

BEFORE THE NATIONAL GREEN TRIBUNAL**PRINCIPAL BENCH, NEW DELHI****O.A.NO. 1343 /2024****IN THE MATTER OF:**

HARISH YADAV

...APPLICANTS

VERSUS

STATE OF UTTAR PRADESH AND ORS

...RESPONDENTS

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RESPONDENT NO. 2

THROUGH



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BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI
O.A.NO. 1342 /2024

IN THE MATTER OF:

HARISH YADAV

...APPLICANTS

VERSUS

STATE OF UTTAR PRADESH AND ORS

...RESPONDENTS

REPLY ON BEHALF OF RESPONDENT NO.2 - M/S
AGARWAL ASSOCIATES (PROMOTERS) LIMITED TO
THE APPLICATION UNDER SECTION 14, 15, 16, 17, R/w
SECTION 18 OF THE NATIONAL GREEN TRIBUNAL
ACT, 2010

MOST RESPECTFULLY SHOWETH:

1. That the above-captioned subject matter is pending adjudication before this Hon'ble Tribunal and listed for hearing on 28.03.2025. That the Hon'ble Tribunal had directed the Respondents to file their respective Replies at least a week before the next date of hearing. That the present reply is being filed on behalf of Respondent No.2 i.e., M/s. Agarwal Associates Promoters Limited in compliance of the aforesaid direction.
2. At the very outset, it is stated that the present Application bears no merits and has been filed *malafidely* to blackmail Respondent No. 2. The Application filed by the Applicant is baseless, without backing of any evidence or proof and based on concocted facts. The contents of the present Application and Project- 'Urban Homes' has no relation with Respondent No.2 whatsoever. The allegations in

present Application are in respect of 'Urban Homes' Project. Respondent No.2 is neither the Project Proponent of 'Urban Homes' nor responsible for management of 'Urban Homes' Project and as such wrongly impleaded as a party. On this ground alone, the Present Application is liable to be dismissed.

3. That Respondent No. 2 is submitting the present reply based on material and knowledge available with the Company. Respondent No. 2 at the very outset denies all assertions and allegations made in the Application against Respondent No.2 as the same are incorrect, misplaced and therefore, without any factual/ legal basis.
4. That it is also argued that the Applicant is attempting to fabricate allegations against Respondent No. 2 and has impleaded Respondent no. 2 in retaliation to the Government's acquisition of land that belonged to the Applicant's father. This acquisition was carried out for the development of the Integrated Township project, a scheme of Ghaziabad Development Authority in Ghaziabad to fulfil the growing needs of residence due to urbanisation under the Government Order dated 21.05.2005 issued by the State Govt. of Uttar Pradesh. The responsibility of Development of this Project was given to Respondent No. 2 and the same has attained completion in December 2023.
5. That this reply is being filed in response to the factually misplaced Original Application, outlining the pertinent facts and legal arguments against the maintainability of

present case vis-à-vis Respondent No. 2. The facts in respect of “Aditya World City” Project are narrated hereunder for consideration of this Hon’ble Tribunal:

A. **BRIEF FACTS**

6. That the Respondent No. 2 is the company that is incorporated under the provisions of the Companies Act, 1956. Respondent No.2 company has always, prior to commencement of the construction of the project, obtained all the permits from the competent authority. Therefore, Respondent No. 2 has all the permissions and sanctions/ clearances in respect of ‘Aditya World City’ Project. However, Respondent No.2 is not the Project Proponent of ‘Urban Homes’ project which is being complained of by Applicant in present Application. The Applicant is trying to join the Project ‘Urban Homes’ with ‘Aditya World City’ which are two completely different projects.

STATUTORY COMPLIANCES

7. That the Project ‘Aditya World City’ is being developed by Respondent No.2 under Government Order of State Govt. of Uttar Pradesh dated 21.05.2005. As with the rising population the Government of Uttar Pradesh facilitates such projects for urbanisation and development of infrastructure. A true copy of the Government Order of State Govt. of Uttar Pradesh dated 21.05.2005 is annexed herewith as **ANNEXURE R-1**.

8. **Environmental Clearance dated 31.10.2007:** That Respondent No. 2, in accordance with the provisions of the Environment Impact Assessment Notification, 2006 (EIA Notification), duly obtained the First Environmental Clearance on 31.07.2007 from the State Level Environment Impact Assessment Authority (SEIAA) for construction of their new township project, '*Aditya World City*', under Category 8(b). A true copy of the First Environmental Clearance dated 31.10.2007 for project '*Aditya World City*' is annexed herewith as **ANNEXURE R-2**.

9. **Second Environment Clearance dated 07.10.2013:** Respondent No.2 obtained the Second Environmental Clearance from the State Level Environment Impact Assessment Authority (SEIAA) for the township project '*Aditya World City*' under Category 8(b) of the Environment Impact Assessment Notification, 2006. A true copy of the Second Environmental Clearance dated 07.10.2013 for the project '*Aditya World City*' is annexed herewith as **ANNEXURE R-3**.

10. **Consent To Establish Dated 28.01.2015:** Respondent No.2, in compliance with the statutory obligations under the Water (Prevention and Control of Pollution) Act, 1974, and the Air (Prevention and Control of Pollution) Act, 1981, obtained the requisite Consent to Establish from the

Uttar Pradesh Pollution Control Board (UPPCB) for their Project '*Aditya World City*'. A true copy of the Consent to Establish dated 28.01.2015 for Project '*Aditya World City*' is annexed herewith and marked as **ANNEXURE R-4**.

11. **Extension of Environmental Clearance dated 12.06.2021:** That the Respondent No.2, obtained an extension dated 12.06.2021, to the Second Environmental Clearance dated 07.10.2013 for the township project '*Aditya World City*',. A true copy of the extension of Environment Clearance dated 12.06.2021 for Project '*Aditya World City*' is annexed herewith and marked as **ANNEXURE R-5**.

12. **Consent to Operate dated 30.09.2021:** Respondent No.2, in compliance with the statutory provisions under Sections 25, 26 the Water (Prevention and Control of Pollution) Act, 1974, and under Section 21, 22 of the Air (Prevention and Control of Pollution) Act, 1981, obtained the requisite Consent to Operate (Water) and Consent to Operate (Air) from the Uttar Pradesh Pollution Control Board (UPPCB) for the township project, '*Aditya World City*'. A true copy of the Consent to Operate (Water) dated 30.09.2021 for Project '*Aditya World City*' is annexed herewith as **ANNEXURE R-6**. A true copy of the Consent to Operate (Air) dated 30.09.2021 for Project '*Aditya World City*' is annexed herewith and marked as **ANNEXURE R-7**.

13. **Consolidated Consent To Operate dated 21.12.2023:**
Respondent No.2 obtained a Consolidated Consent to Operate from the Uttar Pradesh Pollution Control Board (UPPCB) for the township project 'Aditya World City,' in accordance with Section 25 of the Water (Prevention and Control of Pollution) Act, 1974, and Section 21 of the Air (Prevention and Control of Pollution) Act, 1981. That the Consolidated Consent to Operate continuing and is valid till 31.12.2028. A true copy of the Consolidated Consent to Operate dated 21.12.2023 for Project '*Aditya World City*' is annexed herewith as **ANNEXURE R-8.**

14. **Completion Certificate dated 29.12.2023:** That the Respondent No. 2 after obtaining all the Sanctions and permissions completed the Project '*Aditya World City*' and applied for issuance of Completion Certificate. That the Ghaziabad Development Authority, has issued Completion Certificate dated 29.12.2023 *vide* letter bearing no. 190/Enforcement Zone-5/2023 to Respondent No.2. A true copy of the Completion Certificate dated 29.12.2023 for Project '*Aditya World City*' is annexed herewith as **ANNEXURE R-9.**

15. **Notice dated 29.02.2024 by Municipal Corporation of Ghaziabad:** That on 29.02.2024, Respondent No.2 received a Notice from Water Department of Municipal

Corporation of Ghaziabad, alleging discharge of sewage in the open drains near the project. Upon the receipt of Notice, the representative for Respondent No. 2 visited the office of Municipal Corporation of Ghaziabad on 01.03.2024 wherein, certain photographs were shown which were not in respect of Respondent no. 2's Project - 'Aditya World City'. A true copy of the letter dated 29.02.2024 issued by Municipal Corporation of Ghaziabad to Respondent No. 2 is annexed herewith as **ANNEXURE R-10**.

16. **Reply Letter dated 02.03.2024 by Respondent No. 2:** In response to the aforementioned letter dated 29.02.2024, Respondent No.2 submitted a detailed reply clarifying that the water pipes referred in the Letter dated 29.02.2024 as well as in Photographs were neither associated with nor a part of project, '*Aditya World City*.' When a representative of Respondent No. 2 conducted an on-ground inspection, it was found that these pipes were connected to a project known as 'Urban Homes,' situated in same Village - Shahpur Bamheta. It is important to emphasize that Respondent No.2 is not the proponent of the Project – 'Urban Homes;'. Respondent No.2 emphasized in its response that it had no relation with the drainage pipe whatsoever and the same was connected to a project known as 'Urban Homes' and the operation / maintenance of 'Urban Homes' Project is solely the responsibility of the Urban Homes Apartment Owners Association. A true copy

of the letter dated 02.03.2024 issued by Respondent No.2 is annexed herewith and marked as **ANNEXURE R-11**.

17. **Letter dated 07.03.2024 from Municipal Corporation of Ghaziabad to Urban Homes Apartment Owners Association:** That after considering Letter dated 02.03.2024 by Respondent no. 2 and conducting an inspection, the Municipal Corporation of Ghaziabad issued Notice dated 07.03.2024 to the Urban Homes Apartment Owners Association stating that the sewerage from their project was found to be flowing openly into the drain. The Municipal Corporation directed the *Urban Homes Apartment Owners Association* to take immediate corrective measures to cease the open discharge of sewerage into the drain and to ensure compliance with the environmental regulations and the orders of this Hon'ble Tribunal. A true copy of the letter dated 07.03.2024 issued by Municipal Corporation of Ghaziabad to Urban Homes Apartment Owners Association is annexed herewith and marked as **ANNEXURE R-12**.
18. **Letter dated 18.03.2024 by Urban Homes Apartment Owners Association-** The 'Urban Homes Apartment Owners Association' in turn updated on 18.03.2024 that the issue concerning the sewage water has been addressed and further assured that they would not give any chance of complaint henceforth. The Association further provided

that remedial measures have been undertaken to resolve the issue of sewerage flowing openly into the drain and assured the Municipal Corporation that such violations will not recur in the future. They further stated that all necessary precautions would be implemented to maintain adherence to environmental norms. A true copy of the letter dated 18.03.2024 issued by the Urban Homes Apartment Owners Association to Municipal Corporation of Ghaziabad is annexed herewith and marked as **ANNEXURE R-13**.

19. **Sewage Treatment Plant Test Report dated 14.05.2024:**

- A routine test of the Sewage Treatment Plant (STP) established at '*Aditya World City*' was conducted at Noida Testing Laboratories, a Government of India-approved and accredited testing facility in May 2024. The report confirmed that the parameters of the STP are well within the prescribed limits as set forth by the Ministry of Environment, Forest and Climate Change (MoEF) and the Central Pollution Control Board (CPCB). This demonstrates that the STP at '*Aditya World City*' is operating efficiently and adhering to the regulatory requirements for environmental protection and waste management. The treated water from STP is being utilized for horticulture purposes and owing to the size of project as well as the green area developed therein, entire treated water is utilized within the Project. A true copy of the STP Test Report dated 14.05.2024 issued by Noida Testing

Laboratories for Project '*Aditya World City*' is annexed herewith as **ANNEXURE R-14**.

20. No Objection Certificate by Ground Water

Department: - Respondent No.2 has obtained the authorization and No Objection Certificate (NOC) from the Ground Water Department, Government of Uttar Pradesh, for extraction of Ground Water at prescribed limit within the township project '*Aditya World City*.' This authorization is valid for the period from 31.12.2023 to 12.05.2027. True copies of the No Objection Certificates dated 24.05.2024 for Project '*Aditya World City*' is annexed herewith and marked as **ANNEXURE R-15 (Colly)**.

21. That the Respondent No.2 has no relation whatsoever, with the allegations of Applicant and 'Urban Homes' Project. It is admitted by the 'Urban Homes Apartment Owners Association' *vide* letter dated 18.03.2024 that, the drainage was in respect of 'Urban Homes' Project. The said letter also records that the remedial measures have also been undertaken by the Urban Homes Apartment Owners Association.

22. In view of all the sanctions and permissions attached herewith the present Reply, it is evident that the allegations raised by the Applicant does not bear any backing of evidence and averments are mere baseless allegations

solely with the motive to harass and blackmail Respondent No.2.

B. PRELIMINARY SUBMISSIONS AND OBJECTIONS

I. ALLEGATIONS OF APPLICANT DOES NOT INVOLVE PROJECT OF RESPONDENT NO. 2

23. The allegation in the Application is in respect of discharge of sewer from an outlet pipe into the *Barsati Nala*. The Applicant has also annexed pictures of an Outlet Pipe. However, the said Outlet pipe has no relation with the Project of Respondent No. 2 – ‘*Aditya World City*’.
24. The allegations contained in the present Application are in respect of another Project in the same vicinity by the name of *Urban Homes*. Respondent No. 2 is not the developer or person responsible for upkeep of *Urban Homes*. *Urban Homes* project is controlled and managed by *Urban Homes Apartment Owners Association*. The project of Respondent No. 2 – ‘*Aditya World City*’, has no relation with ‘*Urban Homes*’ Project whatsoever.
25. That on 02.03.2024, Respondent No.2 submitted a detailed reply (**ANNEXURE- R-11**) to Municipal Corporation of Ghaziabad, categorically clarifying that it has no connection with the project “*Urban Homes*” and is not responsible for any discharge from the said project. After duly considering the Letter of Respondent No.2, Municipal Corporation of Ghaziabad issued a Notice to *Urban Homes*

Apartment Owners Association. The Association in turn updated that the issue concerning the sewage water has been addressed and further assured that they would not give any chance of complaint henceforth (**Annexure R-13**). The Association further invited the Municipal Corporation of Ghaziabad to assess the factum of their submissions. This conclusively shows that drainage pipe is of a different project all together and has no relation with 'Aditya World City'.

26. Therefore, Respondent No.2 respectfully submits that the concerns raised in the present Application are entirely unrelated to Respondent No. 2's project - 'Aditya World City'. The Applicant's attempt to implicate Respondent No.2 in this matter is therefore *malafide*, baseless and lacks any merit.

II. FRIVOLOUS ALLEGATIONS AGAINST RESPONDENT NO. 2

27. That the Applicant has approached this Hon'ble Tribunal with baseless and meritless allegations against Respondent No.2, acting with malafide intent to harass and malign the reputation of Respondent No. 2. The Applicant, who is dissatisfied with the acquisition of land by the Government, has no credible grounds for their claims and are merely attempting to harass the Respondent No. 2 under the guise of environmental concerns. The Application fails to provide even a single document to substantiate the

frivolous allegations. The Applicant is merely throwing arrows in the dark with a hope and intention to hit Respondent No. 2 for monetary gain by blackmailing.

28. **Background of Land Acquisition:** That the land belonging to father of Applicant was acquired by the State of Uttar Pradesh in accordance with its policy framework to address the increasing demand for housing and infrastructure due to rapid urbanization. The State of Uttar Pradesh, through its Office Order/Notification dated 21.05.2005, introduced the "Policy of Land Acquisition and Development for Residential Schemes through Private Capital Investment in Urban Areas". This policy permitted private developers to participate in land acquisition and development projects under a License Model, wherein developers were required to own at least 60% of the required land which could enable the government to acquire the remaining land under the Agreement Rules, 1997, framed pursuant to Section 55(1) of the Land Acquisition Act, 1894.
29. It is pertinent to mention herein that Applicant's father was also one of the alleged owner of the land that was acquired by the Uttar Pradesh Government for development of an Integrated Township under its G.O. of 2005 (Annexure R-1), now known as Project '*Aditya World City*'. The issue of acquisition was challenged before the Hon'ble High Court as well as before the Hon'ble Supreme Court of India, however, the challenge was dismissed and the Acquisition

has attained finality over 10 years ago. The father of Applicant herein – Mr. Jagat Singh, was a party in those proceedings and therefore, the Applicant as well as his family is well aware about the proceedings. True Copy of Orders passed by the Hon'ble High Court of Judicature at Allahabad and Hon'ble Supreme Court of India have been annexed herewith as **ANNEXURE R-16 (Colly.)**.

30. Despite being compensated for the land acquired, Applicant along with his family is indulging into frivolous litigation to harass, and making an attempt to extort money from Respondent No.2. The matter related to land which had already attained finality over 10 years back vide order dated 16.04.2015 passed by the Hon'ble Supreme Court of India and Applicant is well aware about the same. The Project '*Aditya World City*' has already been developed and has been granted Completion Certificate thereafter.
31. The family members of the Applicant have been filing cases in different forums to harass and cause impediments in development of Aditya World City as well as blackmail Respondent No. 2 for monetary gain. Smt. Vidya Devi, wife of Shri Lilu and Smt. Samant Yadav, wife of Shri Jagat Singh Yadav – aunt and mother of Applicant have filed a writ petition against Acquisition of land after completion of the Project itself. A true copy of the Writ Petition bearing WRIT-C No. 31515 of 2024 pending filed before the Hon'ble High Court of Allahabad is annexed herewith and marked as **ANNEXURE- R-17**.

32. Now, the present Applicant, who is the son of Smt. Samant Yadav and Shri Jagat Singh Yadav, is attempting to misuse the jurisdiction of this Hon'ble Tribunal to advance this private agenda under the guise of public interest. The commonality between parties is clearly visible from the Memo of Parties and representing Advocates. The commonality of objective, i.e., to harass and blackmail the Respondent No. 2 is further visible from close proximity of dates in which the said Petitions have been filed. The Applicant's allegations are entirely unfounded and constitute an abuse of the process of law. By manufacturing baseless claims against Respondent No.2, the Applicant is merely attempting to re-litigate matters that have already been lawfully resolved, thereby wasting the valuable time of this Hon'ble Tribunal. It is respectfully submitted that such vexatious applications should be dismissed at the outset in the interest of justice.

III. STATUTORY COMPLIANCE BY RESPONDENT

NO. 2

33. Without prejudice to the fact and argument that the present Application and disputes raised therein have no bearing to the Project of Respondent No. 2, it is respectfully submitted that Respondent No.2 has obtained all requisite consents, clearances, and permissions necessary for the development of the Integrated Township project '*Aditya World City*'.

34. **Environmental Clearance** - On 31.10.2007, Respondent No.2 was granted the First Environmental Clearance by the State Level Environment Impact Assessment Authority (SEIAA) in accordance with the provisions of the Environment Impact Assessment (EIA) Notification, 2006, and the Environment Protection Act, 1986, for the township project 'Aditya World City' (ANNEXURE R-2). Subsequently, on 07.10.2013, Respondent No.2 was granted the Second Environmental Clearance by the SEIAA (ANNEXURE R-3). This Environmental Clearance was duly extended by the SEIAA on 12.06.2021, ensuring continued compliance with environmental regulations (ANNEXURE R-5). These clearances unequivocally demonstrate that Respondent No.2 has adhered to the prescribed environmental norms and procedures at every stage of the project, affirming its commitment to lawful and sustainable development practices.
35. **Consent to Establish** - That, it is submitted that Respondent No.2 has diligently complied with all statutory requirements under the applicable environmental laws and has obtained the necessary consents from the Uttar Pradesh Pollution Control Board (UPPCB) in respect of the Integrated Township 'Aditya World City.' On 28.01.2015, Respondent No.2 was granted the Consent to Establish as mandated by the provisions of the Air (Prevention and Control of Pollution) Act, 1981, and the Water (Prevention and Control of Pollution) Act, 1974.

36. **Consent to Operate** - Subsequently, on 30.09.2021, the Respondent No.2 was granted the Consent to Operate under the provisions of the Water Act and Air Act, further validating the project's compliance with the prescribed environmental standards (ANNEXURES R-6 & R-7). Additionally, Respondent No.2 was granted a consolidated Consent to Operate on 21.12.2023, which is continuing currently as well (ANNEXURE R-8). These consents, obtained at various stages, reaffirm that Respondent No.2 has consistently adhered to the procedural and substantive requirements under the applicable environmental laws and regulations.
37. **NOC for Ground Water** - That the Applicant's contention that groundwater is being extracted unauthorisedly, is factually incorrect. Respondent No.2 has obtained the requisite permissions from the Ground Water Department, Government of Uttar Pradesh. The said permission is valid for the period from 31.12.2023 to 12.05.2027 (ANNEXURE- R-15).
38. The Respondent has complied with all regulatory requirements and obtained authorization in accordance with the prevailing legal framework. As such, the Applicant's allegations are baseless and devoid of merit. The Application is failed attempt to mislead this Hon'ble Tribunal and disrupt the lawful development of the City of Ghaziabad. The Applicant is using the present Application

as a tool to harass and stall the project of Respondent No. 2.

39. That the present Application is liable to be dismissed as it is devoid of merit and based on unfounded allegations. Respondent No.2 has meticulously complied with all the statutory and regulatory requirements under the Environment Protection Act, 1986; the Air (Prevention and Control of Pollution) Act, 1981; and the Water (Prevention and Control of Pollution) Act, 1974. At every stage of the project's development and operation, Respondent No.2 has ensured adherence to the applicable environmental norms and obtained all necessary consents, clearances and permissions from the relevant authorities. Respondent No.2 cannot be held liable or responsible for any alleged damages to human beings, property, or the environment, including water, air, land, trees, green cover, animals, and other living creatures, as contended by the Applicant. The allegations of environmental harm or non-compliance are baseless, speculative, and lack any evidentiary support. It is respectfully submitted that Respondent No.2's compliance with the prescribed environmental standards has been validated by competent authorities, leaving no scope for the Applicant's claims. Therefore, the present Application warrants dismissal by this Hon'ble Tribunal in the interest of justice and to prevent the abuse of its judicial process.

IV. THE CONTENTS OF APPLICATION ARE BASELESS

40. **No Felling or Cutting of Trees by Respondent No.2** That, it is respectfully submitted that Respondent No.2 has not engaged in any felling or cutting of trees during the development of the Project- Aditya World City.' Consequently, no prior permission from the Director or the District Forest Officer under the U.P. Protection of Trees Act, 1976, was required. The Applicant's claims alleging non-compliance under the U.P. Protection of Trees Act, 1976, are baseless, unfounded and misconceived. Respondent No. 2 respectfully submits that no violation of the said Act has occurred in the execution of the project.
41. **Baseless Allegation Regarding Sewage Treatment Plant (STP)** That the Applicant's assertion that there was no Sewage Treatment Plant (STP) in the Project and that sewage effluent was discharged to the Applicant's village is factually incorrect and devoid of merit. Respondent No.2 has setup a proper Sewage Treatment Plant in the Project which is duly treating the sewage and the treated water is being used for horticulture purposes. Respondent No.2 is not discharging any sewage effluent into the Girdharpur Nala without proper treatment.
42. The treated water of STP is tested from time to time by a Government of India - approved testing laboratory to

ensure compliance (ANNEXURE- R-14). The test results confirmed that all parameters were well within the prescribed limits established by the Ministry of Environment, Forest and Climate Change (MoEF) and the Central Pollution Control Board (CPCB). These findings categorically negate the Applicant's unfounded claim that the STP caused harm to the villagers or contributed to an alleged increase in the death rate in the surrounding area. Respondent No.2 has ensured compliance with all applicable environmental standards and regulations, including the proper treatment and disposal of sewage, as required by law.

