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**Unit Id : 138781**

5 That the quantity of effluent generation and disposal along with mode of disposal for the treated effluent shall be as under:

Type of effluent	Max. effluent generation (KLD)	Quantity of effluent to be recycled (KLD)	Quantity of treated effluent to be disposed (KLD) and mode of disposal
Domestic Sewage	647.980	469.000	178.980 Plantation/Horticulture /Flushing/Floor Cleaning etc.

6 That the sources of air emissions along with pollution control measures and the emission standards for the prescribed parameters shall be as under:

Sources of Air Emissions	Pollution Control Measures	Prescribed	
		Parameter	Standard
One D.G set( 125KVA)	ACOUSTIC ENCLOSURE , ADEQUATE STACK HEIGHT	--	--
One D.G set( 25KVA)	ACOUSTIC ENCLOSURE , ADEQUATE STACK HEIGHT	--	--

7 That the Domestic Sewage shall be treated before disposal so as to conform to the standards prescribed by the Board as notified under the Environment (Protection) Act-1986 for disposal **Into Inland Surface Water**. The main parameters for regular monitoring shall be as under:

**Signature valid**

Digitally signed by Deependra Jharwal  
Date: 2025.01.10 16:45:15 IST  
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Location:





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Parameters	Standards
pH Value	Between 6.5 to 9.0
Biochemical Oxygen Demand (3 days at 27C)	Not to exceed 10 mg/l
Chemical Oxygen Demand	Not to exceed 50 mg/l
NH4 (N)	5 mg/l
N total	10 mg/l
Total Suspended Solids	Not to exceed 20 mg/l
Fecal Coliform (MPN per 100 ml)	Not to exceed 100

- 8 That the project proponent shall be liable to remit outstanding consent fee; if any, on account of lapsed consent period/consent to establish/default period/additional consent fee as and when asked for.
- 9 That the unit shall apply for Consent to operate at least two months prior to the expiry of this consent or commencement of production/project, whichever is earlier, falling to which, additional fee shall have to be deposited in accordance with the existing fee notification.
- 10 That this consent is issued to the unit on the basis of mandatory documents submitted by the applicant, if any discrepancies is found in the documents/facts uploaded/submitted by the unit then the consent shall be treated as revoked without further notice and the unit shall be liable for action in accordance with the provisions of law.
- 11 That this consent to establish is being issued to M/s Rambagh Developers for township/ area development project in village- Hamjapur and Dughera, Tehsil-Behror, District- Kotputli-Behror only.
- 12 That the industry shall not establish any plant / process or does not carry out any activity which attracts environmental clearance under provisions of the EIA Notification dated 14.09.2006.
- 13 That this Consent is subject to any order or direction from Hon'ble Supreme Court/High Court/National Green Tribunal or any other court of the competent jurisdiction.

Page 3 of 7

**Signature valid**

Digitally signed by Deependra  
Jharwal  
Date: 2025.01.10 16:45:15 IST  
Reason: Self Attested  
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**Unit Id : 138781**

- 14 That any information submitted/mentioned in the consent application form/ declaration / affidavit/ supporting enclosures if found incorrect later on, shall make the industry liable for legal action under section 42 of the Water Act,1974 and section 38 of the Air Act,1981.
- 15 That this Consent to Establish is being issued to the project for project cost of Rs.8632/- lakhs which includes the cost of Land, Building and Plant & Machinery. In case of any increase in capacity or addition/ modification/ alteration/ or change in product mix or process or raw material or fuel, the project proponent is required to obtain fresh Consent to Establish/Operate from the Board.
- 16 That the Unit shall install adequately designed rain water harvesting structure for prevention and recharge of ground water in and around the area.
- 17 That the total water consumption shall not exceed 1,007 KLD (Fresh water -165 KLD + Recycled water - 469 KLD) and fresh water demands shall be met out through ground water. The ground water shall not be abstracted without prior NOC from Central Ground Water Authority.
- 18 That housing project shall intimate Board before replacement/any change of flow meters.
- 19 That the entire domestic waste water generated i.e. 647.98 KLD shall be treated through two sewage treatment plants of capacity 230 KLD and 480 KLD respectively.
- 20 That the project shall install flow meters at inlet & outlets of both STP with separate energy meter on electrical appliances.
- 21 That the unit shall install water meters at all suitable points to measure quantity of daily ground water abstraction and use for different purposes. Daily record of the same shall be maintained and to be submitted to the Board.
- 22 That the project proponent must obtain NOC from CGWA within one month from the date of issue of this CTE unless falling in exempted category as per MOJS guidelines dated 24.09.2020 and amendments dated 29.03.2023 thereto.
- 23 That the unit shall ensure to comply with all modifications on the regulations of D.G sets as mentioned in direction no 76 issued by the CAQM-NCR vide letter no F. No. A- 110018/01/2021 -CAQM/15322-15331 dated 29.09.2023
- 24 The industry shall comply all other directions/orders of CAQM issued from time to time strictly. Unit shall comply CAQM directions regarding construction activities in NCR and adjoining Area's.
- 25 That no type of effluent shall be generated or discharged outside the factory premises in any case, industry shall maintain Zero Liquid Discharge status outside the factory premises.