43. The photographs attached by the Applicant do not pertain to the Project of Respondent No.2 and are misleading. Furthermore, the communication from Ghaziabad Nagar Nigam and the correspondence exchanged between Respondent No.2, Ghaziabad Nagar Nigam, and Urban Homes Apartment Owners Association clearly establish that the alleged issues are unrelated to the Project of Respondent No.2. Respondent No.2 has ensured full compliance with all environmental regulations and norms, and the Applicant's allegations are devoid of any merit, aimed at maligning Respondent No.2 without any substantive backing of evidence.
44. The Applicant's allegations are therefore unsubstantiated, speculative, and aimed solely at maligning the reputation of Respondent No.2 without any factual basis. Respondent

No.2 respectfully submits that these baseless claims should be dismissed by this Hon'ble Tribunal with heavy costs to deprecate the practice of filing such frivolous and ill-motivated Applications.

45. **Unfounded Allegations Regarding Construction Labor Facilities and Rainwater Harvesting**

That the Applicant's assertions regarding the lack of facilities for construction labourers and the absence of a rooftop rainwater harvesting system in the project are unfounded and incorrect. Respondent No.2 had strictly adhered to all statutory and regulatory requirements during the construction phase of the project, including the provision of adequate drainage systems, shelter, lighting, fuel, water supply, and solid waste disposal facilities for construction labourers. These measures were implemented in compliance with applicable labour laws and environmental standards to ensure the welfare of the workforce and the sustainability of construction practices. Moreover, as on date of filing of the present Application, the Respondent No. 2 has already completed the Project and obtained Completion Certificate and therefore, no construction labour is required.

46. Furthermore, Respondent No.2 has installed rainwater harvesting system in the project, in line with the guidelines prescribed under the Environment Protection Act, 1986, and the norms of the Ministry of Environment, Forest and Climate Change (MoEF). This system is fully operational

and is a testament to Respondent No.2's commitment to water conservation and sustainable development practices. The Applicant's allegations on these points are baseless, misleading, and unsupported by any evidence. Respondent No.2 respectfully submits that these claims are made with the sole intent of maligning the project and creating unwarranted impediments, and they should be dismissed by this Hon'ble Tribunal with heavy cost.

C. **PARAWISE REPLY**

47. That the contents of para 1 of the Application does not apply on the Respondent No.2 and claim sought by the Applicant under the Section 14, 15, 16, 17 & 18(1) of the NGT Act, 2010 does not apply on Respondent No.2, as the Applicant has failed to prove their own case with any proof.

PARA WISE REPLY TO FACTS OF THE CASE

48. That the contents of paragraph 1 of the Application are denied except to the extent of matter of record and require no specific reply from Respondent No.2. However, nothing stated therein shall be deemed to be admitted unless expressly admitted hereinafter.
49. That the contents of paragraph 2 of the Application are a denied except to the extent of matter of record and require no specific reply from Respondent No.2. However, nothing

stated therein shall be deemed to be admitted unless expressly admitted hereinafter.

50. That the contents of paragraph 3 of the Application are denied. The Applicant has provided misleading and incorrect information by falsely associating Mr. Aditya Agarwal with Respondent No.2. It is submitted that Mr. Aditya Agarwal has no connection, involvement, or concern with Respondent No.2, and the Applicant's allegations in this regard are baseless and devoid of merit.
51. That the contents of paragraph 4 of the Application are denied except to the extent of matter of record and require no specific reply from Respondent No.2. However, nothing stated therein shall be deemed to be admitted unless expressly admitted hereinafter.
52. That the contents of paragraph 5 of the Application are denied except to the extent of matter of record and require no specific reply from Respondent No.2. However, nothing stated therein shall be deemed to be admitted unless expressly admitted hereinafter.
53. That the contents of paragraph 6 of the Application are denied except to the extent of matter of record and require no specific reply from Respondent No.2. However, nothing stated therein shall be deemed to be admitted unless expressly admitted hereinafter.

54. That the contents of paragraph 7 of the Application are denied except to the extent of matter of record and require no specific reply from Respondent No.2. However, nothing stated therein shall be deemed to be admitted unless expressly admitted hereinafter.
55. That the contents of paragraph 8 of the Application are denied except to the extent of matter of record and require no specific reply from Respondent No.2. However, nothing stated therein shall be deemed to be admitted unless expressly admitted hereinafter.
56. That the contents of paragraph 9 of the Application are denied. The Applicant has made baseless and false allegations against Respondent No.2 without any substantive evidence. It is submitted that Respondent No.2 has strictly adhered to all environmental norms and regulations as specified in Schedule I of the National Green Tribunal Act, 2010, while executing the residential/commercial project in question. Respondent No.2 has obtained all requisite permissions and clearances from the competent authorities and has ensured full compliance with the applicable environmental laws throughout the project's development. The Applicant's claims are therefore unfounded and lack merit.

57. That the contents of paragraph 10 of the Application are denied except to the extent of matter of record. However, nothing stated therein shall be deemed to be admitted unless expressly admitted by Respondent No.2 in the present reply.
58. That the contents of paragraph 11 of the Application are denied except to the extent of matter of record require no specific comments. However, nothing stated therein shall be deemed to be admitted unless expressly admitted by Respondent No.2 in the present reply.
59. That the contents of paragraph 12 of the Application are denied except to the extent of matter of record and require no specific comments. However, nothing stated therein shall be deemed to be admitted unless expressly admitted by Respondent No.2 in the present reply.
60. That the contents made in paragraph 13 of the application are entirely baseless, false, and denied in *toto*. Respondent No.2 has adhered to all environmental norms and statutory regulations while developing the project, 'Aditya World City'. The claim that the Respondent No.2 has caused effluent drain issues in the village of Shahpur Bamheta is wholly false and unsupported by any credible evidence. Respondent No.2 has implemented a comprehensive drainage and effluent management system within the

project, ensuring there is no obstruction to the natural flow of effluents or drainage water from the village. The project includes a fully functional Sewage Treatment Plant (STP), as evidenced by the test reports from a government-approved laboratory confirming compliance with prescribed environmental standards (**ANNEXURE R-12**). The allegation of blocking effluent outlets, leading to waterlogging and unhygienic conditions, is factually incorrect and appears to be an attempt to malign Respondent No.2. The purported photographs enclosed by the Applicant are misleading as it does not concern or portray pictures of the Aditya World City and inaccurately represent the conditions attributable to Respondent No.2. Photographs of the STP at Aditya World City are attached herewith as **ANNEXURE R- 18** .

61. That the contents of paragraph 14 of the Application are denied as being incorrect and baseless. Respondent No.2 is not discharging any sewage effluent into the Girdharpur Nala without proper treatment. It is submitted that a fully functional Sewage Treatment Plant (STP) is operational at the project site of Respondent No.2. All sewage discharge generated from the project is treated through this STP, which meets the prescribed environmental standards. This test reports from an independent and Government-approved agency substantiate this, confirming that the treated effluent is within permissible limits (**ANNEXURE-**

R-14). The photographs attached by the Applicant do not pertain to the Project of Respondent No.2 and are misleading. Furthermore, the communication from Ghaziabad Nagar Nigam and the correspondence exchanged between Respondent No.2, Ghaziabad Nagar Nigam, and Urban Homes Apartment Owners Association clearly establish that the alleged issues are unrelated to the project of Respondent No.2 and have been annexed with this Reply as Annexure R-10, R-11, R-12, R-13. Respondent No.2 has ensured full compliance with all environmental regulations and norms, and the Applicant's allegations are devoid of any merit, aimed at maligning Respondent No.2 without any substantive backing of evidence.

62. That the contents of paragraph 15 of the application are a matter of record, however, it is clarified that Respondent No.2 has fully complied with all the requirements and procedural mandates under the said notification and Environmental Protection Act, 1986. All necessary Environmental Clearances have been duly obtained from the competent authorities at every stage of the project, ensuring strict adherence to the environmental norms and regulations, and have been annexed with the present Reply.
63. That the contents of paragraph 16 of the Application are denied as incorrect and misleading. It is submitted that Respondent No.2 has obtained the requisite NOC from the

Ground Water Department, Government of Uttar Pradesh. This authorization has the validity from 31.12.2023 to 12.05.2027. Respondent No.2 has strictly adhered to these conditions, ensuring that no unauthorized activity is carried out. The Applicant's assertion are therefore baseless and contradicted by the valid permissions obtained by Respondent No.2. These permissions reflect Respondent No.2's commitment to compliance with all regulatory norms.

64. That the contents of paragraph 17 of the application are not applicable to Respondent No.2 as it has already obtained all Clearances and even obtained Completion Certificate. For the kind reference of the Hon'ble Tribunal, the relevant Environmental Clearance documents have already been annexed with the present Reply at Annexure No. 2, 3, 5. That the Respondent No.2 has complied as per EIA Notification/ Environment protection Act, 1986. The Respondent No.2 has obtained Environment Clearance dated 20.06.2024 also from State Level Environment Impact Assessment Authority. A true copy of the Environment Clearance dated 20.06.2024 issued by State Level Environment Impact Assessment Authority is annexed herewith as **ANNEXURE R-19**. These annexures conclusively demonstrate Respondent No.2's strict compliance with the provisions of the EIA Notification, 2006.

65. That the contents of paragraph 18 of the application are incorrect and denied. It is submitted that Respondent No.2 has fully complied with the requirements of the Air (Prevention and Control of Pollution) Act, 1981, and the Water (Prevention and Control of Pollution) Act, 1974, in relation to the project Aditya World City. Respondent No.2 duly obtained the requisite Consent to Establish from the Uttar Pradesh Pollution Control Board (UPPCB) on 28.01.2015 (ANNEXURE- R-4). Respondent No.2 also obtained the necessary Consent to Operate under both the Air (ANNEXURE- R-7) and Water (ANNEXURE- R-6) Acts on 30.09.2021, and subsequently, a consolidated Consent to Operate was granted on 21.12.2023 (ANNEXURE- R-8) and is currently valid. These consents confirm that Respondent No.2 has adhered to all regulatory requirements to ensure compliance with environmental norms. The allegations made by the applicant regarding non-compliance are baseless and without merit. The Hon'ble Tribunal is respectfully requested to take note of Respondent No.2's diligent adherence to all statutory obligations.
66. That the contents of paragraph 19 of the Application are not applicable on Respondent No. 2 thus denied. Respondent No.2 submits that no trees have been cut during the development of the project, and hence, the allegations made

in para-19 are baseless and devoid of merit. Respondent No.2 has strictly adhered to all environmental norms and regulations, and there has been no violation of the provisions under The U.P. Protection of Trees Act, 1976, or any other applicable law. The Hon'ble Tribunal is respectfully requested to dismiss the unfounded claims made by the applicant in this regard.

67. That the contents of paragraph 20 of the Application are incorrect and are hereby denied. Respondent No.2 emphatically states that there is no connivance or collusion with any other Respondents. It is also to be noted that the Respondent No. 2 is in strict compliance with all applicable environmental norms and regulations. For the sake of brevity, reliance is placed on the documents already annexed in the reply above, which substantiate these facts. The Hon'ble Tribunal is kindly requested to consider the same and dismiss the baseless allegations made by the Applicant.

68. That the contents of paragraph 21 of the Application are wrong & hence denied as Respondent No.2 has obtained all requisite Environmental Clearances (EC), Consent to Establish (CTE), and Consent to Operate (CTO) and is in full compliance with the applicable standard and specific terms and conditions pertaining to environmental norms. The Respondent No.2 has consistently adhered to the

measures necessary to maintain a sustainable and balanced environment, including the protection of air and water quality. The allegation that the Respondent No.2 is engaged in illegal construction or deriving undue profit at the expense of the environment and human lives is baseless and lacks merit. Respondent No.2 remains committed to sustainable development while ensuring full compliance with environmental regulations. For the sake of repetition, reliance is placed on the documents already annexed in the reply above, which substantiate these facts.

69. That the contents of paragraph 22 of the Application are incorrect and are hereby denied. Respondent No.2 has obtained all necessary permissions from the Groundwater Department, in compliance with the relevant rules and regulations.
70. That the contents of paragraph 23 of the Application are denied. The allegations regarding contaminated groundwater, sewerage effluent, and polluted air causing multiple diseases and an increased death ratio over the last 2-3 years are baseless, exaggerated, and unsupported by any evidence. Respondent No.2 has implemented all necessary measures, including operating a fully functional Sewage Treatment Plant (STP) and adhering to the environmental norms prescribed by the MoEF and Central Pollution Control Board. The project complies with

applicable laws and standards to ensure that no harm is caused to the environment or public health. The alleged impact on the villagers and the area cannot be attributed to the activities of Respondent No.2.

71. That the contents of paragraph 24 of the Application are false and denied. The allegations of the Applicant in the paragraph under Reply are unsubstantiated and lack credible evidence. Respondent No.2 has no relation to the contents. Respondent No.2 ensures that all wastewater generated from its project is treated through a fully operational Sewage Treatment Plant (STP), which meets the standards prescribed by the MoEF and the Central Pollution Control Board. The treated water is used for horticulture purposes thereafter. Any photographs or claims made by the applicant do not pertain to the project of Respondent No.2 and are irrelevant to these proceedings. The Respondent No.2 operates within strict environmental norms to prevent any such alleged consequences.
72. That the contents of paragraph 25 of the Application are not applicable to the Respondent No.2 as the allegations are merely baseless and devoid of any merit. Respondent No.2 has not cut any green trees in the project area, nor has it engaged in any activity that violates environmental norms. The construction activities undertaken by Respondent No.2 are carried out in compliance with all applicable statutes

and regulations, including the Environmental Clearances (EC) and permissions granted under the Environment Protection Act, 1986. The allegations regarding respiratory diseases and an increase in the death ratio in the surrounding area are speculative and unsupported by any evidence.

73. That the contents of paragraph 26 of the Application are denied as false and devoid of substance. Respondent No.2 has obtained all requisite permissions and approvals from the concerned authorities prior to undertaking any construction activities, including Environmental Clearances (EC), Consent to Establish (CTE), and Consent to Operate (CTO). After Obtaining all the sanctions and permissions, Respondent No. 2 has also obtained Completion Certificate. Furthermore, Respondent No.2 has not engaged in any actions that threaten the environment or result in the illegal destruction of natural vegetation. The allegations made in this para are baseless and appear to be an attempt to mislead the Hon'ble Tribunal.

74. That the contents of paragraph 27 of the application are denied as baseless and without any merit. Respondent No.2 has undertaken all necessary measures to ensure compliance with environmental norms. Furthermore, the allegation that Respondent No.2 is disturbing the ecosystem or causing hazardous air conditions is entirely

false. The Respondent No.2 operates within the parameters of approvals and consents granted by the relevant authorities, which include conditions for maintaining air quality. Any assertion to the contrary is an attempt to mislead the Hon'ble Tribunal, as there is no evidence to substantiate the claim that the activities of Respondent No.2 are causing environmental or health hazards to the villagers of Shahpur Bamheta.

75. That the contents of paragraph 28 of the Application are denied as misconceived and devoid of merit. The averments of the Applicant are frivolous and there is no backing of evidence to the averments, thus there is no merit in the case of Applicant. Respondent No.2 has adhered to all statutory norms and complied with the environmental laws enforced by the relevant authorities. Allegations regarding environmental degradation due to the Respondent No.2's actions are entirely baseless and unsupported by any evidence.
76. That the contents of paragraph 29 of the Application are false, frivolous and fabricated to create an illusion of cause of action. All the alleged complaints have been suddenly filed on the same dated i.e., 04.11.2024, merely, 8 days before the filing of the Petition. This clearly shows the malafides of the Applicant. All the alleged complaints have been fabricated in an attempt to create unfounded cause of

action. Furthermore, Respondent No. 2 has already completed the Project and attained Completion Certificate on 29.12.2023 i.e., much before the making of the first Complaint on 04.11.2024.

77. That the contents of paragraph 30 of the Application are false as the Applicant is not aggrieved. That the Applicant's alleged grievance against Respondent No.2 is baseless and without merit and in thin air. The claim of inaction on the part of Respondent No.2 is wholly unfounded. There is no basis for seeking any directions from this Hon'ble Tribunal against Respondent No.2, as it has acted in accordance with the law at every stage of the project along with all compliances, sanctions and permissions. The Respondent No. 2 craves liberty to refer to and rely upon the contents of Preliminary Objections and Submissions and Brief Facts as all contents of the same are not repeated herein for the sake of brevity.

D. PARAWISE REPLY TO GROUNDS

78. The contents of Ground number 1 are ambiguous and general and have no relation to Respondent No.2. The assertions made are baseless and unsubstantiated. The Respondent No. 2 has duly obtained all permissions for its Project – “Aditya World City”. The Respondent No. 2 craves liberty to refer to and rely upon the contents of Preliminary Objections and Submissions and Brief Facts as

all contents of the same are not repeated herein for the sake of brevity.

79. The contents of Ground No. 2 are baseless and without any factual basis. The Respondent No. 2 has obtained and maintained Environmental Clearance since 2007. The allegation that Respondent No.3 approved the DPR/Layout Plan/Construction Map without verifying the prior Environmental Clearance from Respondent No.2 is misconceived and incorrect. The DPR/ Layout Plan / Construction Map of the Project was sanctioned on 25.04.2011. Therefore, the Ground in paragraph under reply is unfounded.
80. That the contents of Ground No. 3 - 4 are not applicable to Respondent No. 2 as the Applicant has failed to produce any evidence to corroborate the claim. Respondent No.2 has a fully operational Sewage Treatment Plant (STP) to treat all sewage generated within the project. Independent Government laboratory test results confirm that the treated water complies with the prescribed limits set by MoEF and the Central Pollution Control Board. Further, the treated water is being used within the Project for Horticulture purposes. The Applicant's assertions are devoid of merit and not supported by any evidence. The Respondent No. 2 craves liberty to refer to and rely upon the contents of Preliminary Objections and Submissions and Brief Facts as

all contents of the same are not repeated herein for the sake of brevity. The claim that Respondent No.2 has violated the Hon'ble Supreme Court's order in *Hinch Lal Tiwari v. Kamla Devi* is misplaced, as the facts of the present case are not comparable to the cited matter.

81. The assertion in Ground 5 has no bearing to Respondent No.2. The averment that Respondent No.2 has violated the Water (Prevention and Control of Pollution) Act, 1974, and the Air (Prevention and Control of Pollution) Act, 1981, is false and devoid of substance. Respondent No.2 has obtained all necessary Consents to Establish and Consents to Operate from the Uttar Pradesh Pollution Control Board and has strictly adhered to all environmental norms and guidelines under these Acts. The Respondent No. 2 craves liberty to refer to and rely upon the contents of Preliminary Objections and Submissions and Brief Facts as all contents of the same are not repeated herein for the sake of brevity.
82. The contents in Ground No. 6 are devoid of any merit and baseless. The averments that Respondent No.2 has not obtained permissions from the Forest Department and has felled green trees, greenery, and shrubs is denied. Respondent No.2 has not engaged in any tree felling or vegetation removal. As not even a single tree was fell or removed in the project, therefore, there was no requirement

to seek permission under applicable forest laws. This ground lacks any factual or evidentiary basis.

83. That the contention in Ground No. 7 does not bear any merit to the case as there is no evidence to prove such allegation. Respondent No.2 has provided adequate and necessary facilities for the welfare of construction workers, including proper drainage, accommodation, lighting, and waste disposal systems, in compliance with all applicable labour and environmental regulations at the time of development of the Project.
84. The contents of Ground No. 8 are devoid of any proof or evidence to corroborate such baseless allegation. Respondent No.2 has implemented rainwater harvesting systems in compliance with applicable environmental and construction norms.
85. The allegation made in Ground No. 9 are false frivolous and does not bear any merit. Respondent No.2 has obtained all necessary permissions from the Ground Water Department which is still valid till 12.05.2027. Respondent No.2 has strictly adhered to regulatory requirements in this regard. The Respondent No. 2 craves liberty to refer to and rely upon the contents of Preliminary Objections and Submissions and Brief Facts as all contents of the same are not repeated herein for the sake of brevity.

86. That the Contents of Ground No. 10 are unsubstantiated and do not assist the Applicant against Respondent No.2. The answering Respondent has not caused any harm or pollution of air and water.
87. That the contents of Ground No. 11 is not applicable on Respondent No.2 as no risk or harm to the environment or human health has been caused by Respondent No. 2. The Applicant has made baseless allegations without any actual substance whatsoever. There is no proof of such exaggerated allegations by the Applicant which do not have any factual basis whatsoever.
88. That Section 14 of the Act is not applicable on the Respondent No.2 Project as the Application made by the Applicant is barred by limitation prescribed. Moreover, the Applicant has failed to prove his case, by failing to produce any evidence. The Applicant has failed to prove that his Application under Section 15 of the Act is maintainable. It is most humbly submitted that the Applicant has failed to prove that any damage has been caused or any injury has incurred to any person because of the Project '*Aditya World City*'.
89. That Section 16 of the National Green Tribunal 2010, deals with the Appeal against an Order passed by this Hon'ble

Tribunal and therefore the same is not applicable in the present case. Section 17 of the Act, is not Applicable on the Respondent No.2 as the Applicant has failed to prove or place on record any document to prove that any death is caused because of the Project '*Aditya World City*'. Mere averments are not sufficient unless backed by evidence.

90. That the present Application filed by the Applicant is liable to be dismissed on the face of it. The Applicant has filed the present under Section 18(1) read with Section 14, 15, 16 & 17 of National Green Tribunal Act 2010. It is pertinent to note that the Applicant has failed to justify the invocation of aforesaid provisions while filing the present Application.
91. The documents/annexures filed with the Application either have no bearing with the project of the Respondent No. 2 or have been manufactured/ fabricated by the Applicant to falsely create an alleged Cause of Action against the Respondent No. 2. All the documents filed by the Applicant has fabricated for self-serving interests.
92. That the Applicant has failed to file the present suit within the prescribed period of limitation. Therefore, the present case is barred by limitation.
93. The Respondent No.2 denies all allegations made by the Applicant. The counsel for answering Respondent has

refrained from line to line denial of the Application in the interest of brevity, however, the same shall not be read against the answering Respondent.

94. The Respondent No.2 reserves the right to file additional submissions at a subsequent stage, accompanied by all relevant documents and evidence, as may be necessary to fully address the issues raised in the Application, if required or so directed.
95. The Respondent No.2 reserves the right to amend, supplement, or modify this reply at any stage of these proceedings, as may be deemed appropriate and as permitted by this Hon'ble Tribunal.
96. The Respondent No.2 reserves the right to raise objections regarding the admissibility, relevance, and materiality of any document, evidence, or submission presented by the Applicant and to seek their rejection accordingly.
97. The Respondent No.2 reserves the right to raise all objections, defences, and contentions available to it under the law and facts, including those not specifically raised in this reply, at an appropriate stage of these proceedings or during oral pleadings.

98. The Respondent No.2 reserves the right to seek any and all reliefs, directions, or orders from this Hon'ble Tribunal as may be deemed just, necessary, and equitable in the circumstances of the case.

PRAYER

In view of the facts and circumstances of the case, and the submissions made herein, it is respectfully prayed that this Hon'ble Tribunal may be pleased to:

- i.** Dismiss the present application filed by the Applicant;
- ii.** Award exemplary costs to the Respondent No.2 for the frivolous and baseless nature of the application and to deter Applicant to file similar future applications;
- iii.** Pass any further order or direction that this Hon'ble Tribunal may deem fit, just, and proper in the interest of justice, and in consideration of the legal and factual submissions made herein.

**FOR THIS ACT OF KINDNESS, THE RESPONDENT NO.
2 AS IS DUTY BOUND SHALL EVER PRAY.**

RESPONDENT NO.2

THROUGH

Divyakant

DRAWN ON : 20.03.2025

FILED ON:-22.03.2025

PLACE: Delhi

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KARTIK LAHOTI
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BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI

O.A.NO. 1343 /2024

IN THE MATTER OF:

HARISH YADAV

...APPLICANTS

VERSUS

STATE OF UTTAR PRADESH AND ORS

...RESPONDENTS

AFFIDAVIT

I, Sunil Dhawan, S/o Late Shri R.C. Dhawan, aged about 48 years, working for gain at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 presently at Delhi, do hereby solemnly state and affirm as under:

1. That I am the Authorized Representative for Respondent No.2 Company in the above said matter and as such well acquainted with the facts and circumstances of the present case, hence, competent to swear this Affidavit.
2. That the contents of the accompanying Reply have been drafted under Respondent No.2 Company's instructions and I have carefully perused the same. I state that factual submissions are true and correct as per the records available with the Respondent No.2 Company and the legal submissions are believed to be true and correct based on legal advice. Nothing material has been concealed therefrom.
3. That the Annexures filed, if any, are true copies of their respective originals.