Page 4 of 7

**Signature valid**

Digitally signed by Deependra  
Jharwal  
Date: 2025.01.10 16:45:15 IST  
Reason: Self Attested  
Location:





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**Unit Id : 138781**

- 26 That the unit shall maintain condition of STP's of capacity 230 KLD and 480 KLD to achieve the standards prescribed under EP Act 1986 and the unit shall dispose the sludge of STP in scientific manner.
- 27 That this consent shall not be used as evidence for ascertaining the land title and its use.
- 28 That the unit shall not allow making any obstacles to any natural water flow i.e. natural nallah/stream carrying rain water to any water body.
- 29 The unit shall utilized entire treated waste water for flushing/ process/ gardening/ non potable uses and other gainful purposes. No waste water discharged on land/ into sewer line/ into natural nallah / water body/ drain.
- 30 That used CFL/FLs/LEDs should be properly collected and disposed off/sent for re-cycling as per prevailing rules/guidelines issued by regulatory authority. Use of solar panels also be done to the extent possible.
- 31 That this consent is valid subject to the fulfilment of the other entire statutory requirement in other laws/acts/rules as applicable & all orders, directions, guidelines and standards laid down by the board from time to time shall be complied with.
- 32 That the solid waste generated should be properly collected & segregated. Wet garbage should be composted and dry/inert solid waste should be disposed off at approved sites for land filling after recovering recyclable materials.
- 33 That the unit shall comply with the provisions of Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016; Solid Waste Management Rules, 2016; Plastic Waste Management Rules 2016; Construction And Demolition Waste Management Rules 2016; Bio-Medical Waste Management Rules, 2016 and E- Waste Management Rules, 2016.
- 34 That this Consent does not absolve the project proponent from the other statutory obligations prescribed under any other law or any other instrument of force. The sole and complete responsibility, to comply with the conditions laid down in all other laws for the time being in force, rests with the industry/unit/project proponent.
- 35 That no Single Use Plastic (SUP) item, which is banned vide Ministry of Environment, Forest & Climate Change (MoEF & CC), Government of India notification dated 12.08.2021 shall be used in the unit/industrial premises.
- 36 That the project shall develop plantation as per specified norms in at least 33% of the plot to maintain ambient air quality around the Industry.

**Signature valid**

Digitally signed by Deependra  
Jharwal  
Date: 2025.01.10 16:45:15 IST  
Reason: Self Attested  
Location:





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37 That, notwithstanding anything provided hereinabove, the State Board shall have the power and reserves its right, as contained **under Section 27(2) of the Water Act and under Section 21(6) of the Air Act** to review anyone or all of the conditions imposed here in above and to make such variation as it deems fit for the purpose of compliance of the **Water Act and Air Act**.

38 That the grant of this **Consent to Establish** is issued from the environmental angle only, and does not absolve the project proponent from the other statutory obligations prescribed under any other law or any other instrument in force. The sole and complete responsibility, to comply with the conditions laid down in all other laws for the time-being in force, rests with the industry/ unit/ project proponent.

39 That the grant of this **Consent to Establish** shall not, in any way, adversely affect or jeopardize the legal proceedings, if any, instituted in the past or that could be instituted against you by the State Board for violation of the provisions of the Act or the Rules made thereunder.

This **Consent to Establish** shall also be subject, besides the aforesaid specific conditions, to the general conditions given in the enclosed Annexure. The project proponent will comply with the provisions of the **Water Act and Air Act** and to such other conditions as may, from time to time, be specified by the State Board under the provisions of the aforesaid Act(s). Please note that, non compliance of any of the above stated conditions would tantamount to revocation of **Consent to Establish** and project proponent / occupier shall be liable for legal action under the relevant provisions of the said Act(s).

**Yours sincerely,**

**Regional Officer[ Alwar ]**

(A): **Copy to:-**

1 Master File.

Page 6 of 7

**Signature valid**

Digitally signed by Deependra  
Jharwal  
Date: 2025.01.10 18:45:15 IST  
Reason: Self Attested  
Location:





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**Rajasthan State Pollution Control Board**  
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**Regional Officer[ Alwar ]**

**Signature valid**

Digitally signed by Deependra  
Jharwal  
Date: 2025.01.10 16:45:15 IST  
Reason: SelfAttested  
Location:





भारत सरकार 73  
जल शक्ति मंत्रालय  
जल संसाधन, नदी विकास  
और गंगा संरक्षण विभाग  
केन्द्रीय भूमि जल प्राधिकरण  
Government of India  
Ministry of Jal Shakti  
Department of Water Resources,  
River Development & Ganga Rejuvenation  
Central Ground Water Authority

(भूजल निकासी हेतु अनापत्ति प्रमाण पत्र)  
**NO OBJECTION CERTIFICATE (NOC) FOR GROUND WATER ABSTRACTION**

Project Name:	Manglams Rambagh		
Project Address:	Village- Hamjapur And Dugheda, Tehsil-behror, Alwar		
Village:	Hamjapur	Block:	Behror
District:	Alwar	State:	Rajasthan
Pin Code:			
Communication Address:	6th Floor, Apex Mall, Lalkothi, Tonk Road, Jaipur, Sanganer, Jaipur, Rajasthan - 302015		
Address of CGWB Regional Office :	Central Ground Water Board Western Region, 6-a, Jhalana Doongri, Jaipur, Rajasthan - 302004		

1. <b>NOC No.:</b>	CGWA/NOC/INF/ORIG/2024/21039	2. <b>Date of Issuance</b>	11/29/2024 10:25:25 AM
3. <b>Application No.:</b>	21-4/19738/RJ/INF/2024	4. <b>Category:</b> (GWRE 2023)	Over Exploited
5. <b>Project Status:</b>	New Project	6. <b>NOC Type:</b>	New
7. <b>Valid from:</b>	29/11/2024	8. <b>Valid up to:</b>	28/11/2026
9. <b>Ground Water Abstraction Permitted:</b>			
	Fresh Water		Saline Water
	Dewatering		Total
	m <sup>3</sup> /day	m <sup>3</sup> /year	m <sup>3</sup> /day
	m <sup>3</sup> /day	m <sup>3</sup> /year	m <sup>3</sup> /day
	m <sup>3</sup> /day	m <sup>3</sup> /year	m <sup>3</sup> /day
	19.30	7044.50	19.30
			7044.50

10. Details of ground water abstraction /Dewatering structures

	Total Existing No.:0						Total Proposed No.:0					
	DW	DCB	BW	TW	MP	MPu	DW	DCB	BW	TW	MP	MPu
*DW- Dug Well; DCB-Dug-cum-Bore Well; BW-Bore Well; TW-Tube Well; MP-Mine Pit;MPu-Mine Pumps												
11. Ground Water Abstraction/Restoration Charges paid (Rs.):							42267.00					
12. Environment Compensation (if applicable) paid (Rs.):							0.00					
13. Number of Piezometers(Observation wells) to be constructed/ monitored & Monitoring mechanism.	No. of Piezometers						Monitoring Mechanism					
							Manual	DWLR**	DWLR With Telemetry			
**DWLR - Digital Water Level Recorder	1						1	0	0			

(Compliance Conditions given overleaf)

This is an auto generated document & need not to be signed.