*Identified
Kanchan Kaur
DF 28/01/2019*

Sunil Dhawan

DEPONENT

VERIFICATION:

Verified at Delhi on this 20th Day of March, 2025 and state that the contents of the above affidavit are true and correct and nothing material has been concealed therefrom.

Sunil Dhawan

DEPONENT



ATTESTED
[Signature]
NOTARY PUBLIC DELHI
GOVT. OF NCT OF DELHI

20 MAR 2025

प्रेषक,

जे. एस. मिश्र,
सचिव,
उत्तर प्रदेश शासन।

सेवा में,

1. आवास आयुक्त,
उ.प्र. आवास एवं विकास परिषद,
लखनऊ।
2. उपाध्यक्ष,
समस्त विकास प्राधिकरण,
उत्तर प्रदेश।

आवास एवं शहरी नियोजन अनुभाग-1

लखनऊ : दिनांक : 21 मई, 2005

विषय : प्रदेश के नगरीय क्षेत्र में निजी पूँजी निवेश के माध्यम से आवासीय योजनाओं के लिए भूमि अर्जन एवं विकास की नीति।

महोदय,

उपर्युक्त विषय पर मुझे यह कहने का निदेश हुआ है कि प्रदेश में तीव्र गति से हो रहे नगरीकरण के कारण नगरीय क्षेत्रों में आवास एवं अवस्थापना सुविधाओं पर अत्यधिक दबाव बढ़ रहा है। दसवीं पंचवर्षीय योजनावधि में प्रदेश के नगरीय क्षेत्रों में कुल 16 लाख आवासीय इकाइयों अर्थात् प्रति वर्ष 3.2 लाख आवासीय इकाइयों की माँग का आंकलन है। शासकीय अभिकरणों की सीमित क्षमता एवं वित्तीय संसाधनों के अभाव के दृष्टिगत उक्त माँग के सापेक्ष भूखण्डों एवं भवनों की आपूर्ति सुनिश्चित करने तथा नए हाउसिंग स्टॉक के सृजन हेतु निजी पूँजी निवेश को प्रोत्साहित किया जाना अत्यन्त आवश्यक हो गया है।

2. प्रदेश की शहरी आवास नीति में सरकार की भूमिका 'निर्माता' के स्थान पर 'सुविधाप्रदायक' के रूप में निर्धारित की गई है तथा निजी क्षेत्र द्वारा किए जा रहे विकास एवं निर्माण कार्यों में आ रही कठिनाइयों व बाधाओं के निराकरण एवं प्रक्रियाओं के सरलीकरण पर बल दिया गया है। अतः शहरी आवास नीति के अनुरूप आवासीय योजनाओं के लिए भूमि अर्जन एवं विकास कार्यों में निजी क्षेत्र की सहभागिता सुनिश्चित करने एवं निजी पूँजी निवेश को प्रोत्साहन देने हेतु सरकार द्वारा प्राथमिकता के आधार पर "सुविधामूलक" एवं "अनुकूल" वातावरण का सृजन किया जाना आवश्यक है, ताकि समाज के सभी वर्गों को उनकी आर्थिक क्षमतानुसार एक स्वस्थ पर्यावरण में आवासीय सुविधा सुलभ करायी जा सके।

3. उपरोक्त उद्देश्य की पूर्ति हेतु प्रदेश के नगरीय क्षेत्रों में सुनियोजित रूप से आवासीय योजनाओं के विकास में निजी पूँजी निवेश आकर्षित/प्रोत्साहित करने हेतु शासन द्वारा निम्न नीति निर्धारित की जाती है :-

3.1 निजी क्षेत्र के विकासकर्ताओं की वित्तीय क्षमता, तकनीकी योग्यता एवं अनुभव के आधार पर तीन श्रेणियों—'क', 'ख' एवं 'ग' में पंजीकरण आवास बन्धु/विकास

प्राधिकरण/आवास एवं विकास परिषद् अथवा शासन द्वारा नामित अभिकरण में किया जायेगा। श्रेणी 'क' में पंजीकरण की अर्हता विगत तीन वर्षों में विकासकर्ता का 'रियल एस्टेट सेक्टर' में न्यूनतम वार्षिक टर्न ओवर रू. 25 करोड़, श्रेणी 'ख' हेतु न्यूनतम वार्षिक टर्न ओवर रू. 15 करोड़ तथा श्रेणी 'ग' हेतु न्यूनतम वार्षिक टर्न ओवर रू. 5 करोड़ की अर्हता होगी।

3.2 पंजीकृत विकासकर्ताओं को आवासीय योजनाओं हेतु विकास प्राधिकरण/आवास एवं विकास परिषद् अथवा शासन द्वारा नामित अभिकरण; जिसे आगे 'शासकीय अभिकरण' कहा गया है, द्वारा निम्न प्रणालियों के माध्यम से भूमि उपलब्धता (लैण्ड असेम्बली) एवं विकास में सुविधा प्रदान की जाएगी :-

अ- 'बल्क' भूमि आवंटन प्रणाली

- (1) शासकीय अभिकरण द्वारा भूमि अधिग्रहण अधिनियम, 1894 एवं यथासम्भव करार नियमावली, 1997 के अधीन भूस्वामियों से आपसी समझौते के आधार पर भूमि अर्जित की जाएगी।
- (2) शासकीय अभिकरण द्वारा भूमि की एकीकृत विकास योजना/ले-आउट प्लान तैयार किया जाएगा जिसके अन्तर्गत 25 एकड़ से 100 एकड़ तक के "माड्यूल्स" बनाए जाएंगे।
- (3) भूमि का आरक्षित मूल्य कुल अर्जन व्यय में 10 प्रतिशत प्रशासनिक व्यय सम्मिलित करते हुए निर्धारित किया जाएगा।
- (4) विभिन्न माड्यूल्स के लिए भूमि के आरक्षित मूल्य पर पंजीकृत विकासकर्ताओं से फाइनेन्शियल बिड्स अर्नेस्ट मनी के साथ सील्ड कवर में आमन्त्रित की जाएगी एवं उच्चतम बिड के आधार पर चयनित विकासकर्ताओं को माड्यूल्स (बल्क भूमि) का आवंटन "एग्रीमेन्ट-टु-डेवलप लीज" के आधार पर किया जाएगा।
- (5) शासकीय अभिकरण एवं पंजीकृत विकासकर्ता के मध्य विकास हेतु किये जाने वाले अनुबन्ध (एग्रीमेन्ट-टु-डेवलप-ऑन लीज) पर विकासकर्ता द्वारा 1.0 प्रतिशत स्टाम्प शुल्क देय होगा।
- (6) शासकीय अभिकरण द्वारा अपनी योजनाओं हेतु अर्जित, परन्तु वर्तमान में उपलब्ध भूमि में से भी पंजीकृत विकासकर्ताओं को अधिकतम 25 प्रतिशत भूमि इस नीति के अधीन निर्धारित उपरोक्त प्रक्रियानुसार आवंटित की जाएगी।
- (7) विकासकर्ता द्वारा भूमि का नियोजन एवं योजना का क्रियान्वयन नगर विशेष की महायोजना गाइडलाइन्स तथा प्रचलित "बिल्डिंग बाई-लाज" के अनुसार किया जाएगा।
- (8) विकासकर्ता द्वारा योजना की डिटेल्ड प्रोजेक्ट रिपोर्ट (डी.पी.आर.) शासकीय अभिकरण को प्रस्तुत की जाएगी; जिसमें योजना का ले-आउट प्लान, लैण्ड यूज़ प्लान, इन्फ्रास्ट्रक्चर एवं सर्विसेज की विशिष्टियाँ एवं प्लान, 5 वर्षों में योजना का क्रियान्वयन पूर्ण करने हेतु समय-सारिणी, वित्त पोषण व्यवस्था, सम्पत्ति प्रबन्धन एवं रख-रखाव, इत्यादि से सम्बन्धित विवरण शामिल होंगे।

- (9) शासकीय अभिकरण द्वारा डी.पी.आर. पर 30 दिन के अन्दर अनुमोदन प्रदान कर दिया जाएगा।
- (10) शासकीय अभिकरण एवं विकासकर्ता के मध्य उक्त बिन्दु-(5) के अनुसार निष्पादित किए जाने वाले अनुबन्ध के अन्तर्गत योजना का क्रियान्वयन डी.पी.आर. के अनुरूप एवं उसमें निर्धारित समय-सारिणी के अनुसार पूर्ण करने तथा आन्तरिक विकास कार्यों की गुणवत्ता सुनिश्चित करने से सम्बन्धित सभी आवश्यक शर्तें एवं प्रतिबन्ध शामिल किए जाएंगे।
- (11) योजनान्तर्गत वाह्य विकास कार्य शासकीय अभिकरण द्वारा निष्पादित कराए जाएंगे जिसके लिए विकासकर्ता द्वारा शासकीय अभिकरण को विभिन्न मदों हेतु निर्धारित दरों पर वाह्य विकास शुल्क देय होगा।
- (12) योजनान्तर्गत समस्त आन्तरिक विकास कार्य विकासकर्ता द्वारा किये जाएंगे।
- (13) विकासकर्ता द्वारा योजनान्तर्गत 10 प्रतिशत भवन/भूखण्ड आर्थिक दृष्टि से दुर्बल आय वर्ग एवं 10 प्रतिशत भवन/भूखण्ड अल्प आय वर्ग के लाभार्थियों को शासकीय अभिकरण द्वारा पूर्व निर्धारित लागत पर एवं मानकों के अनुसार अनिवार्य रूप से निर्मित कर विक्रय किये जायेंगे।

“इस प्रकार विकासकर्ता द्वारा प्रश्नगत 20 प्रतिशत भवन/भूखण्ड वास्तविक रूप से आर्थिक दृष्टि से दुर्बल एवं अल्प आय वर्ग के लाभार्थियों को विक्रय किया जाना सुनिश्चित किया जाएगा।”

- (14) भू-अर्जन के फलस्वरूप विस्थापित भू-स्वामियों/किसानों के पुनर्वास हेतु विकासकर्ता द्वारा योजनान्तर्गत प्रत्येक परिवार को (आवेदन करने की दशा में) प्रदेश सरकार की पुनर्वास नीति/शासनादेशों के प्राविधानों के अनुसार आवश्यक कार्यवाही की जाएगी।
- (15) योजना हेतु अर्जित भूमि के अन्तर्गत स्थित आबादी को समायोजित करते हुए विकासकर्ता द्वारा उनके लिए आवश्यक जनसुविधाएं उपलब्ध कराई जाएंगी।
- (16) योजनान्तर्गत निर्धारित मानकों के अनुसार पुलिस स्टेशन, फायर स्टेशन, कूड़ा घर, सीवेज ट्रीटमेंट प्लान्ट तथा विद्युत् सब-स्टेशन प्रस्तावित किये जायेंगे; जिनके लिए विकासकर्ता द्वारा निःशुल्क भूमि उपलब्ध करायी जायेगी। इसके अतिरिक्त अन्य प्रस्तावित सामुदायिक सुविधाओं यथा- पोस्ट आफिस, टेलीफोन एक्सचेंज, राजकीय प्राथमिक पाठशाला, प्राथमिक स्वास्थ्य केन्द्र, आदि के लिए शासन द्वारा समय-समय पर निर्धारित नीति के अनुसार भूमि उपलब्ध कराई जाएगी।
- (17) योजनान्तर्गत भूमि विकास एवं सम्पत्तियों के विक्रय का दायित्व विकासकर्ता का होगा। आवन्तियों के पक्ष में हस्तान्तरण विलेख शासकीय अभिकरण द्वारा निष्पादित किए जाएंगे; जिस हेतु आवंटी द्वारा शासन को नियमानुसार “स्टाम्प शुल्क” एवं शासकीय अभिकरण को “फ्री-होल्ड” शुल्क देय होगा।

- (18) योजना की 25 प्रतिशत भूमि एवं उस पर निर्मित सम्पत्तियों के विक्रय का अधिकार शासकीय अभिकरण द्वारा अपने पास रोक कर रखा जाएगा; जिससे भू-अर्जन अथवा विकास कार्यों की यदि कोई देयता बनती है, तो उसकी प्रतिपूर्ति की जा सके। विकासकर्ता द्वारा विशिष्टियों के अनुरूप विकास कार्य जैसे-जैसे पूर्ण किए जाएंगे एवं शासकीय अभिकरण की देयता का भुगतान किया जाएगा, उसी अनुपात में सम्पत्तियों के हस्तान्तरण का अधिकार पुनः विकासकर्ता को उपलब्ध होता जाएगा।
- (19) विकसित योजना की सेवाओं का स्थानीय निकाय को हस्तान्तरण होने तक उनका रख-रखाव विकासकर्ता द्वारा किया जाएगा; जिसके लिए विकासकर्ता को आवंटियों से यथोचित रख-रखाव व्यय लेने का अधिकार होगा।

ब- लाईसेन्स आधारित विकास अनुज्ञा प्रणाली

- (1) शासकीय अभिकरण द्वारा पंजीकृत विकासकर्ता को 'लाईसेन्स' के आधार पर न्यूनतम 50 एकड़ भूमि क़य एवं विकास करने की अनुज्ञा निर्धारित लाईसेन्स शुल्क लेकर प्रदान की जायेगी। लाईसेन्स शुल्क लिए जाने हेतु उत्तर प्रदेश नगर योजना और विकास अधिनियम, 1973, उत्तर प्रदेश आवास एवं विकास परिषद् अधिनियम, 1965 तथा अन्य संगत अधिनियमों में आवश्यक प्राविधान किये जाएंगे।
- (2) विकासकर्ता द्वारा भूमि जुटाव हेतु प्रत्येक स्थल के लिए पृथक लाईसेन्स प्राप्त किया जाएगा जो दो वर्षों के लिए वैध होगा एवं जिसका नवीनीकरण निर्धारित शुल्क के भुगतान पर एक और वर्ष के लिए किया जा सकेगा।
- (3) विकासकर्ता को लाईसेन्स अनुज्ञा प्रदान करने के साथ ही भूमि अधिग्रहण अधिनियम, 1894 की धारा-4 अथवा उत्तर प्रदेश नगर योजना और विकास अधिनियम, 1973/उत्तर प्रदेश आवास एवं विकास परिषद अधिनियम, 1965 के सुसंगत प्राविधानों के अधीन संबंधित अभिकरणों द्वारा भू-अर्जन हेतु अधिसूचना जारी की जायेगी; जिसके लिए विकासकर्ता द्वारा प्रतिकर के रूप में वॉछित अग्रिम धनराशि एवं उसका 10 प्रतिशत प्रशासनिक व्यय शासकीय अभिकरण के पास जमा किया जाएगा।
- (4) तत्पश्चात् विकासकर्ता द्वारा न्यूनतम 60 प्रतिशत भूमि क़य कर लिए जाने पर योजना हेतु आवश्यक शेष भूमि का अर्जन शासकीय अभिकरण द्वारा भूमि अधिग्रहण अधिनियम के अधीन किया जायेगा। इस हेतु अपेक्षित अर्जन व्यय एवं अपेक्षित समानुपातिक प्रशासनिक व्यय का भुगतान विकासकर्ता द्वारा शासकीय अभिकरण को किया जायेगा। उक्त अर्जन व्यय के अतिरिक्त स्टाम्प शुल्क एवं भविष्य में भू-अर्जन की दर में किसी न्यायालय द्वारा वृद्धि किये जाने अथवा अर्जन सम्बन्धी किसी विवाद के फलस्वरूप उत्पन्न किसी भी देयता का दायित्व विकासकर्ता का होगा।

- (5) पंजीकृत विकासकर्ताओं के साथ किये जाने वाले एग्रीमेंट में यह शर्त स्पष्ट रूप से उल्लिखित की जाएगी कि उनके द्वारा भू-धारकों से सीधे भूमि क़य करते समय संबंधित भू-धारकों के हितों का संरक्षण सुनिश्चित किया जाय।
- (6) इस प्रणाली के अधीन आवासीय योजनाओं के क्रियान्वयन हेतु पंजीकृत विकासकर्ता द्वारा कर एवं निबन्धन विभाग की अधिसूचना संख्या: क.नि.5-2716/11-2003-500(87)/2001 दिनांक 22 मई, 2003 के प्रस्तर-(1) के अनुसार स्टाम्प शुल्क देय होगा।
- (7) योजनान्तर्गत ग्राम समाज अथवा नगर निकाय के प्रबन्धन में निहित भूमि का नियमानुसार पुनर्ग्रहण करके तद्विषयक नियमों/शासनादेशों के अधीन सम्बन्धित विकासकर्ता को आवंटित एवं हस्तान्तरित की जाएगी। उक्त भूमि का स्टाम्प शुल्क सहित समस्त व्यय विकासकर्ता द्वारा वहन किया जाएगा।
- (8) विकासकर्ता द्वारा भूमि का नियोजन एवं योजना का क्रियान्वयन नगर विशेष की महायोजना गाइडलाईन्स तथा प्रचलित "बिल्डिंग बाई-लाज" के अनुसार किया जाएगा।
- (9) विकासकर्ता द्वारा योजना की डिटेल प्रोजेक्ट रिपोर्ट (डी.पी.आर.) शासकीय अभिकरण को प्रस्तुत की जाएगी; जिसके अन्तर्गत ले-आउट प्लान, लैण्ड यूज़ प्लान, इन्फ्रास्ट्रक्चर एवं सर्विसेज की विशिष्टियाँ एवं प्लान, 05 वर्षों में योजना का क्रियान्वयन पूर्ण करने हेतु समय-सारिणी, वित्त पोषण व्यवस्था, सम्पत्ति प्रबन्धन एवं रख-रखाव, इत्यादि से सम्बन्धित विवरण शामिल होंगे।
- (10) शासकीय अभिकरण द्वारा डी.पी.आर. पर 30 दिन के अन्दर अनुमोदन प्रदान कर दिया जाएगा।
- (11) योजना का क्रियान्वयन डी.पी.आर. के अनुरूप एवं उसमें निर्धारित समय-सारिणी के अनुसार पूर्ण करने तथा आन्तरिक एवं वाह्य विकास कार्यों की गुणवत्ता सुनिश्चित करने के लिए शासकीय अभिकरण द्वारा विकासकर्ता के साथ अनुबन्ध निष्पादित किया जाएगा।
- (12) योजना के आन्तरिक एवं वाह्य विकास कार्य विकासकर्ता द्वारा स्वयं क्रियान्वित कराये जायेंगे; जिनकी समस्त लागत विकासकर्ता द्वारा वहन की जाएगी।
यदि योजना में कतिपय ट्रंक सेवाओं जैसे रोड, कनेक्शन, जल-निकासी, जलापूर्ति, ड्रेनेज, सीवरेज आदि हेतु 'कनेक्टिविटी' प्राप्त की जाती है, तो उसके लिए विकासकर्ता द्वारा शासकीय अभिकरण को समानुपातिक व्यय देय होगा। इसके अतिरिक्त नगर स्तरीय विशिष्ट अवस्थापना परियोजनाओं हेतु भी विकासकर्ता द्वारा शासकीय अभिकरण को निर्धारित दर पर विकास शुल्क देय होगा।
- (13) विकासकर्ता द्वारा योजनान्तर्गत 10 प्रतिशत भवन/भूखण्ड आर्थिक दृष्टि से दुर्बल आय वर्ग एवं 10 प्रतिशत भवन/भूखण्ड अल्प आय वर्ग के लाभार्थियों को

शासकीय अभिकरण द्वारा पूर्व निर्धारित लागत पर एवं मानकों के अनुसार अनिवार्य रूप से निर्मित कर विक्रय किये जायेंगे।

इस प्रकार विकासकर्ता द्वारा प्रश्नगत 20 प्रतिशत भवन/भूखण्ड वास्तविक रूप से आर्थिक दृष्टि से दुर्बल एवं अल्प आय वर्ग के लाभार्थियों को विक्रय किया जाना सुनिश्चित किया जाएगा।

- (14) योजनान्तर्गत निर्धारित मानकों के अनुसार पुलिस स्टेशन, फायर स्टेशन तथा विद्युत् सब-स्टेशन प्रस्तावित किये जायेंगे, जिनके लिए विकासकर्ता द्वारा निःशुल्क भूमि उपलब्ध करायी जायेगी। इसके अतिरिक्त अन्य प्रस्तावित सामुदायिक सुविधाओं यथा— पोस्ट आफिस, टेलीफोन एक्सचेंज, राजकीय प्राथमिक पाठशाला, प्राथमिक स्वास्थ्य केन्द्र आदि के लिए शासन द्वारा समय-समय पर जारी आवंटन एवं मूल्य निर्धारण नीति के अनुसार भूमि उपलब्ध कराई जाएगी।
- (15) भू-अर्जन के फलस्वरूप विस्थापित भू-स्वामियों/किसानों के पुनर्वास हेतु विकासकर्ता द्वारा योजनान्तर्गत प्रत्येक परिवार को (आवेदन करने की दशा में) प्रदेश सरकार की पुनर्वास नीति/शासनादेशों के प्राविधानों के अनुसार आवश्यक कार्यवाही की जाएगी।
- (16) योजना हेतु अर्जित भूमि के अन्तर्गत स्थित आबादी को समायोजित करते हुए विकासकर्ता द्वारा उनके लिए आवश्यक जनसुविधाएं उपलब्ध कराई जाएंगी।
- (17) योजना की 25 प्रतिशत भूमि एवं उस पर निर्मित सम्पत्तियों के विक्रय का अधिकार शासकीय अभिकरण द्वारा अपने पास रोक कर रखा जाएगा जिससे भू-अर्जन अथवा विकास कार्यों की यदि कोई देयता बनती है, तो उसकी प्रतिपूर्ति की जा सके। विकासकर्ता द्वारा विशिष्टियों के अनुरूप विकास कार्य जैसे-जैसे पूर्ण किए जाएंगे एवं शासकीय अभिकरण की देयता का भुगतान किया जाएगा, उसी अनुपात में सम्पत्तियों के हस्तान्तरण का अधिकार पुनः विकासकर्ता को उपलब्ध होता जाएगा।
- (18) विकसित योजना की सेवाओं का स्थानीय निकायों को हस्तान्तरण होने तक उनका रख-रखाव विकासकर्ता द्वारा किया जाएगा; जिसके लिए विकासकर्ता को आवंटियों से यथोचित रख-रखाव व्यय लेने का अधिकार होगा।

4. उपर्युक्त दोनों प्रणालियों के अधीन आवासीय योजनाओं के क्रियान्वयन हेतु वाह्य विकास शुल्क के साथ-साथ वाह्य विकास की विभिन्न मदों हेतु युक्तिसंगत दरों का विश्लेषण कर सन्निहित वास्तविक व्यय के आधार पर वाह्य विकास शुल्क की गणना हेतु शासन द्वारा मापदण्ड निर्धारित किये जाएंगे।

5. विकासकर्ता को विद्युत्-आपूर्ति की सुविधा मुहैया कराने के लिए उत्तर प्रदेश पावर कारपोरेशन लिमिटेड द्वारा विद्युत् कनेक्शन एवं आवश्यक विद्युत भार प्राथमिकता के आधार पर एवं समयबद्ध रूप से स्वीकृत किये जायेंगे तथा विकासकर्ता को विद्युतीकरण सम्बन्धी कार्यों को स्वयं क्रियान्वित किए जाने की अनुमति निर्धारित मापदण्ड पूर्ण करने पर

नियमानुसार पर्यवेक्षण शुल्क लेकर उत्तर प्रदेश पावर कारपोरेशन लिमिटेड द्वारा प्रदान की जाएगी।

6. निजी क्षेत्र के विकासकर्ताओं के पंजीकरण के सम्बन्ध में दिशा-निर्देश एवं प्रक्रिया तथा योजना क्रियान्वयन हेतु शासकीय अभिकरण एवं विकासकर्ता के मध्य निष्पादित किए जाने वाले अनुबन्ध का प्रारूप शासन द्वारा पृथक से जारी किया जाएगा।

7. कृपया प्रदेश के नगरीय क्षेत्रों में निजी पूँजी निवेश के माध्यम से आवासीय योजनाओं के लिए भूमि अर्जन एवं विकास की नीति के अधीन निर्धारित उपरोक्त व्यवस्थानुसार प्रभावी कार्यवाही सुनिश्चित करते हुए कृत कार्यवाही से शासन को अवगत कराने का कष्ट करें।

भवदीय,
ह./—
जे. एस. मिश्र
सचिव

संख्या : 2711(1)/आठ-1-05-34 विविध/2003 तद्दिनांक।

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित :-

1. समस्त मण्डलायुक्त, उत्तर प्रदेश।
2. समस्त जिलाधिकारी, उत्तर प्रदेश।
3. समस्त अध्यक्ष, विशेष क्षेत्र विकास प्राधिकरण, उत्तर प्रदेश।
4. समस्त नियन्त्रक प्राधिकारी, विनियमित क्षेत्र, उत्तर प्रदेश।
5. समस्त भूमि अध्याप्ति अधिकारी, उत्तर प्रदेश।

आज्ञा से,
ह./—
जे. एस. मिश्र
सचिव

संख्या :2711(1)/आठ-1-05-34 विविध/2003 तद्दिनांक।

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित :-

1. औद्योगिक विकास आयुक्त, उत्तर प्रदेश शासन।
2. प्रमुख सचिव, कर एवं निबन्धन, उत्तर प्रदेश शासन।
3. समस्त प्रमुख सचिव/सचिव, उत्तर प्रदेश शासन।
4. आयुक्त एवं सचिव, राजस्व परिषद्, उत्तर प्रदेश।
5. महानिरीक्षक, निबन्धन एवं पंजीयन, उत्तर प्रदेश।
6. अधिशासी निदेशक, आवास बन्धु, जनपथ, लखनऊ।
7. मुख्य नगर एवं ग्राम नियोजक, उत्तर प्रदेश।
8. प्रबन्ध निदेशक, सहकारी आवास संघ, उत्तर प्रदेश।
9. समस्त अनुभाग, आवास एवं शहरी नियोजन विभाग।
10. आवास एवं शहरी नियोजन विभाग की गार्ड फाइल हेतु।

आज्ञा से,
ह./—
जे. एस. मिश्र
सचिव

Alakoti

//TRUE COPY//

No. 21-431/2007-IA.III
Government of India
Ministry of Environment & Forests

Paryavaran Bhawan,
CGO Complex, Lodi Road,
New Delhi-110003.

Dated: 31st October, 2007

To
M/s. Agarwal Associates Consortium,
10, New Rajdhani Enclave, Vikas Marg,
New Delhi – 110 092.

Subject: Construction of township 'Aditya World City' at Shahpur Bamhetta village, NH-24, Dist. Ghaziabad by M/s. Agarwal Associates Consortium - Environmental Clearance – reg.

Sir,

This has reference to your application No: nil dated 04.04.2007 and subsequent letters dated 14.07.2007 and 10.10.2007 seeking prior environmental clearance for the above project under the EIA Notification, 1994. The proposal has been appraised as per prescribed procedure in the lights of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., the Questionnaire EIA, EMP and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee constituted by the competent authority in its meetings held on 25th -27th September, 2007 and 11th -12th October, 2007 and awarded 'Gold' grading to the project.

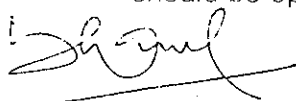
2. It is interalia, noted that the project involves the construction of a residential township on a plot area of 74.86 hectares (7,48,661.7 sq.m.). The total built up area proposed is 9,76,681 sq.m. The total no. of apartments proposed are 3820 (4BR -288, 3 BR -1096, 2 BR -1612 & 1 BR -824). The total water requirement is 4357 KLD. Source from GDA (fresh water -3028 KLD + recycled water -1329 KLD). The treated waste water shall be used for flushing of toilets and horticulture purposes. The capacity of STP proposed is 3.12 MLD. The total solid waste generation will be 12336 kg/day. The power requirement is 25 MVA. Total car parking spaces proposed are 5724 (basements, still and surface). The total cost of the project is Rs 190.00 crores.

3. The Expert Committee after due considerations of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have accorded environmental clearance as per the provisions of Environmental Impact Assessment Notification – 1994 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows:



PART A- SPECIFIC CONDITIONSI. Construction Phase

- i) "Consent for Establishment" shall be obtained from Uttar Pradesh State Pollution Control Board and a copy shall be submitted to the Ministry before start of any construction work at the site.
- i) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- ii) A First Aid Room will be provided in the project both during construction and operation of the project.
- iii) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- iv) Provision should be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the labourers during construction phase.
- v) All the labourers to be engaged for construction should be screened for health and adequately treated before engaging them to work at the site.
- vi) For disinfection of waste water, use ultra violet radiation, not chlorination.
- vii) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site
- viii) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- ix) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- x) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- xi) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to E (P) Rules prescribed for air and noise emission standards.
- xii) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.



- xiii) The annual rainfall intensity is taken into consideration for calculating the rain water harvesting instead of the peak hourly rain fall intensity. The rain water harvesting system need to be revised for peak hourly runoff.
- xiv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- xv) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project is within 100 km of Thermal Power Station).
- xvi) Ready mixed concrete must be used in building construction.
- xvii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- xviii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xix) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- xx) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- xxi) Treatment of 100% grey water by decentralised treatment should be done.
- xxii) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- xxiii) Use of glass may be reduced by upto 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- xxiv) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- xxv) Adequate measures to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
- xxvi) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all airconditioned spaces while it is aspirational for non-airconditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

II. Operation Phase

- i) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Discharge of treated

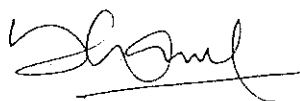


sewage shall conform to the norms & standards of the Uttar Pradesh State Pollution Control Board.

- ii) Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease.
- iii) The solid waste generated should be properly collected & segregated before disposal to the City Municipal Facility. The In-vessel bio-conversion technique should be used for composting the organic waste.
- iv) Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Uttar Pradesh State Pollution Control Board.
- v) The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential landuse. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
- vi) Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
- vii) Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrid system or fully solar system for a portion of the apartments should be provided.
- viii) Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- ix) A Report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the Ministry in three months time.

PART - B. GENERAL CONDITIONS

- i) The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.
 - ii) Six monthly monitoring reports should be submitted to the Ministry and it's Regional Office, Lucknow.
4. Officials from the Regional Office of MOEF, Lucknow who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Lucknow.
5. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.



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

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

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

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

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

11. Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No 460 of 2004 as may be applicable to this project



(Bharat Bhushan)
Director (IA)

bbhushan98@yahoo.com

Tel: 24360795

31.10.2007

Copy to:-

1. The Secretary, Department of Environment, Government of Uttar Pradesh Lucknow
2. The Member Secretary, Uttar Pradesh Pollution Control Board, PICUP Bhavan, 3rd Floor, Vibhuti Khand, Gomtinagar, Lucknow
3. The CCF, Regional Office, Ministry of Environment & Forests, RO(CZ) Kendriya Bhawan, 5th Floor, Sector 'H', Aliganj, Lucknow - 226020
4. IA - Division, Monitoring Cell, MOEF, New Delhi - 110003.
5. Guard file.

(Bharat Bhushan)
Director (IA)

Alahadi

//TRUE COPY//

ANNEXURE R-3

Directorate of Environment, U.P.

Dr. Bhim Rao Ambedkar Paryavaran Parisar
Vineet Khand-1, Gomti Nagar, Lucknow - 226 010
Phone : 91-522-2300 541, Fax : 91-522-2300 543
E-mail : doeuplko@yahoo.com
Website : www.seiaaup.com

To,

Mr. P.S. Chaudhary,
G.M.,
10, New Rajdhani Enclave,
Adjacent to Preet Vihar Metro Station,
Vikas Marg, New Delhi-110092.

Ref. No. J.S.S./Praya/SEAC/1602/2012/DD(D)

Date: 07 October, 2013

Sub: Environmental Clearance for Township Project "Aditya World City" at Village-Shahpur, Bamheta, NH-24, Ghaziabad, U.P. Ms Agarwal Associated (Promoters) Ltd.

Dear Sir,

Please refer to your letter dated 16-05-2013, 15-07-2013, 06-08-2013, 23-07-2013 & 31-08-2013 addressed to the Secretary, SEAC, Directorate of Environment Govt. of UP on the subject as above. Regarding proposed terms of reference a presentation was made by the Consultant M/s Grass Root Research & Creation India(P) Ltd. representative of the project proponents before the State Level Expert Appraisal Committee meeting dated 31-08-2013 and the committee was given to understand that:-

1. The Project proposal falls under category -8b of EIA Notification, 2006 (as amended) and will be located at Khasra No. 1619, 1622, 1623, 1625, 1670, 1671/1, 1671/2, 1672, 1673, 1674, 1734, 1735, 1736, 1737, 1738, 1739, 1744, 1745, 1746, 1747/1, 1747/2, 1747/3, 1747/4, 1748, 1749, 1750, 1751, 1752/1, 1752/2, 1753, 1754, 1755, 1756/1, 1756/2, 1756/3, 1757, 1757/4, 1757/1, 1759/2, 1759/1, 1760-1767, 1770-71, 1826-1835, 1836/1, 1836/2, 1837-38, 1839/1, 1839/2, 1839/3, 1840-1843, 1866-1870, 1910-1911, 1912/1, 1912/2, 1913-1984, 1997-1998, 2000-2015, 2016/1, 2016/2, 2017-2026, 2027/1, 2027/2, 2028/10, 2028/7, 2028/9, 2028/11, 2028/4, 2028/2, 2029/1, 2029/3, 2029/4, 2030-2013, 2032/4, 2032/3, 2033/1, 2033/4, 2033/2, 2033/1, 2034/1, 2034/2, 2035, 2036/1, 2037-2039, 2040/1, 2040/2, 2040/3, 2041-2050, 2051/1, 2051/2, 2052, 2053/1, 2054-2056, 2057/1, 20060-2065, 2248, 2257-2261-2295, 2354, 2364-2375, Village-Shahpur, Bamheta, NH-24, Ghaziabad, U.P. Ms Agarwal Associated (Promoters) Ltd.
2. The total project/plot area and proposed built-up area of the project are respectively 7,47,435.0 mt sq. and 13,95,596.098 mt sq.
3. The FAR to be achieved are 11,09,386.31 sqm.
4. Parking facility is proposed for 8630 ECS.
5. The total water requirement is proposed as 5536 KLD & Total Fresh water requirements is proposed as 3778 KLD from Municipal Corporation.
6. The total waste water generation is proposed as 4,641 KLD to be treated in STP of 5550 KLD capacity.
7. Total power requirement is proposed as 32000 KVA to be supplied by PVVNL.
8. 10 X 1000 of DG Sets are proposed for power backup.

9. Green area of the proposed project is 1,73,674.338 sqm.
10. Quantity of MSW to be generated is proposed as 32,591.55 Kg/day.
11. The total no of proposed RWH pits are 27.
12. All internal roads are proposed to be at least 9 meter wide.

Based on the recommendations of the State Level Expert Appraisal Committee Meeting held on 31-08-2013 the State Level Environment Impact Assessment Authority in its Meeting held on 30-09-2013 has decided to grant the Environmental Clearance to the project subject to the effective implementation of the following general and specific conditions:-

a. General Conditions:

1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.
2. It shall be ensured that obtain the no objection certificate from the U P pollution control board before start of construction.
3. It shall be ensured that no construction work or preparation of land by the project management except for securing the land is started on the project or the activity without the prior environmental clearance.
4. The proposed land use shall be in accordance to the prescribed land use. A land use certificate issued by the competent Authority shall be obtained in this regards.
5. All trees felling in the project area shall be as permitted by the forest department under the prescribed rules. Suitable clearance in this regard shall be obtained from the competent Authority.
6. Impact of drainage pattern on environment should be provided.
7. Surface hydrology and water regime of the project area within 10 km should be provided.
8. A suitable plan for providing shelter, light and fuel, water and waste disposal for construction labour during the construction phase shall be provided along with the number of proposed workers.
9. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.
10. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
12. Hazardous/inflammable/Explosive materials likely to be stored during the construction and operation phases shall be as per standard procedure as prescribed under law, Necessary clearances in this regards shall be obtained.
13. Solid wastes shall be suitably segregated and disposed. A separate and isolated municipal waste collection center should be provided. Necessary plans should be submitted in this regards.
14. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
15. The emissions and effluents etc. from machines, Instruments and transport during construction and operation phases should be according to the prescribed standards. Necessary plans in this regard shall be submitted.
16. Water sprinklers and other dust control measures should be undertaken to take care of dust generated during the construction and operation phases. Necessary plans in this regard shall be submitted.
17. Suitable noise abatement measures shall be adopted during the construction and operation phases in order to ensure that the noise emissions do not violate the prescribed ambient noise standards. Necessary plans in this regard shall be submitted.

18. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
19. Sewage effluents shall be kept separate from rain water collection and storage system and separately disposed. Other effluents should not be allowed to mix with domestic effluents.
20. Hazardous/Solid wastes generated during construction and operation phases should be disposed off as prescribed under law. Necessary clearances in this regard shall be obtained.
21. Alternate technologies for solid waste disposals (like vermin-culture etc.) should be used in consultation with expert organizations.
22. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
23. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Fully impermeable pavements shall not be constructed. Construction of pavements around trees shall be as per scientifically accepted principles in order to provide suitable watering, aeration and nutrition to the tree.
24. The Green building Concept suggested by Indian Green Building Council, which is a part of CII-Godrej GBC, shall be studied and followed as far as possible.
25. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
26. Ensure usage of dual flush systems for flush cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.
27. Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.
28. Ensure use of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. Make suitable provisions for using solar energy as alternative source of energy. Solar energy application should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. Present a detailed report showing how much percentage of backup power for institution can be provided through solar energy so that use and polluting effects of DG sets can be minimized.
30. Make separate provision for segregation, collection, transport and disposal of e-waste.
31. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
33. Prepare and present disaster management plan.
34. A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
35. Fly ash should be used as building material in the construction as per the provision of fly ash notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project lies within 100 km of Thermal Power Station).
36. The DG sets to be used during construction phase should use low sulphur diesel type and should conform to E.P. rules prescribed for air and noise emission standards.
37. Alternate technologies to Chlorination (for disinfection of waste water) including methods like Ultra Violet radiation, Ozonation etc. shall be examined and a report submitted with justification for selected technology.

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

59. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.
60. The use of suitably processed plastic waste in the construction of roads should be considered.
61. Displaced persons shall be suitably rehabilitated as per prescribed norms.
62. Dispensary for first aid shall be provided.
63. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
64. Diesel generating set stacks should be monitored for CO and HC.
65. Ground Water downstream of Rain Water Harvesting pit nearest to STP should be monitored for bacterial contamination. Necessary Hand Pumps should be provided for sampling. The monitoring is to be done both in pre and post monsoon, seasons.
66. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
67. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
68. An energy audit should be annually carried out during the operational phase and submitted to the authority.
69. Project proponents shall endeavor to obtain ISO: 14001 certification. All general and specific conditions mentioned under this environmental clearance should be included in the environmental manual to be prepared for the certification purposes and compliance.
70. Appropriate safety measures should be made for accidental fire.
71. Smoke meters should be installed as warning measures for accidental fires.
72. Project falling within in 10 Km. area of Wild Life Sanctuary is to obtain a clearance from National Board Wild Life (NBWL) even if the eco- sensitive zone is not earmarked.

b. Specific Conditions:

1. Provisions of roads across the proposed township shall be made for the purpose of nearby villagers.
2. Any village facilities/routes, falling within or around the project site, shall not be obstructed due to construction/operation of the project. An affidavit to this effect should be submitted by the project proponent to the Authority.
3. Local village bodies around the project site should be duly informed about the project proposal and environmental clearance granted in the matter.
4. If any of wetlands/ponds exist within the project area as per revenue records, it should be protected and maintained and brought to the notice of forest department/SEIAA for directions".
5. Digging of basement shall be undertaken in consultation with District Administration/Mining Department in view of structural safety of adjacent buildings.
6. Rain water harvesting pits should be calculated on the basis of 50 mm/hour rain intensity.
7. Sprinkler to be used for curing and quenching during construction phase. No ground water to be used during construction and operation phase.
8. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within three month) on need base assessment study in the study area. Income generating measures which can help

E.C. for Township Project "Aditya World City" at Village- Shahnur, Bamheta, NH-24, Ghaziabad, U.P. Ms Agarwal Associated (Promoters) Ltd.

in up-liftment of weaker section of society consistent with the traditional skills of the people identified. The program me can include activities such as old age homes, rain water harvesting provisions in nearby areas, development of fodder farm, fruit bearing orchards, vocational training etc. In addition, vocational training for individuals shall be imparted so that poor section of society can take up self employment and jobs. Separate budget for community development activities and income generating programmers shall be specified.

9. Separate parking shall be provided for township and commercial areas.
10. Use of LEDs should be explored in place of CFL. Solar light is to be provided in the common areas with 50% of them may be with dual power.
11. All internal and peripheral roads should be minimum 9 m. wide and all entry & exit should be bell mouth shaped.
12. The three tier Green Belt shall be raised all around the plant site which shall comprise of not less than 33% of the total area. The project proponent shall ensure that the density of trees are not less than 2500 per ha and rate of survival of plantation shall be not less than 80%. The selection of plant species shall be as per the CPCB guidelines in consultation with the DFO.
13. Wheel wash arrangement is to be made at exit point during construction phase.
14. STP to be constructed during construction phase. 100% waste water is to be treated in STP conforming to prescribe standards of receiving body or designated use. Monitoring of STP to be done weekly till its stabilizations then monthly. To discharge excess treated waste water into public drainage system/drains permission from the competent authority to be taken before prior to any discharge.
15. LIG & EV S housing to be provided as per Ghaziabad Development Authority Norms.
16. Provision for 100% Rain Water Harvesting in the project premises shall be made. RWH shall be initially done only from the roof top. RWH from green and other open areas shall be done only after permission from CGWB. No. of rain water harvesting pits shall be increased towards open area.
17. Dedicated guest parking at stilt should be provided.
18. Management of manure shall be adequately undertaken.
19. Stack Height should be calculated based on combined Gen-sets capacity and shall be higher than the tallest building in the project.
20. The total excavated soil will be completely utilized at project site for leveling and back filling. The top soil generated during basement construction will be used for plantation and green area development. The management of surplus soil, if any, will be transported and managed in Eco- friendly manner and the plan will be submitted within 3 month.
21. Crèche to be provided during the construction and operation phase.
22. Provision of separate dedicated room to be made for senior citizen commensurate with proper amenities (TV, music system, indoor games etc.) for end user in and around the club house.
23. E-waste shall be managed as per e-waste notification. Temporary storage at secure place be made till it is given to recycler approved by CPCB. Temporary storage for MSW for two days shall be provided.

- 24. Post project monitoring for air, water (surface+ ground), Stack (including CO and HC) Noise of D.G. sets, STP to be carried out as CPCB Guidelines.
- 25. Adequate Ventilation arrangement for the basement shall be undertaken along with installation of CO Monitors.
- 26. The basement should be constructed in consultation with CGWB to avoid infringement of water table.
- 27. An area of 500 mt. radius around is to be treated as no-development zone as required/prescribed/identified under law and should be kept as buffer/no activity zone. The proposed site should not be a part of any no-development zone as required/prescribed/identified under law."
- 28. Arrangement should be made for guard for collection of storm water.
- 29. Detailed MSW Management plan including collection and transportation is to be submitted within 03 month.

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

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

The project proponent will have to submit approved plans and proposals incorporating the conditions specified in the Environmental Clearance within 03 months of issue of the clearance. The SEIAA/MoEF reserves the right to revoke the environmental clearance, if conditions stipulated are not implemented to the satisfaction of SEIAA/MoEF. SEIAA may impose additional environmental conditions or modify the existing ones, if necessary. Necessary statutory clearances should be obtained and submitted before start of any construction activity.

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

This is to request you to take further necessary action in the matter as per provision of Gazette Notification No. S.O. 1533(E) dated 14.9.2006, as amended and send regular compliance reports to the authority as prescribed in the aforesaid notification.



(J. S. Yadav)

Member Secretary, SEIAA

No...../Praya/SEAC/1602/2012/DD(D) Dated: As above

Copy with enclosure for Information and necessary action to:

1. The Principal Secretary, Department of Environment, Govt. of Uttar Pradesh, Lucknow.

E.C. for Township Project "Aditya World City" at Village- Shahpur, Bamheta, NH-24, Ghaziabad, U.P. Ms Agarwal Associated (Promoters) Ltd.

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

(O. P. Varma)
Secretary, SEAC/
Director (I/C), Environment

Shahpur
//TRUE COPY//



उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड,

टी0 सी0 12 वी, विभूति खण्ड,
गोमती नगर, लखनऊ

संदर्भ संख्या F51942 /सी-1/एन0ओ0सी/जी-889/2015.