Validity of this NOC shall be subject to compliance of the following conditions:

**Mandatory conditions:**

- 1) Installation of tamper proof digital water flow meter with telemetry on all the abstraction structure(s) shall be mandatory for all users seeking No Objection Certificate and intimation regarding their installation shall be communicated to the CGWA within 30 days of grant of No Objection Certificate.
- 2) Proponents shall mandatorily get water flow meter calibrated from an authorized agency once in a year.
- 3) Construction of purpose-built observation wells (piezometers) for ground water level monitoring shall be mandatory as per Section 14 of Guidelines. Water level data shall be made available to CGWA through web portal. Detailed guidelines for construction of piezometers are given in Annexure-II of the guidelines.
- 4) Proponents shall monitor quality of ground water from the abstraction structure(s) once in a year. Water samples from bore wells/ tube wells / dug wells shall be collected during April/May every year and analysed in NABL accredited laboratories for basic parameters (cations and anions), heavy metals, pesticides/ organic compounds etc. Water quality data shall be made available to CGWA through the web portal.
- 5) In case of mining projects, additional key wells shall be established in consultation with the Regional Director, CGWB for ground water level monitoring four (4) times a year (January, May, August and November) in core as well as buffer zones of the mine.
- 6) In case of mining project the firm shall submit water quality report of mine discharge/ seepage from Govt. approved/ NABL accredited lab.
- 7) The firm shall report compliance of the NOC conditions online in the website (www.cgwa-noc.gov.in) within one year from the date of issue of this NOC.
- 8) Industries abstracting ground water in excess of 100 m<sup>3</sup>/d shall undertake annual water audit through certified auditors and submit audit reports within three months of completion of the same to CGWA. All such industries shall be required to reduce their ground water use by at least 20% over the next three years through appropriate means.
- 9) Application for renewal can be submitted online from 90 days before the expiry of NOC. Ground water withdrawal, if any, after expiry of NOC shall be illegal & liable for legal action as per provisions of Environment (Protection) Act, 1986.
- 10) This NOC is subject to prevailing Central/State Government rules/laws/norms or Court orders related to construction of tube well/ground water abstraction structure / recharge or conservation structure/discharge of effluents or any such matter as applicable.

**General conditions:**

- 11) No additional ground water abstraction and/or de-watering structures shall be constructed for this purpose without prior approval of the Central Ground Water Authority (CGWA).
- 12) The proponent shall seek prior permission from CGWA for any increase in quantum of groundwater abstraction (more than that permitted in NOC for specific period).
- 13) Proponents shall install roof top rain water harvesting in the premise as per the existing building bye laws in the premise.
- 14) The project proponent shall take all necessary measures to prevent contamination of ground water in the premises falling which the firm shall be responsible for any consequences arising thereupon.
- 15) In case of industries that are likely to contaminate the ground water, no recharge measures shall be taken up by the firm inside the plant premises. The runoff generated from the rooftop shall be stored and put to beneficial use by the firm.
- 16) Wherever feasible, requirement of water for greenbelt (horticulture) shall be met from recycled / treated waste water.
- 17) Wherever the NOC is for abstraction of saline water and the existing wells (s) is /are yielding fresh water, the same shall be sealed and new tubewell(s) tapping saline water zone shall be constructed within 3 months of the issuance of NOC. The firm shall also ensure safe disposal of saline residue, if any.
- 18) Unexpected variations in inflow of ground water into the mine pit, if any, shall be reported to the concerned Regional Director, Central Ground Water Board.
- 19) In case of violation of any NOC conditions, the applicant shall be liable to pay the penalties as per Section 16 of Guidelines.
- 20) This NOC does not absolve the proponents of their obligation / requirement to obtain other statutory and administrative clearances from appropriate authorities.
- 21) The issue of this NOC does not imply that other statutory / administrative clearances shall be granted to the project by the concerned authorities. Such authorities would consider the project on merits and take decisions independently of the NOC.
- 22) In case of change of ownership, new owner of the industry will have to apply for incorporation of necessary changes in the No Objection Certificate with documentary proof within 60 days of taking over possession of the premises.
- 23) This NOC is being issued without any prejudice to the directions of the Hon'ble NGT/court orders in cases related to ground water or any other related matters.
- 24) Proponents, who have installed/constructed artificial recharge structures in compliance of the NOC granted to them previously and have availed rebate of upto 50% (fifty percent) in the ground water abstraction charges/ground water restoration charges, shall continue to regularly maintain artificial recharge structures.
- 25) Industries which are likely to cause ground water pollution e.g. Tanning, Slaughter Houses, Dye, Chemical/ Petrochemical, Coal washeries, pharmaceutical, other hazardous units etc. (as per CPCE list) need to undertake necessary well head protection measures to ensure prevention of ground water pollution as per Annexure III of the guidelines.
- 26) In case of new infrastructure projects having ground water abstraction of more than 20 m<sup>3</sup>/day, the firm/entity shall ensure implementation of dual water supply system in the projects.
- 27) In case of infrastructure projects, paved/parking area must be covered with interlocking/perforated tiles or other suitable measures to ensure groundwater infiltration/harvesting.
- 28) In case of coal and other base metal mining projects, the project proponent shall use the advance dewatering technology (by construction of series of dewatering abstraction structures) to avoid contamination of surface water.
- 29) The NOC issued is conditional subject to the conditions mentioned in the Public notice dated 27.01.2021 failing which penalty/EC/cancellation of NOC shall be imposed as the case may be.
- 30) This NOC is issued subject to the clearance of Expert Appraisal Committee (EAC) (if applicable).
- 31) In the self-compliance report, the PP shall submit details of Drilling Agency/ Agencies, which has/ have constructed BW(s)/ TW(s) along with undertaking to the effect that all necessary measures have been taken as per directions of Hon'ble Supreme Court provided in Annexure-VII of guidelines dated 24.09.2020 in respect of abandoned/ failed BW(s)/ TW(s)/Piezometer(s), if any. The PP is advised to engage registered drilling agency/ agencies. In the event of any mishap/ unfortunate incident due to negligence in taking measures for prevention of accident due to falling in Bore Well, both PP and concerned drilling agency shall jointly be held responsible and penal action as per extant Government rules shall be taken.