दिनांक 28-1-15

सेवा में,

मैसर्स अग्रवाल एसोसिएट्स प्रमोटर्स लि०,
"अदित्या वर्ल्ड" भरत भवन, 90 न्यू राजधानी इन्क्लेव,
प्रीती विहार, मेट्रो स्टेशन, विकास मार्ग, देहली-990062

विषय : पर्यावरणीय प्रदूषण की दृष्टि से/नई इकाई की स्थापना हेतु अनापत्ति प्रमाण-पत्र निर्गमन।

महोदय,

कृपया उपरोक्त विषयक अपने आवेदन पत्र दिनांक-15/9/2014 का संदर्भ लें। आपके आवेदन पर विचार किया गया तथा कृपया अवगत हों कि उद्योग को पर्यावरण प्रदूषण के दृष्टिकोण से निम्नलिखित विशिष्ट शर्तों एवम् सामान्य शर्तों (संलग्नक) के समुचित अनुपालन के साथ सशर्त अनापत्ति स्वीकृत की जाती है।

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

(क) स्थल:- मैसर्स अदित्या वर्ल्ड सिटी, प्रमोटर्स अग्रवाल एसोसिएट्स लि०,
शाहपुर बम्हेटा, नेशनल हाइवे-28,
गाजियाबाद।

(ख) उत्पादन : कुल बिल्डअप एरिया 1395596.098 पर
आवासीय एवं कामर्शियल परियोजना
निर्माण किया जाये।

- 2 -

(ग) मुख्य कच्चे माल :- बिल्डिंग मैटेरियल, आदि

(घ) औद्योगिक उत्प्रवाह की मात्रा:- शून्य

घरेलू उत्प्रवाह की मात्रा:- 4641 के० एल० डी०/दिन

(ड.) प्रयुक्त ईंधन :- डी० जी० सेट हेतु डीजल आवश्यकतानुसार

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

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

मैसर्स अदित्या वर्ल्ड सिटी, प्रमोटर मैसर्स अग्रवाल एसोसिएट्स लि०,

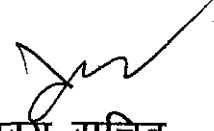
शाहपुर बम्हेटा, नेशनल हाइवे-24, गाजियाबाद

- 5- घरेलू उत्प्रेषण, जिसकी मात्रा 4641 के० एल० डी० से अधिक नहीं होगी। प्रस्तावानुसार एस० टी०पी० के माध्यम से बोर्ड द्वारा निर्धारित मानको के अनुरूप ^{G.D.A. मान लेना} निस्तारित किया जाये।
- 6- प्रदूषण नियंत्रण हेतु प्रस्तावित शुद्धिकरण संयंत्र तथा निर्माण कार्य आपूर्ति के लिए दिये गये आदेश की प्रति इस कार्यालय में 30.6.2015 तक अवश्य प्रस्तुत की जाये।
- 7- मैसर्स अग्रवाल एसोसिएट्स लिमिटेड, (प्रमोटर), की आवासीय परियोजना "अदित्य वर्ल्ड सिटी," शाहपुर बम्हेटा, गाजियाबाद में कुल बिल्डअप एरिया 936556.066 पर आवासीय एवं कामर्शियल परियोजना का निर्माण कार्य किया जाये। निर्माण कार्य में भूगर्भ जल का प्रयोग नहीं किया जायेगा।
- 8- संस्था द्वारा प्रस्तावानुसार 8689 के० एल० डी० उत्प्रेषण के शुद्धिकरण हेतु 5550 के० एल० डी० क्षमता का एस० टी० पी० स्थापित किया जायेगा।
- 9- संस्था द्वारा शुद्धिकरण व्यवस्थाओं हेतु अलग से डी०जी० सेट स्थापित करें तथा उक्त हेतु अलग से विद्युत मीटर स्थापित करें।
- 10- सालिड वेस्ट मैनेजमेन्ट एम० एस० डब्लू रूल्स 2000 के प्राविधानों के अनुसार किया जाये।
- 11- म्युनिसिपल अथॉरिटी द्वारा बायोडिग्रेडिबुल वेस्ट के निस्तारण हेतु सुविधा स्थापित न किये जाने की स्थिति में संस्था द्वारा उक्त का निस्तारण परिसर के अन्दर वर्मीकम्पोस्टिंग/बायोकम्पोस्टिंग के द्वारा किया जाये।
- 12- समस्त प्रस्तावित डी०जी०सेट पर ध्वनि रोधक व्यवस्थाओं के साथ साथ प्रस्तावानुसार चिमनी भी स्थापित की जाये।
- 13- संस्था प्रस्तावानुसार रेन वाटर हार्वेस्टिंग व्यवस्था स्थापित करें।
- 14- संस्था द्वारा पर्यावरण एवं वन मंत्रालय, भारत सरकार/स्टेट इन्वायरमेंट इम्पेक्ट असेसमेंट अथॉरिटी से पर्यावरणीय क्लीयरेंस प्राप्त किया जाये।
- 15- यह अनापत्ति प्रमाण पत्र की वैधता पाँच वर्ष या बैंक गारण्टी की वैधता तिथि से एक वर्ष कम जो पूर्व हो मान्य होगी।
- 16- संस्था को निर्गत बैंक गारण्टी पत्रांक- एफ-53692/सी-9/एन०ओ०सी०-जी-666/2098 दिनांक 6/9/2095 का अक्षरशः अनुपालन करना सुनिश्चित करें, अनुपालन न करने की दशा में संस्था द्वारा प्रेषित बैंक गारण्टी बोर्ड के पक्ष में अवमुक्त की जा सकती है, जिसकी पूर्ण जिम्मेदारी स्वयं संस्था के जिम्मेदार पदाधिकारियों की होगी।

-8-

कृपया ध्यान दें कि उपर्युक्त लिखित विशिष्ट शर्तों एवं सामान्य शर्तों का प्रभावी एवम् संतोषजनक अनुपालन न करने पर बोर्ड द्वारा निर्गत अनापत्ति प्रमाण पत्र निरस्त कर दिया जायेगा। बोर्ड का अधिकार सुरक्षित है कि अनापत्ति की शर्तों में संशोधन किया जाये अथवा निरस्त कर दिया जाय। उपर्युक्त विशिष्ट एवं सामान्य शर्तों के संबंध में उद्योग द्वारा इस कार्यालय में 30.6.2015 तक प्रथम अनुपालन आख्या अवश्य प्रेषित की जाए। अनुपालन आख्या नियमित प्रेषित की जाए अन्यथा अनापत्ति निरस्त कर दी जाएगी।

भवदीय,


 सदस्य सचिव


पृष्ठांकन सं०

/ एन०ओ०सी०

तददिनांक :

प्रतिलिपि :

1. महाप्रबन्धक, जिला उद्योग केन्द्र, गाजियाबाद ।
2. क्षेत्रीय अधिकारी, उ०प्र० प्रदूषण नियंत्रण बोर्ड, गाजियाबाद ।


 मुख्य पर्यावरण अधिकारी
 (वृत्त-1)


 //TRUE COPY//

Directorate of Environment, U.P.

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

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

E-mail : docuplko@yahoo.com

Website : www.seiaaup.com

To,

Shri P.S. Chaudhary,
G.M,
10, New Rajdhani Enclave,
Adjacent to Preet Vihar Metro Station,
Vikas Marg, New Delhi- 110092

Ref. No. 119 /Parya/SEIAA/1602/2020

Date 12 June, 2021

Sub: Extension of validity regarding- Environmental Clearance of Integrated Township "Aditya World City" at Village-Shahpur, Bamheta, Dasna, District- Ghaziabad., M/s Agarwal Associates (Promoters) Ltd. File No. 1602/Proposal No. SIA/UP/MIS/99976/2021

Dear Sir,

Please refer to your application dated 25-02-2021 & 23-03-2021 addressed to the Chairman/Secretary, State Level Environment Impact Assessment Authority (SEIAA) and Director, Directorate of Environment Govt. of UP. Regarding Extension of Environmental Clearance of Integrated Township "Aditya World City" at Village-Shahpur, Bamheta, Dasna, District- Ghaziabad., M/s Agarwal Associates (Promoters) Ltd.

This is to inform you that the project case was considered in 537st SEAC meeting held on 07-04-2021. Wherein, The committee noted that the environmental clearance for the above proposal was issued by SEIAA, U.P. vide letter no. 1555/PARYA/SEAC/1602/2012/DD(D) dated 07/10/2013 for plot area 7,47,435 m2 and built up area 13,95,596.098 m2. The validity of Environment clearance letter dated 07/10/2013 expired on 06/10/2020. The project proponent applied for extension of validity on 24/02/2021 as per MoEF&CC notification no. S.O. 4254(E) dated 27th November, 2020.

Subsequently, the project case was considered in 472th SEIAA meeting held on 03-06-2021 wherein, State Level Environment Impact Assessment Authority (SEIAA) agreed with the recommendations of the SEAC to extend the validity of Environmental Clearance letter dated 07/10/2013 for the period of 03 years i.e. 07/10/2020 to 06/10/2023.

Rest All the contents mentioned in Environmental Clearance letter no. 1555/PARYA/SEAC/1602/2012/DD(D) dated 07/10/2013 shall remain same.

Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



(Ashish Tiwari)


Member Secretary, SEIAA

Ref. No. /Parya/1602/2020 Dated: As above

Copy for Information and necessary action to:

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

//TRUE COPY//



(Ashish Tiwari)
Member Secretary, SEIAA



UTTAR PRADESH POLLUTION CONTROL BOARD
Building. No TC-12V Vibhuti Khand, Gomti Nagar, Lucknow-226010

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

CONSENT ORDER

Ref No. -
134936/UPPCB/Ghaziabad(UPPCBRO)/CTO/water/GHAZIABAD/2021

Dated : 30/09/2021

To ,

Shri PRAHALAD SINGH
M/s Agarwal Associates (Promoters) Limited
Integrated Township "Aditya World City", Village- Shahpur Bamheta, Dasna, District-
Ghaziabad, 220100
GHAZIABAD

Sub : Consent under Section 25/26 of The Water (Prevention and control of Pollution) Act, 1974 (as amended) for discharge of effluent to M/s. Agarwal Associates (Promoters) Limited

Reference Application No :13217449

Dated :30/09/2021

1. For disposal of effluent into water body or drain or land under The Water (Prevention and control of Pollution) Act,1974 as amended (here in after referred as the act) M/s. Agarwal Associates (Promoters) Limited is hereby authorized by the board for discharge of their industrial effluent generated through ETP for irrigation/river through drain and disposal of domestic effluent through septic tank/soak pit subject to general and special conditions mentioned in the annexure ,in reference to their foresaid application .
2. This consent is valid for the period from 24/08/2021 to 31/12/2023 .
3. In spite of the conditions and provisions mentioned in this consent order UP Pollution Control Board reserves its right and powers to reconsider/amend any or all conditions under section 27(2) of the Water (Prevention and Control of Pollution) Act, 1974 as amended .

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

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

CEO
C-1.

Enclosed : As above
(condition of consent):

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

CEO
C-1.

Annexure to Consent issued to M/s. Agarwal Associates (Promoters) Limited vide

Consent Order No. 13217449/ Water

Dated : 30/09/2021

CONDITIONS OF CONSENT

1. This consent is valid only for the approved production capacity of Integrated township (Total Plot area 7,47,435 Square meter and Total Built up Area 13,95,596.098 Square meter).
2. The quantity of maximum daily effluent discharge should not be more than the following :

Effluent Discharge Details			
S.No	Kind of Effluent	Maximum daily discharge, KL/day	Treatment facility and discharge point
1	Domestic	1200 KLD	STP

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

Domestic Effluent		
S.No	Parameter	Standard
1	Total Suspended Solids	As per EP Act 1986
2	BOD	As per EP Act 1986
3	COD	As per EP Act 1986
4	Oil & Grease	As per EP Act 1986
5	Quantity of Discharge	1200 KLD

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

Industrial Effluent		
S.No	Parameter	Standard

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

Specific Conditions:

1. Project shall comply with CGWA notification/Uttar Pradesh Groundwater (Management and Regulation) Act 2019. Water shall be obtained from legally permissible sources only. If the project fails to comply with this condition then this consent shall automatically stand revoked.
2. The Unit shall comply with various provisions of Air (Prevention and Control of Pollution) Act 1981 as amended, Water (Prevention and Control of Pollution) Act 1974 as amended and all other applicable rules notified under E.P. Act 1986.
3. The Unit shall dispose the hazardous waste through authorized recyclers/TSDf and comply with the provisions of Hazardous and Other Wastes (Management and Trans-boundary Movement) Amendment Rules, 2016 and The Solid Waste Management Rules, 2016.
4. The treated effluent/sewage shall be used for irrigation purposes as much as possible. The guidelines developed by the CPCB for the utilization of treated effluent for the irrigation purposes is available at the URL <http://cpcb.nic.in/NGT/Guidelines-UTE-Irrigation.pdf>.
5. The Unit shall comply with the provisions of notification dt.07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation, GOI.
6. The Unit shall submit the point wise compliance report of the CTO/CTE issued by the Board earlier and the audited balance sheet for the current year and the details of fees deposited during last three years within a month failing which consent would be deemed void.
7. At the site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
8. The Unit shall ensure proper operation and maintenance of Sewage Treatment Plant. Also independent flow meters, logbook and electric meter should be installed for Sewage treatment plant.
9. The Unit should be operated in such a way so that there is no adverse impact on public and environment.
10. The Unit shall develop proper green belt and rain water harvesting system as per guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and maneuvering arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
11. This consent is valid only for products and quantity mentioned above. The Unit shall obtain prior approval before making any modification in product/process /fuel/ Plant machinery failing which consent would be deemed void.
12. The Unit shall submit quarterly monitoring reports of treated effluent from a certified / approved laboratory under E.P. Act 1986.
13. The Unit will ensure the continuous and uninterrupted data supply from the OCEEMS to the CPCB server. The unit shall maintain strict supervision on fluctuations in operating parameters with respect to each treatment unit of the Effluent treatment plant.
14. If the CPCB or UPPCB issues the Closure order against the Unit this consent order stands automatically suspended for that period.
15. The Unit shall abide by orders / directions issued by Hon'ble Supreme Court Hon'ble High Court, Hon'ble National Green Tribunal, Central Pollution Control Board and U.P Pollution Control Board for protection and safe guard of environment from time to time.
16. Unit shall comply with Board's OM dated 27-02-2020 regarding stringent norms in CEPI areas.

Issued with the permission of competent authority .

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

**CEO
C-1.**

Shakti

//TRUE COPY//



UTTAR PRADESH POLLUTION CONTROL BOARD
Building. No TC-12V Vibhuti Khand, Gomti Nagar, Lucknow-226010

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

CONSENT ORDER

Ref No. -
134938/UPPCB/Ghaziabad(UPPCBRO)/CTO/air/GHAZIABAD/2021

Dated : 30/09/2021

To ,

Shri PRAHALAD SINGH
M/s Agarwal Associates (Promoters) Limited
Integrated Township "Aditya World City", Village- Shahpur Bamheta, Dasna, District-
Ghaziabad, 220100
GHAZIABAD

Sub : Consent under section 21/22 of the Air (Prevention and control of Pollution) Act, 1981 (as amended) to M/s. Agarwal Associates (Promoters) Limited

Reference Application No. 13217648

Dated : 30/09/2021

1. With reference to the application for consent for emission of air pollutants from the plant of M/s Agarwal Associates (Promoters) Limited. under Air Act 1981. It is being authorised for said emissions, as per the standards, in environment, by the Board as per enclosed conditions .
2. This consent is valid for the period from 24/08/2021 to 31/12/2023 .
3. In spite of the conditions and provisions mentioned in this consent order UP Pollution Control Board reserves its right and powers to reconsider/amend any or all conditions under section 21 (6) of the Air (Prevention and Control of Pollution) Act, 1981 as amended.
This consent is being issued with the permission of competent authority .

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

CEO
C-1.

Enclosed : As above
(condition of consent):

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

CEO
C-1.

Dated : 30/09/2021

CONDITIONS OF CONSENT

1. This consent is valid only for the approved production capacity of Integrated township (Total Plot area 7,47,435 Square meter and Total Built up Area 13,95,596.098 Square meter).
2. This consent is valid only for products and quantity mentioned above. Industry shall obtain prior approval before making any modification in product/ process /fuel/ plant machinery failing which consent would be deemed void.
- 3(a) The maximum rate of emission of flue gas should not be more than the emission norms for the stacks.

3(b) Air Pollution Source Details.

Air Pollution Source Details					
S.No	Air Pollution Source	Type of Fuel	Stack No.	Parameters	Height
1	2x500 KVA DG Set	HSD	2	Sulphur Dioxide	As per norms

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

Emission Quality Details Detail			
S.No	Stack No	Parameter	Standard
1	2	Sulphur Dioxide	As per EP Act 1986

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

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

Specific Conditions:

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

Issued with the permission of competent authority .

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

**CEO
C-1.**



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Uttar Pradesh Pollution Control Board

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

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

196588/UPPCB/Ghaziabad(UPPCBRO)/CTO/both/GHAZIABAD/2023

Date: 21/12/2023

To,

M/s

Agarwal Associates (Promoters) Limited

Integrated Township "Aditya World City", Village- Shahpur Bamheta, Dasna, District-Ghaziabad, 220100

Application Id- 23523456

Consolidated Consent to Operate and Authorisation hereinafter referred to as the CCA (Consolidated Consent & authorization) (Fresh) under Section-25 of the Water (Prevention & Control of Pollution) Act, 1974 and under Section-21 of the Air (Prevention & Control of Pollution) Act, 1981

CCA is hereby granted to Agarwal Associates (Promoters) Limited located at Integrated Township "Aditya World City", Village- Shahpur Bamheta, Dasna, District-Ghaziabad, 220100. subject to the provisions of the Water Act, Air Act and the orders that may be made further and subject to following terms and conditions :-

1. This CCA Agarwal Associates (Promoters) Limited granted for the period from 02/01/2024 to 31/12/2028 and valid for manufacturing of following products.

Table with 4 columns: S No, Product, Quantity, Unit. Row 1: 1, Group Housing Project, Total Plot Area 747435 SQM, Built up Area- 1395596.098 SQM, Metric Tonnes/Day

2. Conditions under Water(Prevention and Control of Pollution) Act -1974 as amended :-

(i) The daily quantity of effluent discharge (KLD) :-

Table with 4 columns: Kind of Effluent, Quantity(KLD), Treatment facility, Discharge point. Row 1: Domestic, 1200 KLD, STP, Generated Domestic effluent is being treated in STP of 2x700 KLD and 1x1000 KLD installed within premises. Treated effluent is being reused in gardening/flushing as much as possible.

(ii) Trade Effluent Treatment and Disposal :-The applicant shall operate Effluent Treatment Plant consisting of primary/secondary and tertiary treatment as is required with reference to influent quantity and quality.

In case of stoppage of functioning of ETP, production has to be stopped immediately and this Board has to be intimated by fax/phone/email with a report in this regard to be dispatched immediately.

PRADEEP SHARMA

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(iii) The treated effluent shall be recycled to the maximum extent and should be reused within the premises for gardening etc. Quality of the treated effluent shall meet to the following general and specific standards as prescribed under Environment (Protection) Rules, 1986 and applicable to the unit from time-to-time :-

Industrial Effluent Quality Standard

S.No.	Parameter	Standard
-------	-----------	----------

(iv) Sewage Treatment and Disposal :- The applicant shall provide comprehensive STP as is required with reference to influent quantity and quality. In case of stoppage of functioning of STP, production has to be stopped immediately and this Board has to be intimated by fax/phone/email with a report in this regard to be dispatched immediately.

(v) The treated sewage shall be reused in gardening as far as possible. The STP shall be maintained continuously so as to achieve the quality of the treated sewage to the following standards.

S No.	Parameters	Standards
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3. Conditions under Air (Prevention and Control of Pollution) Act -1981 as amended :-

i) The applicant shall use following fuel and install a comprehensive control system consisting of control equipment as required with reference to generation of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards.

Air Pollution Source Details

S No.	Air Pollution Source	Type of fuel	Stack no	Control Device	Height of Stack
1	2x700 KVA DG sets & 1x1000 KVA Sets	PNG, HSD	1...3	Sulphur Dioxide	As per applicable norms

Emmission Quality Standards

S No.	Stack no	Parameters	Standards
1	1...3	Sulphur Dioxide	As per applicable norms

In case of stoppage of functioning of air pollution control equipment, production has to be stopped immediately and this Board has to be intimated by fax/phone/email with a report in this regard to be dispatched immediately

(ii) The unit will not use any type of restricted fuel.

iii) Noise from the D.G. Set and other source(s) should be controlled by providing an acoustic enclosure as is required for meeting the ambient noise standards for night and day time as prescribed for respective areas/zones (Industrial, Commercial, Residential, Silence) which are as follows :-

Day time : from 6.00 a.m. to 10.00 p.m., Night time: from 10.00 p.m. to 6.00 a.m.

Standards for Noise level in db(A) Leq	Industrial Area		Commercial Area		Residential Area		Silence Zone	
	Day Time	Night Time	Day Time	Night Time	Day Time	Night Time	Day Time	Night Time

	75	70	134	65	55	55	45	50	40
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4. Essential documents to be submitted by the Industry/Unit as Applicable :-

- (i) Environment Statement in Form-V of Environment (Protection) Rules, 1986.
 - (ii) Quarterly compliance report of the CCA, photograph of ETP/APCs/Waste Storage Area.
5. Competent Authority reserves the right to change/modify/add any time any condition of this CCA.
6. Unit has to comply with the following specific & general conditions. Non compliance of any provision of this CCA and provisions of the Water Act, Air Act and Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 will result in legal action under the aforesaid Acts and Rules.
7. In compliance to the G.O 1011/81-7-2021-09 (Writ)/2016 dated.13.10.2021 issued by Department of Environment, Forest and Climate Change, Uttar Pradesh. You are directed to develop Miyawaki Forest as per the SOP available at URL:-<http://www.upecp.in/TrainingSession.aspx> for ensuring timely compliance of this direction, you are hereby directed to submit a bank guarantee with minimum validity of one year of the amount equivalent to the sum of initial consent fees (Air and Water) or Rs. 50,000/- (Rs. Fifty Thousand Only) whichever is more, within 30 days from the date of issuance of this certificate. In case of non-compliance of this direction, your consent will be revoked by the Board.
8. If the unit uses the ground water and requires the permission from SGWA/CGWA for water abstraction then the industry will have to obtain No objection certificate for abstraction of ground water. It will be the responsibility of the industry to comply with the various conditions of the NOC obtained from the competent authority and submit to the Board, within 3 months time failing which CTO will be revoked.

General Conditions:-

1. The applicant shall get analysed the samples of effluent/emission/hazardous wastes at least once in a three month from the laboratory recognized by the MoEF and shall report to the UPPCB.
2. The applicant shall however, not without the prior consent of the Board bring into use any new or altered outlet for the discharge of effluent or gases emission or sewage waste from the unit.
3. Treated Industrial waste water and domestic waste water shall be disposed jointly at one disposal point. The applicant shall provide discharge measurement equipment at final disposal point.
4. The applicant shall strictly comply with conditions of this CCA and submit compliance report of stipulated conditions within 30 days of receipt of this CCA. If at any point of time, it is found that the industry is not complying with stipulated conditions or any further direction/instruction issued by the Board, legal action shall be initiated against the applicant.
5. The applicant shall maintain good house keeping. All valves/pipes/sewer/drains etc. must be leak-proof
6. The industry shall provide uninterrupted entry to the STP/ETP inlet and outlet points, Air Pollution Control equipment and stack for smooth sampling/monitoring of efficiency of pollution control systems.
7. The industry shall provide Inspection Book at the time of inspection to the Board's officials.
8. Whenever due to any accident or other unforeseen act or event, such emission occurs or is apprehended to occur in excess of standards laid down, such information shall be reported to the Board's offices and all other concerned offices. In case of failure of pollution control equipment, the production process connected to it shall be stopped with immediate effect.
9. The industry shall operate in a manner so that all emissions be emitted through designated chimney/stack only.
10. In case of any damage to the agriculture productivity, human habitation etc. by the operation of industry, it shall be imperative to stop production in the industry with immediate effect and such information shall be reported to Board's offices. The industry shall be liable to pay compensation also in such cases as decided by the Competent Authority.
11. The applicant shall apply before the 60 days of expiry of CCA or any change in production types/production capacity/manufacturing process/capacity enhancement etc. or any change in effluent discharge point or emission point

12. The Board reserves the right to revoke/add/modify any stipulated condition issued along with CCA, as may be necessary.

Specific Conditions:-

1. The unit shall not abstract the ground water under any circumstances without prior permission from the UPGWD. Water shall be obtained from legally permissible sources only. If the project fails to comply with this condition then this consent shall automatically stand revoked.

2. The Unit shall comply with various provisions of Air (Prevention and Control of Pollution) Act 1981 as amended, Water (Prevention and Control of Pollution) Act 1974 as amended and all other applicable rules notified under E.P. Act 1986.

3. The Unit shall dispose the hazardous waste through authorized recyclers/TSDF and comply with the provisions of Hazardous and Other Wastes (Management and Trans-boundary Movement) Amendment Rules, 2016 and The Solid Waste Management Rules, 2016.

4. The treated effluent/sewage shall be used for irrigation purposes as much as possible. The guidelines developed by the CPCB for the utilization of treated effluent for the irrigation purposes is available at the URL <http://cpcb.nic.in/NGT/Guidelines-UTE-Irrigation.pdf>.

5. The Unit shall comply with the provisions of notification dt.07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation, GOI.

6. The Unit shall submit the point wise compliance report of the CTO/CTE issued by the Board earlier and the audited balance sheet for the current year and the details of fees deposited during last three years within a month failing which consent would be deemed void.

7. At the site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.

8. The Unit shall ensure proper operation and maintenance of Sewage Treatment Plant. Also independent flow meters, logbook and electric meter should be installed for Sewage treatment plant.

9. The Unit should be operated in such a way so that there is no adverse impact on public and environment.

10. The Unit shall develop proper green belt and rain water harvesting system as per guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and maneuvering arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.

11. This consent is valid only for products and quantity mentioned above. The Unit shall obtain prior approval before making any modification in product/process /fuel/ Plant machinery failing which consent would be deemed void.

12. The Unit shall submit quarterly monitoring reports of treated effluent from a certified / approved laboratory under E.P. Act 1986.

13. The Unit will ensure the continuous and uninterrupted data supply from the OCEEMS to the CPCB server. The unit shall maintain strict supervision on fluctuations in operating parameters with respect to each treatment unit of the Sewage treatment plant.

14. If the CPCB or UPPCB issues the Closure order against the Unit this consent order stands automatically suspended for that period.

15. Unit shall install flow meters on inlet and final outlet of STP and maintain log book.

16. Project shall maintain records regarding generation & disposal of municipal solid waste and submit necessary permission from competent authority for disposal of solid waste generated in project.

17. At the Unit site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.

18. This consent is only valid for emission generated from DG Sets. Project shall obtain CTE before installing any other source of emission i.e. DG Sets etc.

19. The Unit shall abide by orders / directions issued by Hon'ble Supreme Court Hon'ble High Court,

Hon'ble National Green Tribunal, Central Pollution Control Board and U.P Pollution Control Board for protection and safe guard of environment from time to time.

20. Unit shall comply with Board's OM dated 27-02-2020 regarding stringent norms in CEPI areas.
21. Unit shall establish Miyawaki forest as per the GO no. 1011/81-7-2021-09(rit)/2016 dated 13.10.2021 of Deptt. of Environment, forest and climate change and BG of Rs. 50,000/- be deposited within a months time along with the proposal for proposed plantation.
22. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) direction no. 65 and other direction issued time to time regarding use of cleaner fuel.
23. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) direction no. 75 regarding GRAP.
24. Unit shall operate and maintain/upgrade the air pollution control device in such manner that emission should be as per norms prescribed by CAQM.
25. Unit shall submit latest stack monitoring report from NABL approved laboratory within one month.
26. Project shall ensure to maintain MLSS in aeration tank of STP.
27. Unit shall operate and maintain/upgrade the air pollution control device in such manner that emission should be as per norms prescribed by CAQM.
28. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) direction no. 76 and 77 regarding regulation of DG sets.
29. The project shall ensure compliance of the orders passed by the Hon'ble National Green Tribunal, New Delhi.
30. Project Proponent shall also install digital water metres connected to central Concerned of UPPCB/CPCB.
31. In respect of establishments having water supply from the local bodies and also extracting ground water, there should be separate digital metres in respect of both sources.
32. Project shall install Dual plumbing systems and recycling of treated gray water for toilet flushing, floor washing, gardening to reduce around 30% of fresh potable water requirement.
33. Environmental compensation, if any, imposed against the project will be deposited by the PP.

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Copy to:

Regional Officer, UPPCB, Ghaziabad.

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मिशन LIFE - पर्यावरण के लिए जीवन शैली
(Lifestyle For Environment)
जनसहभागिता का सन्देश



- स्वच्छता – देशसेवा में अपने परिवेश की स्वच्छता हेतु अपना सक्रिय योगदान सुनिश्चित करें
- संकल्प लें -एकल उपयोग प्लास्टिक उत्पाद जैसे कप, तश्तरी, चम्मच, स्ट्रॉ, ईयरबड्स आदि का उपयोग न हो एवं पर्यावरण अनुकूल विकल्पों जैसे कागज/पत्तों से बने दोने या कटलरी को प्राथमिकता दी जाय |
- एकल उपयोग प्लास्टिक उत्पाद के प्रयोग को रोकने एवं प्लास्टिक बैग के बजाय कपड़े के थैले का उपयोग करने मात्र से 375 मिलियन टन ठोस (प्लास्टिक) कचरे का उत्सर्जन बचाया जा सकता है
- चक्रीय अर्थव्यवस्था (सर्कुलर इकोनॉमी) का समुचित कार्यान्वयन वर्ष 2030 तक लगभग 14 लाख करोड़ रुपये की अतिरिक्त बचत उत्पन्न कर सकता है | वेस्ट /अपशिष्ट फेकने के पूर्व सोचें, ये किसी का संसाधन तो नहीं ...?
- अनुपयोगी इलेक्ट्रिक / इलेक्ट्रॉनिक उत्पाद को कचरे में फेकने से रुकें | इसके उपयुक्त निस्तारण हेतु इसे प्राधिकृत ई – वेस्ट रीसाइकलर को दें | प्राधिकृत ई-रीसाइकिलिंग इकाई में अनुपयोगी इलेक्ट्रिक / इलेक्ट्रॉनिक उत्पाद को देने मात्र से 0.75 मिलियन टन तक ई-कचरे का पुनर्चक्रण किया जा सकता है एवं ई-कचरे के विषम पर्यावरणीय दुष्प्रभाव से बचा जा सकता है
- बाहर जाते समय - सोचें कि क्या आपको वास्तव में परिवहन की आवश्यकता है - वह भी क्या व्यक्तिगत रूप से ? छोटी दूरी के लिए पैदल चलना पसंद करें, अथवा सम्भव हो तो कार पूल के रूप में संसाधन को साझा करें अथवा सार्वजनिक परिवहन पर विचार करें
- घरेलू स्तर पर कम से कम ठोस अपशिष्ट का उत्सर्जन करें और इनका प्रथाक्रीकरण करें
- उपयोगी शेष खाद्य सामग्री आपके स्वयं प्रयास अथवा निकटस्थ सक्रिय स्वयं सेवी संस्थाओं की सहायता से समाज के वंचित वर्ग तक पहुंचाई जा सकती है | वहीं अनुपयोगी भोजन /खाद्य सामग्री को कंपोस्ट (वर्मी कम्पोस्ट) करने से 15 अरब टन भोजन को नष्ट होने से बचाया जा सकता है
- ध्यान रखें - उपयुक्त नल और शावर के उपयोग से पानी की खपत को 30 - 40% तक कम किया जा सकता है। एवं उपयोग में न होने पर नलों को बंद रखने मात्र से 9 ट्रिलियन लीटर पानी बचाया जा सकता है
- ट्रेफिक लाइट/रेलवे क्रॉसिंग पर कार/स्कूटर के इंजन बंद करने मात्र से 22.5 बिलियन kWh तक ऊर्जा की बचत हो सकती है
- परम्परागत बल्ब के स्थान पर CFL का उपयोग बिजली की खपत में प्रभावी कमी लाते हैं | उपयोग में न होने पर बिजली उपकरणों को बंद करें | स्टार रेटेड विद्युत उपकरणों के उपयोग को प्राथमिकता दें

हमारे द्वारा अपनी जीवन शैली की प्राथमिकताओं का उचित और पर्यावरण अनुकूल पुनर्निर्धारण समाज और पर्यावरण के प्रति हमारा दायित्व है |

Shiksha

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

पत्रांक : 190 / प्रवर्तन जोन-5 / 2023

दिनांक... 29/12/2023

परिशिष्ट-3 प्रपत्र-'ब'/भाग-द

विकास प्राधिकरण की अभ्युक्ति एवं सम्पूर्ति प्रमाण-पत्र

(आवेदन पत्र परिशिष्ट-3, प्रपत्र 'ब' भाग-अ, ब एवं स के क्रम में)

मै0 अग्रवाल एसोसिएट(प्रमोटर्स) लि0 द्वारा विकसित की गई इन्टीग्रेटेड टाउनशिप आदित्य वर्ल्ड सिटी ग्राम शाहपुर बम्हैटा, परगना-डासना, एन0एच0-24 तहसील व जिला गाजियाबाद के अन्तर्गत सैक्टर-1, 2, 3, 4, 5 व 6 के स्वीकृत तलपट मानचित्र सं0-742/जोन-5/2013-14 दिनांक 16.04.2014 के अन्तर्गत विकासकर्ता द्वारा निर्मित/विकसित सैक्टर-1, 2, 3, 4, 5 व 6 के विकास कार्यों का सम्पूर्ति प्रमाण पत्र हेतु प्रस्तुत आवेदन को उपाध्यक्ष महोदय द्वारा दिनांक 28.12.2023 को प्रदान की गयी स्वीकृति के क्रम में पृष्ठ भाग पर उल्लेखित शर्तों/प्रतिबन्धों के साथ सम्पूर्ति प्रमाण पत्र निर्गत किया जाता है।

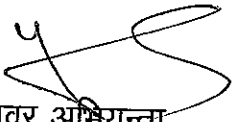
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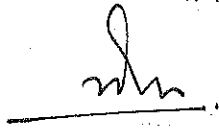
सम्पूर्ति प्रमाण-पत्र के पृष्ठ भाग पर शर्त/प्रतिबन्ध संख्या-1 से 11 के अधीन निर्गत किया जा रहा है।

(सुशील कुमार चौबे)
प्रभारी प्रवर्तन जोन-5

शर्तें

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


अवर अभियन्ता


सहायक अभियन्ता

कार्यालय महाप्रबन्धक(जल), गाजियाबाद नगर निगम

पत्रांक: 1137 /एस0टी0-जी0एम0/2023-24


दिनांक- 29. 02. 24

विषय: सीवर का पानी खुले रूप से नाले में बहाये जाने के सम्बन्ध में।

मैसर्स अग्रवाल एसोसिएट्स(प्रमोटर) लि0,
(आदित्य बिल्डर्स एन्ड डेवलपर्स)
भारत भवन-10, न्यू रजनीगंधा इन्क्लेव,
विकास मार्ग, दिल्ली-110092
Email Id-aaplited1979@gmail.com

उपरोक्त विषयक मा0 महापौर महोदया, अधोहस्ताक्षरी एवं नगर स्वास्थ्य अधिकारी गाजियाबाद नगर निगम द्वारा आपके प्रतिष्ठान के आस-पास के निरीक्षण के दौरान आपके प्रतिष्ठान का सीवरेंज खुले रूप से नाले में बहता हुआ पाया गया, जिस पर मा0 महापौर महोदया द्वारा अत्याधिक रोष व्यक्त किया गया है एवं मा0 एन0जी0टी0 द्वारा भी सीवरेंज खुले नाले में बहाये जाने पर प्रतिबन्ध लगाया गया है। इस प्रकार आपके द्वारा मा0 न्यायालयों के आदेशों का उल्लंघन किया जा रहा है, जो कि कदाचित्त अनुचित है।

अतः एतद्द्वारा आपको सूचित किया जाता है कि आप अपने प्रतिष्ठान का सीवरेंज खुले रूप से नाले में बहाया जाना बन्द कराएँ। साथ ही मा0 न्यायालयों के आदेशों का उल्लंघन करने के कारण अपना लिखित स्पष्टीकरण अधोहस्ताक्षरी के कार्यालय में उपलब्ध कराया जाना सुनिश्चित करें। ताकि मा0 महापौर महोदया को वस्तुस्थिति से अवगत कराया जा सके। अन्यथा की स्थिति में आपके प्रतिष्ठान के सीवरेंज को बन्द कराने की कार्यवाही कराते हुये आपके प्रतिष्ठान पर दण्ड अधिरोपित किया जायेगा, जिसके लिये आप स्वयं उत्तरदायी होंगे।


महाप्रबन्धक(जल)
गाजियाबाद, नगर निगम

पत्रांक व दिनांक तदैव:-

प्रतिलिपि:-

- 2- मा0 महापौर महोदया को सादर सूचनार्थ प्रेषित।
- 2- नगर आयुक्त महोदय को सादर सूचनार्थ प्रेषित।
- 3- क्षेत्रीय सहायक अभियन्ता(जल) एवं क्षेत्रीय अवर अभियन्ता(जल) को आवश्यक कार्यवाही हेतु।
- 4- पत्रावली एवं गार्ड फाईल।

महाप्रबन्धक(जल)

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AGARWAL ASSOCIATES (PROMOTERS) LTD.

दिनांक: 02.03.2024

सेवा में,

महाप्रबन्धक (जल),
गाजियाबाद नगर निगम,
गाजियाबाद, उ०प्र०

महोदय,

कृपया आपको अवगत कराना है कि दिनांक 29.02.2024 को आपका हमें एक नोटिस संख्या 1137/एस०टी०-जी०एम०/2023-24 दिनांक 29.02.2024 प्राप्त हुआ जिसके क्रम में दिनांक 01.03.2024 को हमारे प्रतिनिधि आपके कार्यालय में मिले, जिसमें फोटोग्राफ्स से पता चला कि वह पानी का पाईप हमारे प्रोजेक्ट का नहीं है। वह पानी का पाईप ग्राम शाहपुर बम्हैटा में निर्मित एक ग्रुप हाउसिंग अर्बन होम्स का है।

उसके पश्चात हमारे प्रतिनिधियों द्वारा वहाँ पर जाकर पता किया तो उन्हें बताया गया कि उस ग्रुप हाउसिंग के सीवर के पानी को एस०टी०पी० के द्वारा शोधन किया जा रहा है तथा शोधन के पश्चात जो पानी उपयोग नहीं होता है उसे नाले में डाला जा रहा है तथा एस०टी०पी० का संचालन "अर्बन होम्स अपार्टमेन्ट ओनर्स एसोसिएशन" द्वारा किया जा रहा है।

"अर्बन होम्स अपार्टमेन्ट ओनर्स एसोसिएशन" कार्यालय स्टिल्ट फ्लोर, टावर -सी, अर्बन होम्स, शाहपुर बम्हैटा, गाजियाबाद-201002 के पदाधिकारियों के नाम, पदनाम एवं मोबाईल नम्बर निम्नानुसार है:-

1. उमाशंकर सिंह (अध्यक्ष) मो० नं० 8587066556
2. अतुल चतुर्वेदी (उपाध्यक्ष) मो० नं० 9711130962
3. रनजीत सिंह (कोषाध्यक्ष) मो० नं० 9999972417
4. प्रनव सिंह (सचिव) मो० नं० 9810690655

अतः आपसे अनुरोध है कि आप अपने नोटिस संख्या 1137/एस०टी०-जी०एम०/2023-24 दिनांक 29.02.2024 को निक्षेपित करने की कृपा करें तथा भविष्य में उक्त से सम्बन्धित कोई भी पत्राचार "अर्बन होम्स अपार्टमेन्ट ओनर्स एसोसिएशन" के कार्यालय स्टिल्ट फ्लोर, टावर -सी, अर्बन होम्स, शाहपुर बम्हैटा, गाजियाबाद-201002 पर प्रेषित करने की कृपा करें।

सधन्यवाद!

प्रार्थी,

मैसर्स अग्रवाल एसोसिएट्स प्रमोटर्स लिमिटेड

Syam Bihari Verma

अधिकृत हस्ताक्षरकर्ता



Regd. Office : 'BHARAT BHAWAN' 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092 (INDIA)

Phones : 011 - 43432222, 43432210,

CIN : U51909DL1986PLC023729, E-mail : aapllimited1979@gmail.com

COMMITTED TO FULFILL COMMITMENTS

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कार्यालय महाप्रबन्धक(जल), गाजियाबाद नगर निगम

पत्रांक: 1190 /एस0टी0-जी0एम0/2023-24

विषय:


सीवर का पानी खुले रूप से नाले में बहाये जाने के सम्बन्ध में।

दिनांक- 07/03/24

श्री उमा शंकर सिंह, अध्यक्ष,
मैसर्स अर्बन होम्स अपार्टमेंट ओनर्स एसोसिएशन,
कार्यालय स्टिल्ट प्लोर, टॉवर-सी, अर्बन होम्स,
शाहपुर-बम्बेहाटा, गाजियाबाद-201002
Mob No-8587066556

उपरोक्त विषयक मा0 महापौर महोदया, अधोहस्ताक्षरी एवं नगर स्वास्थ्य अधिकारी गाजियाबाद नगर निगम द्वारा आपके प्रतिष्ठान के आस-पास के निरीक्षण के दौरान आपके प्रतिष्ठान का सीवरेज खुले रूप से नाले में बहता हुआ पाया गया, जिस पर मा0 महापौर महोदया द्वारा अत्याधिक रोष व्यक्त किया गया है एवं मा0 एन0जी0टी0 द्वारा भी सीवरेज खुले नाले में बहाये जाने पर प्रतिबन्ध लगाया गया है। इस प्रकार आपके द्वारा मा0 न्यायालयों के आदेशों का उल्लंघन किया जा रहा है, जो कि कदाचित अनुचित है।

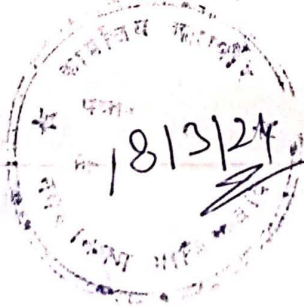
अतः एतद्वारा आपको सूचित किया जाता है कि आप अपने प्रतिष्ठान का सीवरेज खुले रूप से नाले में बहाया जाना बन्द कराएं। साथ ही मा0 न्यायालयों के आदेशों का उल्लंघन करने के कारण अपना लिखित स्पष्टीकरण अधोहस्ताक्षरी के कार्यालय में उपलब्ध कराया जाना सुनिश्चित करें। ताकि मा0 महापौर महोदया को वस्तुस्थिति से अवगत कराया जा सके। अन्यथा कौं स्थान में आपके प्रतिष्ठान के सीवरेज को बन्द कराने की कार्यवाही कराते हुये आपके प्रतिष्ठान पर दण्ड अधिरोपित किया जायेगा, जिसके लिये आप स्वयं उत्तरदायी होंगे।


महाप्रबन्धक(जल)
गाजियाबाद, नगर निगम

पत्रांक व दिनांक तदैव:-

- प्रतिलिपि:-
- 1- मा0 महापौर महोदया को सादर सूचनार्थ प्रेषित।
 - 2- नगर आयुक्त महोदय को सादर सूचनार्थ प्रेषित।
 - 3- क्षेत्रीय सहायक अभियन्ता(जल) एवं क्षेत्रीय अवर अभियन्ता(जल) को आवश्यक कार्यवाही हेतु।
 - 4- पत्रावली एवं गार्ड फाईल।

महाप्रबन्धक(जल)



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URBAN HOMES APARTMENT OWNERS ASSOCIATION

(A society registered under the Societies Registration Act, 1860)

Add.: Maintenance Office, Tower C, Urban Homes, Shahpur Bamheta, Ghaziabad - 201002
Ph: +91 98106 90655, E-mail: aoa.urbanhomes.gzb@gmail.com

Registration No.: GHA/00888/2021-2022

Ref. no.:

Dated: 18/03/24

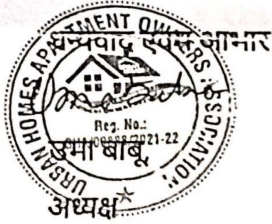
सेवा में,

कार्यालय महाप्रबंधक (जल), गाजियाबाद नगर निगम

महोदय,

महापौर महोदया के द्वारा उठाए गए समस्त विषयों का निराकरण कर दिया गया है और जो भी कमियों की तरफ इंगित किया गया उनको पूरी तरह दुरुस्त और चाक चौबंद कर लिया गया है। हमारी प्रशासन और माननीय न्यायालय में पूरी आस्था है। NGA या किसी भी पर्यावरण के मानकों के अनुरूप हमने उसको दुरुस्त कर दिया है। भविष्य में किसी भी तरह की शिकायत का मौका नहीं मिलेगा। इसके लिए भी आपको आवस्त करना चाहते हैं।

हमारी बात की सत्यता की परीक्षा के लिए विभाग द्वारा मौका मुआयना किया जा सकता है।



अर्बन होम्स AOA



President:-
Sh. Uma Babu

Vice President:-
Sh. Atul Chaturvedi

Secretary:-
Sh. Pranav Kumar Singh

Treasurer:-
Sh. Ranjeet Kumar Singh

Members:-

• Sh. Amardeep Singh • Sh. Chandrakant Rai • Sh. Indrapal Singh
• Sh. Sudhir Kumar • Sh. Virendra Tiwari

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Analyzing for an Assured Future

ANNEXURE R-14 NOIDA TESTING LABORATORIES 88

(A Government of India Approved Testing Laboratory)

(An ISO : 9001 : 2015, ISO 45001 : 2018 (OH&S) Certified & NABL Accredited Laboratory)

MoEF & CC (Ministry of Environment, Forest & Climate Change), UPPCB Recognized Laboratory

+91-9313611642, 8510081921, 7503031145, 8527870572, 7503031146, 9999794369

TEST CERTIFICATE

Issued To: M/s Aditya World City
Address: Sector – 3, Ghaziabad, U. P.

Report Code : WW-100524-021
ULR No. : TC681424000005098F
Test Report of : Waste Water
Service Request No : NTL/SRF/05/24-04
Service Request Date : 09/05/2024
Report Issue Date : 14/05/2024

SAMPLING & ANALYSIS DATA

Sample Received On : 10/05/2024
Sample Drawn By : NTL Representative
Sample Description : STP Outlet
Sample Quantity/Packing detail : 1 lt/Plastic Cane
Weather Conditions : Normal
Analysis Duration : 10/05/2024 to 14/05/2024

TEST RESULTS

S. No.	Parameter	Test Method	Results	Units	Limits as per CPCB norms
1.	pH	IS:3025(Part-11):1983	7.25	-	5.5-9.0
2.	Total Suspended Solid	IS:3025(Part-17):1984	8.0	mg/l	100.0
3.	Chemical Oxygen Demand (as O ₂)	APHA 5220 B:2005	36.0	mg/l	250
4.	Biological Oxygen Demand (as O ₂) (3 days at 27°C)	IS:3025(Part-44):1993	7.2	mg/l	30
5.	Oil & grease	IS:3025(Part-39):1984	BDL (<1.0)	mg/l	10

Remarks: Test parameters coming in under limit, prescribe limits are given by MoEF/Central Pollution Control Board.
BDL – Below Detection Limit

Notes:

1. The results given above are related to the tested sample, as received & mentioned parameters. The customer asked for the above tests only.
2. Responsibility of the Laboratory is limited to the invoiced amount only.
3. This test report will not be generated again, either wholly or in part, without prior written permission of the laboratory.
4. The test samples will be disposed off after two weeks from the date of issue of test report, unless until specified by the customer.

CHECKED BY

AUTHORIZED SIGNATORY



//TRUE COPY//

Laboratory : GT-20, Sector-117, NOIDA, Gautam Budh Nagar - 201301

Branch Office :

HARIDWAR | RUDRAPUR | CHANDIGARH | DEHRADUN | PUNE

E.: noida.laboratory@gmail.com, info@noidalabs.com W.: www.noidalabs.com



145 GROUND WATER DEPARTMENT

(Namami Gange & Rural Water Supply Department)

Ministry of Jal Shakti
Government of Uttar Pradesh

Form 8 (E)

[See rules 15(2)]

(RENEWAL OF AUTHORIZATION/ NO-OBJECTION CERTIFICATE FOR SINKING OF EXISTING WELL FOR INDUSTRIAL/ COMMERCIAL/ INFRASTRUCTURAL OR BULK USER OF GROUND WATER)

AUTHORIZATION/ NO-OBJECTION CERTIFICATE NO: REG030628

VALID FROM 31/12/2023 TO 12/05/2027

Serial No.: 202211000327			
Name of the Owner	PRAHALAD SINGH		
Address of the Applicant	Integrated Township, Aditya World City, Village-Shahpur, Bamheta, Dasna, District-Ghaziabad	Application No.	GZBD0823RIF0178
Date of Submission	11/11/2022	Specimen Signature	
Company Name	ADITYA WORLD CITY M/s AGARWAL ASSOCIATES (PROMOTER	Company Address	VILL SHAHPUR BAMHETA,PARGANA DASNA Distt GHAZIABAD
Location Particulars			
District	Ghaziabad	Block	Municipal Corporation/Nagar Nigam, Ghaziabad
Plot No./Khasra No.	Existing Land document attached.	Municipality/Corporation	N/A
Ward No./Holding No.			NA
Particular of the Existing Well and Pumping Device			
Date of Construction/Sinking of the Well	01/04/2017		
Type of Well	Tube Well/Boring	Depth of the Well (In meter)	120.00
Purpose of well	Infrastructural	Assembly Size(For Tube Well)	
Strainer Position (For Tube Well)			
Type of Pump Used	Submersible	H.P. of the Pump	12.50
Operational Device	Electric Motor	Rate of Withdrawal (m³/hr.)	52.00
Date of Energization (In Case of Electric Pump)	01/04/2017		
Maximum Allowable Rate of Withdrawal (m³/hr.):	52.00	Maximum Allowable Running Hours Per Day:	18.00
Maximum Allowable Annual Extraction of Ground Water:	341640.00	Recharge Required	0.00
Reason for renewal of N.O.C. एन.ओ.सी. के नवीनीकरण का कारण	Our UPGWD NOC No. REG034017 which was Valid From 12/05/2017 TO 11/05/2022.		
Against Case			

- This No-Objection certificate authorizes the owner applicant () to sink a well in the location specified for extraction of ground water at a rate not exceeding that as shown at Sl. (3j), for Running Hours per day , and for maximum allowable annual extraction of ground wa er and is valid subject to the observance of the conditions stated overleaf.
- Holder of this NOC is hereby directed to assure annual recharge of 0.00 cubic meter, as specified under the application form.