(Non-compliance of the conditions mentioned above is likely to result in the cancellation of NOC and legal action against the proponent.)

18/11, जामनगर हाउस, मानसिंह रोड, नई दिल्ली - 110011 / 18/11, Jamnagar House, Mansingh Road, New Delhi-110011

Phone: (011) 23383561 Fax: 23382051, 23386743

Website: cgwa-noc.gov.in

Manglam Build Developers Ltd.

पानी बचाये - जीवन बचाये  
SAVE WATER - SAVE LIFE

TRUE COPY

Authorized Signatory

75

**CENTRAL GROUND WATER AUTHORITY**  
Department of Water Resources, River Development and Ganga Rejuvenation  
Ministry of Jal Shakti, Govt. of India

**Receipt**

(As per the MoJS guidelines dated 24.09.2020 vide SO No. 3289(E) and amendments dated 29.09.2023 vide SO No. 1509(E))  
<https://cgwa-noc.gov.in>

Application No.:	21-4/19738/RJ/INF/2024	Date of Issuance: 11/29/2024 10:25:25 AM
Name of Firm:	MANGLAMS RAMBAGH	
AppType Category:	Residential plotted colony	
Application Type:	Infrastructure	
PAN/GSTIN No. of Firm/Individual:	AAVFR9969C /	

SN	Description	Amount (Rs.)
1.	Application Processing Fee	10000.00
2.	Ground Water Abstraction charges	0
3.	Ground Water Restoration charges	42267.00
4.	Environmental Compensation Charges (ECRGW) (Date From to ) Days-	
5.	Penalty for non-Compliance of NOC conditions Condition to be mentioned	10000.00
6.	Adjustment Charges	
7.	Rebate	
8.	Charges for correction/modification in the existing issued No Objection Certificate	
S.No.	Description	Rate
(i)	Change in User ID	Rs. 5000
(ii)	Change in firm Name	Rs. 5000
(iii)	Extension of No Objection Certificate	Rs. 5000
(iv)	Issuance of duplicate No Objection Certificate	Rs. 5000
(v)	Issuance of corrigendum to No Objection Certificate	Rs. 5000
(vi)	Any other items/correction etc.	
<b>Rs. Rupees Sixty Two Thousand Two Hundred Sixty Seven Only</b>		<b>62267.00</b>

This is an system generated invoice, hence, does not require ink signed.

Term and conditions:

- i. All disputes are subject to Delhi Jurisdiction.
- ii. Any complaint in regard to the rates will not be entertained.

Member-Secretary  
CGWA, New Delhi