Conditions

- (1) In case of any change of ownership of the proposed well, fresh authorization has to be obtained.
- (2) No change of location, design, rate of withdrawal and pumping device in respect of the proposed well as indicated at SL (2) and (3) of this certificate shall be made without prior permission of the Competent Authority. Any deviation in this regard shall lead to cancellation of this authorization.
- (3) For the purpose of measuring and recording the quantity of ground water extracted, every said user shall affix digital wa er flow meters(conforming to BIS/ IS standards) having telemetry system in the abstraction structure, which record rate and quantum of extraction, at outlet of pumping devices and it shall be presumed that the quantity recorded by the meter has been extracted y he said user, until the contrary is proved. The rate of extraction of ground water from the well as shown in item 3(k) shall not exceed o he recorded rate from water meters
- (4) The concerned Authority reserves the right to stop extraction of ground water from the well due to quality hazards or any o her reasons, if the situation so demands.
- (5) In case of any change of ownership of the existing well, fresh registration has to be obtained.
- (6) No change of location, design, rate of withdrawal and pumping device in respect of the existing well as indicated at Sl. (2) and () of this certificate shall be made without prior permission of the Competent Authority. Any deviation in this regard shall lead to cancellation of this registration.
- (7) n case, any of the particulars l information furnished by the applicant in his application for issuance of this registration is found to be incorrect during verification at any subsequent stage, this registration is liable for cancellation.
- (8) The Certificate of Authorization/ NOC shall be valid for a period of five years from the date of issue. The applicant shall have o apply for renewal through a fresh application, at least ninety days prior to expiry of its validity.
- (9) Construction of piezometers and installation of digital water level recorders with telemetry shall be mandatory for user. Depth and zone tapped of piezometer should be commensurate with that of the pumping well. The data, obtained from digital water level re orders shall be made available to this office on monthly basis.
- (10) Guidelines for Installation of Piezometers and their Monitoring
- Piezometer is a borewell /tube well used only for measuring the water level by lowering the tape/ sounder or automatic water level measuring equipment. It is also used to take water sample for water quality testing whenever needed. General guidelines for ins alla ion of piezometers are as follows for compliance of NOC:
 - The piezometer is to be installed/constructed at the minimum of 50 m distance from the pumping well through which ground wa er is being withdrawn. The diameter of the piezometer should be about 4" to 6".
 - The depth of the piezometer should be same as is case of the pumping well from which ground water is being abstracted. If, more han one piezometer are installed the second piezometer should monitor the shallow ground water regime. It will facilitate shallow as well as deeper ground water aquifer monitoring.
- No. of piezometers to be constructed & Type of water level monitoring mechanism shall be as per below table:

S.No	Quantum of Ground water withdrawal (cum/day)	No.of piezometers required	Monitoring Mechanism	
			Manual	DWLR wi h eleme ry
1	< 10	0	0	0
2	11 - 50	1	1	0
3	50- 500	1	0	1
4	> 500	2	0	2

- The measuring frequency should be monthly and accuracy of measurement should be up to cm. the reported measurement should e given in meter up to two decimals.
- For measurement of water level sounder or automatic water level recorder (AWLR)/ Digital Automatic water level recorder (DWLR) with telemetry system should be used for accuracy.
- The measurement of water level in piezometer should be taken, only after the pumping from the surrounding tube wells has been stopped for about four to six hours.
- All the details regarding coordinates, reduced level (with respect to mean level), depth, zone taped and assembly lowered should be provided for bringing the piezometer into the Hydrograph Monitoring System for Ground Water Department, Uttar Pradesh, and for its validation.
- The ground water quality has to be monitored twice in a year during pre-monsoon (May/June) and post-monsoon (October/November) periods. Quality may be got analyzed from NABL approved lab. Besides, one sample (1 lt. capacity bottle) to the concerned Director, Ground Water Department, Uttar Pradesh, for chemical analysis.
- A Permanent display board should be installed at piezometer/Tube wells site for providing the location, piezometer/ tube well number, depth and zone tapped of piezometer/tube well for standard referencing and identification.
- Any other site-specific requirement regarding safety and access for measurement may be taken care of.
- (11) Any other condition(s) that may be imposed by the concerned Authority.
- (12) In case, any of the particulars l information furnished by the applicant in his application for issuance of this permit is found o e incorrect during verification at any subsequent stage, this permit is liable for cancellation.

- **SPECIFIC CONDITIONS:**

- (A) **For Industrial User:** No Objection Certificate for ground water extraction by industries shall be granted subject to the following specific conditions:
 - i) No Objection Certificate shall be granted only in such cases where local government water supply agencies are not able to supply the desired quantity of water.
 - ii) All industries shall be required to adopt latest water efficient technologies so as to reduce dependence on ground water resources.
 - iii) All industries abstracting ground water in excess of 100 m³/d shall be required to undertake annual water audit through Confederation of Indian Industries (CII)/ Federation Indian Chamber of Commerce and Industry (FICCI)/ National Productivity Council (NPC)/ PHD Chamber of Commerce & Industries/ Laghu Udyog Bharati certified auditors and submit audit reports within three months of completion of the same to Ground Water Department, Uttar Pradesh. All such industries shall be required to reduce their ground water use by at least 20% over the next five years through appropriate means.
 - iv) Construction of observation well(s) (piezometer)(s) within the premises and installation of appropriate water level monitoring mechanism as mentioned in General Condition no.10 shall be mandatory for industries drawing/ proposing to draw more than 10 m³/day of ground water and. Monitoring of water level shall be done by the project proponent. The piezometer (observation well) shall be constructed at a minimum distance of 50 m from the bore well/production well. Depth and aquifer zone tapped in the piezometer shall be the same as that of the pumping well/ wells. Monthly water level data shall be submitted online to the Ground Water Department, UP.
 - v) The proponent shall be required to adopt roof top rain water harvesting/ recharge in the project premises. Industries which are likely to pollute ground water (chemical, pharmaceutical, dyes, pigments, paints, textiles, tannery, pesticides/ insecticides, fertilizers, slaughter house, explosives etc.) shall store the harvested rain water in surface storage tanks for use in the industry.
 - vi) Injection of treated/ untreated waste water into aquifer system is strictly prohibited.
 - vii) Industries which are likely to cause ground water pollution e.g. Tanning, Slaughter Houses, Dye, Chemical/ Petrochemical, Coal washeries, other hazardous units etc. (as per CPCB list) need to undertake necessary well head protection measures to ensure prevention of ground water pollution.
- (B) **Infrastructural User:** The No Objection Certificate for ground water abstraction will be granted subject to the following specific conditions:
 - i) In case of infrastructure projects that require dewatering, proponent shall be required to carry out regular monitoring of dewatering discharge rate (using a digital water flow meter) and submit the data online to Ground Water Department, UP as applicable. Monitoring records and results should be retained by the proponent for two years, for inspection or reporting as required by District Ground Water Management Council.
 - ii) Installation of Sewage Treatment Plants (STP) shall be mandatory for new projects, where ground water requirement is more than 20 m³ /day. The water from STP shall be utilized for toilet flushing, car washing, gardening etc.

Date :24/05/2024

Place:Ghaziabad

This certificate is electronically generated and does not require digital signature



Form 8 (E)

[See rules 15(2)]

**(RENEWAL OF AUTHORIZATION/ NO-OBJECTION CERTIFICATE FOR SINKING OF EXISTING WELL FOR INDUSTRIAL/ COMMERCIAL/ INFRASTRUCTURAL OR BULK USER OF GROUND WATER)
AUTHORIZATION/ NO-OBJECTION CERTIFICATE NO: REG038797
VALID FROM 31/12/2023 TO 12/05/2027**

Serial No.: 202211000329			
Name of the Owner	PRAHALAD SINGH		
Address of the Applicant	Integrated Township, Aditya World City, Village-Shahpur, Bamheta, Dasna, District-Ghaziabad	Application No.	GZBD0823RIF0179
Date of Submission	11/11/2022	Specimen Signature	
Company Name	ADITYA WORLD CITY M/s- AGARWAL ASSOCIATES (PROMOTE	Company Address	VILL SHAHPUR BAMHETA,PARGANA DASNA Distt GHAZIABAD
Location Particulars			
District	Ghaziabad	Block	Municipal Corporation/Nagar Nigam, Ghaziabad
Plot No./Khasra No.	Existing Land document attached.	Municipality/Corporation	N/A
Ward No./Holding No.			NA
Particular of the Existing Well and Pumping Device			
Date of Construction/Sinking of the Well	01/04/2017		
Type of Well	Tube Well/Boring	Depth of the Well (In meter)	120.00
Purpose of well	Infrastructural	Assembly Size(For Tube Well)	
Strainer Position (For Tube Well)			
Type of Pump Used	Submersible	H.P. of the Pump	7.50
Operational Device	Electric Motor	Rate of Withdrawal (m³/hr.)	40.00
Date of Energization (In Case of Electric Pump)	01/04/2017		
Maximum Allowable Rate of Withdrawal (m³/hr.):	40.00	Maximum Allowable Running Hours Per Day:	20.00
Maximum Allowable Annual Extraction of Ground Water:	292000.00	Recharge Required	0.00
Reason for renewal of N.O.C. एन.ओ.सी. के नवीनीकरण का कारण	Our UPGWD NOC No. REG029763 which was Valid From 12/05/2017 TO 11/05/2022.		
Against Case			

- This No-Objection certificate authorizes the owner applicant (see) to sink a well in the location specified for extraction of ground water at a rate not exceeding that as shown at Sl. (3j), for Running Hours per day , and for maximum allowable annual extraction of ground wa er and is valid subject to the observance of the conditions stated overleaf.
- Holder of this NOC is hereby directed to assure annual recharge of 0.00 cubic meter, as specified under the application form.

Conditions

- (1) In case of any change of ownership of the proposed well, fresh authorization has to be obtained.
- (2) No change of location, design, rate of withdrawal and pumping device in respect of the proposed well as indicated at SL (2) and (3) of this certificate shall be made without prior permission of the Competent Authority. Any deviation in this regard shall lead to cancellation of this authorization.
- (3) For the purpose of measuring and recording the quantity of ground water extracted, every said user shall affix digital wa er flow meters(conforming to BIS/ IS standards) having telemetry system in the abstraction structure, which record rate and quantum of extraction, at outlet of pumping devices and it shall be presumed that the quantity recorded by the meter has been extracted y he said user, until the contrary is proved. The rate of extraction of ground water from the well as shown in item 3(k) shall not exceed o he recorded rate from water meters
- (4) The concerned Authority reserves the right to stop extraction of ground water from the well due to quality hazards or any o her reasons, if the situation so demands.
- (5) In case of any change of ownership of the existing well, fresh registration has to be obtained.
- (6) No change of location, design, rate of withdrawal and pumping device in respect of the existing well as indicated at Sl. (2) and () of this certificate shall be made without prior permission of the Competent Authority. Any deviation in this regard shall lead to an ella ion of this registration.
- (7) n case, any of the particulars l information furnished by the applicant in his application for issuance of this registration is found to be incorrect during verification at any subsequent stage, this registration is liable for cancellation.
- (8) The Certificate of Authorization/ NOC shall be valid for a period of five years from the date of issue. The applicant shall have o apply for renewal through a fresh application, at least ninety days prior to expiry of its validity.
- (9) Construction of piezometers and installation of digital water level recorders with telemetry shall be mandatory for user. Depth and zone tapped of piezometer should be commensurate with that of the pumping well. The data, obtained from digital water level re orders shall be made available to this office on monthly basis.
- (10) Guidelines for Installation of Piezometers and their Monitoring
- Piezometer is a borewell /tube well used only for measuring the water level by lowering the tape/ sounder or automatic water level measuring equipment. It is also used to take water sample for water quality testing whenever needed. General guidelines for ins alla ion of piezometers are as follows for compliance of NOC:
 - The piezometer is to be installed/constructed at the minimum of 50 m distance from the pumping well through which ground wa er is being withdrawn. The diameter of the piezometer should be about 4" to 6".
 - The depth of the piezometer should be same as is case of the pumping well from which ground water is being abstracted. If, more han one piezometer are installed the second piezometer should monitor the shallow ground water regime. It will facilitate shallow as well as deeper ground water aquifer monitoring.
- No. of piezometers to be constructed & Type of water level monitoring mechanism shall be as per below table:

S.No	Quantum of Ground water withdrawal (cum/day)	No.of piezometers required	Monitoring Mechanism	
			Manual	DWLR wi h eleme ry
1	< 10	0	0	0
2	11 - 50	1	1	0
3	50- 500	1	0	1
4	> 500	2	0	2

- The measuring frequency should be monthly and accuracy of measurement should be up to cm. the reported measurement should e given in meter up to two decimals.
- For measurement of water level sounder or automatic water level recorder (AWLR)/ Digital Automatic water level recorder (DWLR) with telemetry system should be used for accuracy.
- The measurement of water level in piezometer should be taken, only after the pumping from the surrounding tube wells has been stopped for about four to six hours.
- All the details regarding coordinates, reduced level (with respect to mean level), depth, zone taped and assembly lowered should be provided for bringing the piezometer into the Hydrograph Monitoring System for Ground Water Department, Uttar Pradesh, and for its validation.
- The ground water quality has to be monitored twice in a year during pre-monsoon (May/June) and post-monsoon (October/November) periods. Quality may be got analyzed from NABL approved lab. Besides, one sample (1 lt. capacity bottle) to the concerned Director, Ground Water Department, Uttar Pradesh, for chemical analysis.
- A Permanent display board should be installed at piezometer/Tube wells site for providing the location, piezometer/ tube well number, depth and zone tapped of piezometer/tube well for standard referencing and identification.
- Any other site-specific requirement regarding safety and access for measurement may be taken care of.
- (11) Any other condition(s) that may be imposed by the concerned Authority.
- (12) In case, any of the particulars l information furnished by the applicant in his application for issuance of this permit is found o e incorrect during verification at any subsequent stage, this permit is liable for cancellation.

- **SPECIFIC CONDITIONS:**

- (A) **For Industrial User:** No Objection Certificate for ground water extraction by industries shall be granted subject to the following specific conditions:
 - i) No Objection Certificate shall be granted only in such cases where local government water supply agencies are not able to supply the desired quantity of water.
 - ii) All industries shall be required to adopt latest water efficient technologies so as to reduce dependence on ground water resources.
 - iii) All industries abstracting ground water in excess of 100 m³/d shall be required to undertake annual water audit through Confederation of Indian Industries (CII)/ Federation Indian Chamber of Commerce and Industry (FICCI)/ National Productivity Council (NPC)/ PHD Chamber of Commerce & Industries/ Laghu Udyog Bharati certified auditors and submit audit reports within three months of completion of the same to Ground Water Department, Uttar Pradesh. All such industries shall be required to reduce their ground water use by at least 20% over the next five years through appropriate means.
 - iv) Construction of observation well(s) (piezometer)(s) within the premises and installation of appropriate water level monitoring mechanism as mentioned in General Condition no.10 shall be mandatory for industries drawing/ proposing to draw more than 10 m³/day of ground water and. Monitoring of water level shall be done by the project proponent. The piezometer (observation well) shall be constructed at a minimum distance of 50 m from the bore well/production well. Depth and aquifer zone tapped in the piezometer shall be the same as that of the pumping well/ wells. Monthly water level data shall be submitted online to the Ground Water Department, UP.
 - v) The proponent shall be required to adopt roof top rain water harvesting/ recharge in the project premises. Industries which are likely to pollute ground water (chemical, pharmaceutical, dyes, pigments, paints, textiles, tannery, pesticides/ insecticides, fertilizers, slaughter house, explosives etc.) shall store the harvested rain water in surface storage tanks for use in the industry.
 - vi) Injection of treated/ untreated waste water into aquifer system is strictly prohibited.
 - vii) Industries which are likely to cause ground water pollution e.g. Tanning, Slaughter Houses, Dye, Chemical/ Petrochemical, Coal washeries, other hazardous units etc. (as per CPCB list) need to undertake necessary well head protection measures to ensure prevention of ground water pollution.
- (B) **Infrastructural User:** The No Objection Certificate for ground water abstraction will be granted subject to the following specific conditions:
 - i) In case of infrastructure projects that require dewatering, proponent shall be required to carry out regular monitoring of dewatering discharge rate (using a digital water flow meter) and submit the data online to Ground Water Department, UP as applicable. Monitoring records and results should be retained by the proponent for two years, for inspection or reporting as required by District Ground Water Management Council.
 - ii) Installation of Sewage Treatment Plants (STP) shall be mandatory for new projects, where ground water requirement is more than 20 m³ /day. The water from STP shall be utilized for toilet flushing, car washing, gardening etc.

Date :24/05/2024

Place:Ghaziabad

This certificate is electronically generated and does not require digital signature



Form 8 (E)

[See rules 15(2)]

**(RENEWAL OF AUTHORIZATION/ NO-OBJECTION CERTIFICATE FOR SINKING OF EXISTING WELL FOR INDUSTRIAL/ COMMERCIAL/ INFRASTRUCTURAL OR BULK USER OF GROUND WATER)
AUTHORIZATION/ NO-OBJECTION CERTIFICATE NO: REG030962
VALID FROM 31/12/2023 TO 12/05/2027**

Serial No.: 202211000331			
Name of the Owner	PRAHALAD SINGH		
Address of the Applicant	Integrated Township, Aditya World City, Village-Shahpur, Bamheta, Dasna, District-Ghaziabad	Application No.	GZBD0823RIF0180
Date of Submission	11/11/2022	Specimen Signature	
Company Name	ADITYA WORLD CITY M/s- AGARWAL ASSOCIATES (PROMOTE	Company Address	VILL SHAHPUR BAMHETA,PARGANA DASNA Distt GHAZIABAD
Location Particulars			
District	Ghaziabad	Block	Municipal Corporation/Nagar Nigam, Ghaziabad
Plot No./Khasra No.	Existing Land document attached.	Municipality/Corporation	N/A
Ward No./Holding No.			NA
Particular of the Existing Well and Pumping Device			
Date of Construction/Sinking of the Well	01/04/2017		
Type of Well	Tube Well/Boring	Depth of the Well (In meter)	120.00
Purpose of well	Infrastructural	Assembly Size(For Tube Well)	
Strainer Position (For Tube Well)			
Type of Pump Used	Submersible	H.P. of the Pump	7.50
Operational Device	Electric Motor	Rate of Withdrawal (m³/hr.)	40.00
Date of Energization (In Case of Electric Pump)	01/04/2017		
Maximum Allowable Rate of Withdrawal (m³/hr.):	40.00	Maximum Allowable Running Hours Per Day:	20.00
Maximum Allowable Annual Extraction of Ground Water:	292000.00	Recharge Required	0.00
Reason for renewal of N.O.C. एन.ओ.सी. के नवीनीकरण का कारण	Our UPGWD NOC No.REG035191 which was Valid From 12/05/2017 TO 11/05/2022.		
Against Case			

- This No-Objection certificate authorizes the owner applicant (user) to sink a well in the location specified for extraction of ground water at a rate not exceeding that as shown at Sl. (3j), for Running Hours per day, and for maximum allowable annual extraction of ground water and is valid subject to the observance of the conditions stated overleaf.
- Holder of this NOC is hereby directed to assure annual recharge of 0.00 cubic meter, as specified under the application form.

Conditions

- (1) In case of any change of ownership of the proposed well, fresh authorization has to be obtained.
- (2) No change of location, design, rate of withdrawal and pumping device in respect of the proposed well as indicated at SL (2) and (3) of this certificate shall be made without prior permission of the Competent Authority. Any deviation in this regard shall lead to cancellation of this authorization.
- (3) For the purpose of measuring and recording the quantity of ground water extracted, every said user shall affix digital water flow meters (conforming to BIS/ IS standards) having telemetry system in the abstraction structure, which record rate and quantum of extraction, at outlet of pumping devices and it shall be presumed that the quantity recorded by the meter has been extracted by the said user, until the contrary is proved. The rate of extraction of ground water from the well as shown in item 3(k) shall not exceed the recorded rate from water meters
- (4) The concerned Authority reserves the right to stop extraction of ground water from the well due to quality hazards or any other reasons, if the situation so demands.
- (5) In case of any change of ownership of the existing well, fresh registration has to be obtained.
- (6) No change of location, design, rate of withdrawal and pumping device in respect of the existing well as indicated at Sl. (2) and (3) of this certificate shall be made without prior permission of the Competent Authority. Any deviation in this regard shall lead to cancellation of this registration.
- (7) In case, any of the particulars or information furnished by the applicant in his application for issuance of this registration is found to be incorrect during verification at any subsequent stage, this registration is liable for cancellation.
- (8) The Certificate of Authorization/ NOC shall be valid for a period of five years from the date of issue. The applicant shall have to apply for renewal through a fresh application, at least ninety days prior to expiry of its validity.
- (9) Construction of piezometers and installation of digital water level recorders with telemetry shall be mandatory for user. Depth and zone tapped of piezometer should be commensurate with that of the pumping well. The data, obtained from digital water level recorders shall be made available to this office on monthly basis.
- (10) Guidelines for Installation of Piezometers and their Monitoring
- Piezometer is a borewell /tube well used only for measuring the water level by lowering the tape/ sounder or automatic water level measuring equipment. It is also used to take water sample for water quality testing whenever needed. General guidelines for installation of piezometers are as follows for compliance of NOC:
 - The piezometer is to be installed/constructed at the minimum of 50 m distance from the pumping well through which ground water is being withdrawn. The diameter of the piezometer should be about 4" to 6".
 - The depth of the piezometer should be same as is case of the pumping well from which ground water is being abstracted. If, more than one piezometer are installed the second piezometer should monitor the shallow ground water regime. It will facilitate shallow as well as deeper ground water aquifer monitoring.
- No. of piezometers to be constructed & Type of water level monitoring mechanism shall be as per below table:

S.No	Quantum of Ground water withdrawal (cum/day)	No.of piezometers required	Monitoring Mechanism	
			Manual	DWLR with telemetry
1	< 10	0	0	0
2	11 - 50	1	1	0
3	50- 500	1	0	1
4	> 500	2	0	2

- The measuring frequency should be monthly and accuracy of measurement should be up to cm. the reported measurement should be given in meter up to two decimals.
- For measurement of water level sounder or automatic water level recorder (AWLR)/ Digital Automatic water level recorder (DWLR) with telemetry system should be used for accuracy.
- The measurement of water level in piezometer should be taken, only after the pumping from the surrounding tube wells has been stopped for about four to six hours.
- All the details regarding coordinates, reduced level (with respect to mean level), depth, zone tapped and assembly lowered should be provided for bringing the piezometer into the Hydrograph Monitoring System for Ground Water Department, Uttar Pradesh, and for its validation.
- The ground water quality has to be monitored twice in a year during pre-monsoon (May/June) and post-monsoon (October/November) periods. Quality may be got analyzed from NABL approved lab. Besides, one sample (1 lt. capacity bottle) to the concerned Director, Ground Water Department, Uttar Pradesh, for chemical analysis.
- A Permanent display board should be installed at piezometer/Tube wells site for providing the location, piezometer/ tube well number, depth and zone tapped of piezometer/tube well for standard referencing and identification.
- Any other site-specific requirement regarding safety and access for measurement may be taken care of.
- (11) Any other condition(s) that may be imposed by the concerned Authority.
- (12) In case, any of the particulars or information furnished by the applicant in his application for issuance of this permit is found to be incorrect during verification at any subsequent stage, this permit is liable for cancellation.

• SPECIFIC CONDITIONS:

- (A) **For Industrial User:** No Objection Certificate for ground water extraction by industries shall be granted subject to the following specific conditions:
 - i) No Objection Certificate shall be granted only in such cases where local government water supply agencies are not able to supply the desired quantity of water.
 - ii) All industries shall be required to adopt latest water efficient technologies so as to reduce dependence on ground water resources.
 - iii) All industries abstracting ground water in excess of 100 m³/d shall be required to undertake annual water audit through Confederation of Indian Industries (CII)/ Federation Indian Chamber of Commerce and Industry (FICCI)/ National Productivity Council (NPC)/ PHD Chamber of Commerce & Industries/ Laghu Udyog Bharati certified auditors and submit audit reports within three months of completion of the same to Ground Water Department, Uttar Pradesh. All such industries shall be required to reduce their ground water use by at least 20% over the next five years through appropriate means.
 - iv) Construction of observation well(s) (piezometer)(s) within the premises and installation of appropriate water level monitoring mechanism as mentioned in General Condition no.10 shall be mandatory for industries drawing/ proposing to draw more than 10 m³/day of ground water and. Monitoring of water level shall be done by the project proponent. The piezometer (observation well) shall be constructed at a minimum distance of 50 m from the bore well/production well. Depth and aquifer zone tapped in the piezometer shall be the same as that of the pumping well/ wells. Monthly water level data shall be submitted online to the Ground Water Department, UP.
 - v) The proponent shall be required to adopt roof top rain water harvesting/ recharge in the project premises. Industries which are likely to pollute ground water (chemical, pharmaceutical, dyes, pigments, paints, textiles, tannery, pesticides/ insecticides, fertilizers, slaughter house, explosives etc.) shall store the harvested rain water in surface storage tanks for use in the industry.
 - vi) Injection of treated/ untreated waste water into aquifer system is strictly prohibited.
 - vii) Industries which are likely to cause ground water pollution e.g. Tanning, Slaughter Houses, Dye, Chemical/ Petrochemical, Coal washeries, other hazardous units etc. (as per CPCB list) need to undertake necessary well head protection measures to ensure prevention of ground water pollution.
- (B) **Infrastructural User:** The No Objection Certificate for ground water abstraction will be granted subject to the following specific conditions:
 - i) In case of infrastructure projects that require dewatering, proponent shall be required to carry out regular monitoring of dewatering discharge rate (using a digital water flow meter) and submit the data online to Ground Water Department, UP as applicable. Monitoring records and results should be retained by the proponent for two years, for inspection or reporting as required by District Ground Water Management Council.
 - ii) Installation of Sewage Treatment Plants (STP) shall be mandatory for new projects, where ground water requirement is more than 20 m³ /day. The water from STP shall be utilized for toilet flushing, car washing, gardening etc.

Date :24/05/2024

Place:Ghaziabad

This certificate is electronically generated and does not require digital signature



Form 8 (E)

[See rules 15(2)]

(RENEWAL OF AUTHORIZATION/ NO-OBJECTION CERTIFICATE FOR SINKING OF EXISTING WELL FOR INDUSTRIAL/ COMMERCIAL/ INFRASTRUCTURAL OR BULK USER OF GROUND WATER)
AUTHORIZATION/ NO-OBJECTION CERTIFICATE NO: REG049908
VALID FROM 31/12/2023 TO 12/05/2027

Serial No.: 202211000334			
Name of the Owner	PRAHALAD SINGH		
Address of the Applicant	Integrated Township, Aditya World City, Village-Shahpur, Bamheta, Dasna, District-Ghaziabad	Application No.	GZBD0823RIF0181
Date of Submission	11/11/2022	Specimen Signature	
Company Name	ADITYA WORLD CITY M/s AGARWAL ASSOCIATES (PROMOTER	Company Address	VILL SHAHPUR BAMHETA,PARGANA DASNA Distt GHAZIABAD
Location Particulars			
District	Ghaziabad	Block	Municipal Corporation/Nagar Nigam, Ghaziabad
Plot No./Khasra No.	Existing Land document attached.	Municipality/Corporation	N/A
Ward No./Holding No.			NA
Particular of the Existing Well and Pumping Device			
Date of Construction/Sinking of the Well	01/04/2017		
Type of Well	Tube Well/Boring	Depth of the Well (In meter)	120.00
Purpose of well	Infrastructural	Assembly Size(For Tube Well)	
Strainer Position (For Tube Well)			
Type of Pump Used	Submersible	H.P. of the Pump	7.50
Operational Device	Electric Motor	Rate of Withdrawal (m³/hr.)	40.00
Date of Energization (In Case of Electric Pump)	01/04/2017		
Maximum Allowable Rate of Withdrawal (m³/hr.):	40.00	Maximum Allowable Running Hours Per Day:	20.00
Maximum Allowable Annual Extraction of Ground Water:	292000.00	Recharge Required	0.00
Reason for renewal of N.O.C. एन.ओ.सी. के नवीनीकरण का कारण	Our UPGWD NOC No. REG036948 which was ValidFrom12/05/2017 TO 11/05/2022.		
Against Case			

- This No-Objection certificate authorizes the owner applicant (user) to sink a well in the location specified for extraction of ground water at a rate not exceeding that as shown at Sl. (3j), for Running Hours per day, and for maximum allowable annual extraction of ground water and is valid subject to the observance of the conditions stated overleaf.
- Holder of this NOC is hereby directed to assure annual recharge of 0.00 cubic meter, as specified under the application form.

Conditions

- (1) In case of any change of ownership of the proposed well, fresh authorization has to be obtained.
- (2) No change of location, design, rate of withdrawal and pumping device in respect of the proposed well as indicated at SL (2) and (3) of this certificate shall be made without prior permission of the Competent Authority. Any deviation in this regard shall lead to cancellation of this authorization.
- (3) For the purpose of measuring and recording the quantity of ground water extracted, every said user shall affix digital water flow meters (conforming to BIS/ IS standards) having telemetry system in the abstraction structure, which record rate and quantum of extraction, at outlet of pumping devices and it shall be presumed that the quantity recorded by the meter has been extracted by the said user, until the contrary is proved. The rate of extraction of ground water from the well as shown in item 3(k) shall not exceed the recorded rate from water meters
- (4) The concerned Authority reserves the right to stop extraction of ground water from the well due to quality hazards or any other reasons, if the situation so demands.
- (5) In case of any change of ownership of the existing well, fresh registration has to be obtained.
- (6) No change of location, design, rate of withdrawal and pumping device in respect of the existing well as indicated at Sl. (2) and (3) of this certificate shall be made without prior permission of the Competent Authority. Any deviation in this regard shall lead to cancellation of this registration.
- (7) In case, any of the particulars / information furnished by the applicant in his application for issuance of this registration is found to be incorrect during verification at any subsequent stage, this registration is liable for cancellation.
- (8) The Certificate of Authorization/ NOC shall be valid for a period of five years from the date of issue. The applicant shall have to apply for renewal through a fresh application, at least ninety days prior to expiry of its validity.
- (9) Construction of piezometers and installation of digital water level recorders with telemetry shall be mandatory for user. Depth and zone tapped of piezometer should be commensurate with that of the pumping well. The data, obtained from digital water level recorders shall be made available to this office on monthly basis.
- (10) Guidelines for Installation of Piezometers and their Monitoring
- Piezometer is a borewell /tube well used only for measuring the water level by lowering the tape/ sounder or automatic water level measuring equipment. It is also used to take water sample for water quality testing whenever needed. General guidelines for installation of piezometers are as follows for compliance of NOC:
 - The piezometer is to be installed/constructed at the minimum of 50 m distance from the pumping well through which ground water is being withdrawn. The diameter of the piezometer should be about 4" to 6".
 - The depth of the piezometer should be same as is case of the pumping well from which ground water is being abstracted. If, more than one piezometer are installed the second piezometer should monitor the shallow ground water regime. It will facilitate shallow as well as deeper ground water aquifer monitoring.
- No. of piezometers to be constructed & Type of water level monitoring mechanism shall be as per below table:

S.No	Quantum of Ground water withdrawal (cum/day)	No.of piezometers required	Monitoring Mechanism	
			Manual	DWLR with telemetry
1	< 10	0	0	0
2	11 - 50	1	1	0
3	50- 500	1	0	1
4	> 500	2	0	2

- The measuring frequency should be monthly and accuracy of measurement should be up to cm. the reported measurement should be given in meter up to two decimals.
- For measurement of water level sounder or automatic water level recorder (AWLR)/ Digital Automatic water level recorder (DWLR) with telemetry system should be used for accuracy.
- The measurement of water level in piezometer should be taken, only after the pumping from the surrounding tube wells has been stopped for about four to six hours.
- All the details regarding coordinates, reduced level (with respect to mean level), depth, zone tapped and assembly lowered should be provided for bringing the piezometer into the Hydrograph Monitoring System for Ground Water Department, Uttar Pradesh, and for its validation.
- The ground water quality has to be monitored twice in a year during pre-monsoon (May/June) and post-monsoon (October/November) periods. Quality may be got analyzed from NABL approved lab. Besides, one sample (1 lt. capacity bottle) to the concerned Director, Ground Water Department, Uttar Pradesh, for chemical analysis.
- A Permanent display board should be installed at piezometer/Tube wells site for providing the location, piezometer/ tube well number, depth and zone tapped of piezometer/tube well for standard referencing and identification.
- Any other site-specific requirement regarding safety and access for measurement may be taken care of.
- (11) Any other condition(s) that may be imposed by the concerned Authority.
- (12) In case, any of the particulars / information furnished by the applicant in his application for issuance of this permit is found to be incorrect during verification at any subsequent stage, this permit is liable for cancellation.

• SPECIFIC CONDITIONS:

- (A) **For Industrial User:** No Objection Certificate for ground water extraction by industries shall be granted subject to the following specific conditions:
 - i) No Objection Certificate shall be granted only in such cases where local government water supply agencies are not able to supply the desired quantity of water.
 - ii) All industries shall be required to adopt latest water efficient technologies so as to reduce dependence on ground water resources.
 - iii) All industries abstracting ground water in excess of 100 m³/d shall be required to undertake annual water audit through Confederation of Indian Industries (CII)/ Federation Indian Chamber of Commerce and Industry (FICCI)/ National Productivity Council (NPC)/ PHD Chamber of Commerce & Industries/ Laghu Udyog Bharati certified auditors and submit audit reports within three months of completion of the same to Ground Water Department, Uttar Pradesh. All such industries shall be required to reduce their ground water use by at least 20% over the next five years through appropriate means.
 - iv) Construction of observation well(s) (piezometer)(s) within the premises and installation of appropriate water level monitoring mechanism as mentioned in General Condition no.10 shall be mandatory for industries drawing/ proposing to draw more than 10 m³/day of ground water and. Monitoring of water level shall be done by the project proponent. The piezometer (observation well) shall be constructed at a minimum distance of 50 m from the bore well/production well. Depth and aquifer zone tapped in the piezometer shall be the same as that of the pumping well/ wells. Monthly water level data shall be submitted online to the Ground Water Department, UP.
 - v) The proponent shall be required to adopt roof top rain water harvesting/ recharge in the project premises. Industries which are likely to pollute ground water (chemical, pharmaceutical, dyes, pigments, paints, textiles, tannery, pesticides/ insecticides, fertilizers, slaughter house, explosives etc.) shall store the harvested rain water in surface storage tanks for use in the industry.
 - vi) Injection of treated/ untreated waste water into aquifer system is strictly prohibited.
 - vii) Industries which are likely to cause ground water pollution e.g. Tanning, Slaughter Houses, Dye, Chemical/ Petrochemical, Coal washeries, other hazardous units etc. (as per CPCB list) need to undertake necessary well head protection measures to ensure prevention of ground water pollution.
- (B) **Infrastructural User:** The No Objection Certificate for ground water abstraction will be granted subject to the following specific conditions:
 - i) In case of infrastructure projects that require dewatering, proponent shall be required to carry out regular monitoring of dewatering discharge rate (using a digital water flow meter) and submit the data online to Ground Water Department, UP as applicable. Monitoring records and results should be retained by the proponent for two years, for inspection or reporting as required by District Ground Water Management Council.
 - ii) Installation of Sewage Treatment Plants (STP) shall be mandatory for new projects, where ground water requirement is more than 20 m³ /day. The water from STP shall be utilized for toilet flushing, car washing, gardening etc.

Date :24/05/2024

Place:Ghaziabad

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Case :- WRIT - C No. - 26294 of 2011

Petitioner :- Jagat And Others

Respondent :- State Of U.P. And Others

Petitioner Counsel :- Ashok Kumar Pandey

Respondent Counsel :- C.S.C.,A.K. Misra

Hon'ble Ashok Bhushan,J.

Hon'ble Ran Vijai Singh,J.

Learned standing counsel appears for respondent no. 1 and 2. Sri Ashwani Kumar Mishra appears for respondent no. 3.

Learned counsel for the respondent submits that the same notification is under challenge in Writ Petition No. 22207 of 2011 in which this Court has entertained the writ petition and passed an interim order.

Connect this writ petition along with Writ Petition No. 22207 of 2011.

Learned counsel for the respondents may file counter affidavit within three weeks.

List thereafter.

In the meantime, the respondents are directed not to proceed to make any award.

Order Date :- 10.5.2011

PKB



Reserved 158
Court No. - 3

102

Case :- WRIT - C No. - 26294 of 2011

Petitioner :- Jagat And Others

Respondent :- State Of U.P. And Others

Petitioner Counsel :- Ashok Kumar Pandey

Respondent Counsel :- C.S.C.,A.K. Misra

Hon'ble Amitava Lala,J.

Hon'ble Ashok Srivastava,J.

In view of the judgment and order of the date passed in **Civil Misc. Writ Petition No. 22207 of 2011 (Kalicharan Vs. State of U.P. and others)**, this writ petition is disposed of, however, without imposing any cost.

Order Date:- 13.1.2012.

SKT/-

For judgment and order, see order of the date passed in **Civil Misc. Writ Petition No. 22207 of 2011 (Kalicharan Vs. State of U.P. and others)**.

Order Date :- 13.1.2012

SKT/-

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AFR
Reserved**Civil Misc. Writ Petition No. 22207 of 2011.**

Kalicharan.	Petitioner.
		Versus	
State of U.P. and others.	Respondents.

Connected with:

Civil Misc. Writ Petition Nos.—22686 of 2011, 26292 of 2011, 26294 of 2011, 26038 of 2011 and 38033 of 2011.

Present:**(Hon. Mr. Justice Amitava Lala & Hon. Mr. Justice Ashok Srivastava)****Appearance:**

For the Petitioners	:	Mr. D.V. Singh, Mr. Ashok Kumar Pandey, Mr. Chandra Kumar Rai, Mr. Amit Krishan, & Mr. Rajiv Joshi.
For the State-Respondents	:	Mr. M.C. Chaturvedi, Chief Standing Counsel, & Mr. Akhileshwar Singh, Standing Counsel.
For the Respondents- Ghaziabad Development Authority	:	Mr. Navin Sinha, Sr. Advocate, & Mr. Ashwani Kumar Misra.

Amitava Lala, J.— First writ petition, being Civil Misc. Writ Petition No. 22207 of 2011, was directed to be connected with Civil Misc. Writ Petition No. 5236 of 2010 (Rajendra and others Vs. State of U.P. and others) by an order of the Division Bench of this Court dated 18th April, 2011, whereas other writ petitions have been connected with Civil Misc. Writ Petition No. 22207 of 2011. Civil Misc. Writ Petition No. 5236 of 2010 along with many other matters has already been decided by this Division Bench by judgement and order dated **19th August, 2011**, which is reported in **2011 (10) ADJ 323 (DB) (Rajendra and others Vs. State of U.P. and others)**. Accordingly, all the aforesaid writ petitions being

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connected with each other have been placed before this Court for the purpose of analogous hearing.

The contentions of the respective contesting parties before us are that the disputes involved in these matters relate to same village i.e. Shahpur Bamhetta, which was also involved in the bunch decided by **Rajendra and others (supra)**. The dispute resolved by this Court in **Rajendra and others (supra)** was in respect of Hi-Tech Township, whereas in the present cases the dispute is in respect of Integrated Township. Schemes of both the aforesaid townships are more or less similar with each other. The basic difference in these two bunch of cases, i.e. **Rajendra and others (supra)** and the present one, is that in the earlier one the land was acquired without giving any opportunity under Section 5-A of the Land Acquisition Act, 1894 (in short called as the 'Act'), whereas in the present bunch the requirement of Section 5-A has been complied with on the part of the respondents. Petitioners' main contention is that in the earlier cases the land acquired was agricultural land but in the present cases it is abadi land. No order under Section 5-A of the Act was served upon the petitioners. The petitioners have relied upon the judgement reported in **2005 (7) SCC 627 (Hindustan Petroleum Corpn. Ltd. Vs. Darius Shapur Chenai and others)**, as was made in the earlier referred case, and contended that Section 5-A of the Act confers a valuable and important right in favour of a person, whose lands are sought to be acquired which is akin to fundamental right. The State in exercise of its power of "eminent domain" may interfere with the right of property of a person by acquiring the same but the same must be for a public purpose and reasonable compensation therefor must be paid. We find that so far as abadi land is concerned, the Supreme Court in its recent judgement reported in **JT 2011 (4) SC 524 [Sri Radhy Shyam (Dead) through L.Rs. and others Vs. State of U.P. and others]** held that in case of acquisition of abadi (residential) property of the appellant if no opportunity is given for

hearing, the acquisition will be unsustainable in law. However, in the present cases we find that the interest of the petitioners is more for compensation than the need of keeping the land.

In any event, to avoid any complication on the issue with regard to giving opportunity of hearing and not giving opportunity of hearing, like the matter referred above in re: **Rajendra and others (supra)**, we pass the similar order as contained in paragraph-89 of such judgement, which is as under:

"89. The petitioner/s will make their application before the Collector within a period of fifteen days from the date of obtaining certified copy of this order, if not already made to him. Upon receipt of such application/s, the Collector will independently adjudge the demand of the petitioner/s about settlement of compensation and if necessary, he will also make survey of the land to support his independent view. He will also give an opportunity of hearing to all the petitioners. The petitioners will be able to take assistance of the pleader. The Collector will complete all exercise to make his report and sent the entire report to the State Government, for taking final decision in this regard, within a period of 21 days from the date of making application/s and in case the application has already been made, such period of 21 days will be counted after expiry of period of fifteen days granted for making applications. The State Government, who is the final authority, upon receipt of report will take a decision in the matter within a period of one month thereafter positively. The decision of the State will be final and binding upon all the parties. Physical possession of the land of the petitioners, if not taken by the Ghaziabad Development Authority, will be taken after completion of the course of action, as directed by this order, with regard to settlement of compensation to be paid to the petitioners. If this approach is made and the compensation amount is considered and if the petitioners are inclined to take compensation, it will be considered finally by following the Rules, 1997. Making of such applications, if any, for settlement will be totally optional on the part of the petitioner/s. If any unwilling petitioner wants to take advantage of Section 11-A of the Act or under Section 48 of the Act, it is open for him to proceed accordingly. Such petitioner can also make appropriate applications before the authority concerned for due consideration of the cause under Section 11-A and/or Section 48 of the Act, as the case may be, and a separate report will be prepared by the Collector and/or the authority concerned and the same will be sent to the State for the purpose of taking final decision. In case they become successful, immediate steps will be taken by the authority in accordance with law. If not, they

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will not be debarred from getting compensation following the same principle.”

Accordingly, the writ petitions are disposed of, however, without imposing any cost.

(Justice Amitava Lala)

I agree.

(Justice Ashok Srivastava)

Dated: 13 January, 2012.
SKT/-

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Hon'ble Amitava Lala, J.
Hon'ble Ashok Srivastava, J.

The writ petition is disposed of,
however, without imposing any cost.

Dt./- 13.01.2012.
SKT/-

For judgement and order, see order of
the date passed on the separate sheets
(four pages).

Dt./-13.01.2012.
SKT/-

ITEM NO.8

COURT NO.1

SECTION XI

S U P R E M E C O U R T O F I N D I A
R E C O R D O F P R O C E E D I N G S

Petition(s) for Special Leave to Appeal (C) Nos.24463-24466/2012

(Arising out of impugned final judgment and order dated 13/01/2012 and 18.01.2012 in CMWP No. 26292/2011, CMWP No.22686/2011, CMWP No. 38033/2011 and CMWP No. 26294/2011 passed by the High Court of Judicature at Allahabad)

MAHAVEER AND ORS ETC.ETC.

Petitioner(s)

VERSUS

STATE OF U.P. AND ORS. ETC.

Respondent(s)

(With office report)

Date: 16/04/2015 These petitions were called on for hearing today.

CORAM :

HON'BLE THE CHIEF JUSTICE
HON'BLE MR. JUSTICE R.K. AGRAWAL
HON'BLE MR. JUSTICE ARUN MISHRA

For Petitioner(s) Mr. Vishwajit Singh, Adv.
Ms. Veera Kaul Singh, Adv.
Mr. Abhindra Maheshwari, Adv.
Mr. Pankaj Singh, Adv.
Ms. Ridhima Singh, Adv.
Mr. Abhimanyu Singh, Adv.

For Respondent(s) Mr. Parag P. Tripathi, Sr. Adv.
Mr. K.K. Rai, Sr. Adv.
Mr. Krishnanand Pandeya, Adv.
Ms. Mahima Gupta, Adv.
Mr. Amrendra Kr. Choubey, Adv.

Mr. Irshad Ahmad, AAG
Mr. Abhish Kumar, Adv.
Mr. Abhishek Kumar Singh, Adv.
Mr. Som Raj Choudhury, Adv.

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

Dismissed.

(Neetu Khajuria)
Sr.P.A.

(Vinod Kulvi)
Assistant Registrar

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IN THE HIGH COURT OF JUDICATURE AT ALLAHABAD

I N D E X

In

CIVIL MISC. WRIT PETITION NO ___ 31515 of 2024

(UNDER ARTICLES 226 OF THE CONSTITUTION OF INDIA)

DISTRICT: GHAZIABAD

SMT. VIDYA DEVI & ANOTHER ...PETITIONER(S).

VERSUS

THE STATE OF UTTAR PRADESH & OTHERS.
...RESPONDENT(S).

Sl. No.	Particulars	Dates	Annex No.	Page No.
1.	List of Dates and Events.			1-3
2.	Civil Misc. Application Under Chapter XXII Rule 1 of High Court Rules.			4-5
3.	Civil Writ Petition under Articles 226 of the Constitution of India			6-41
4.	Copy of National Policy on Resettlement and Rehabilitation for Project Affected Families - 2003 dated 17.02.2004 issued by the Department of Land Resources, Ministry of Rural Development, Government of India.	17.02.2004	A - 1	42-61
5.	Copy of National Rehabilitation and Resettlement Policy, 2007 dated 31.10.2007 issued by the Department of Land Resources, Ministry of Rural Development, Government of India.	31.10.2007	A - 2	62-89

6.	Copy of Office Order / Notification dated 03.09.2010 issued by the Principal Secretary, Government of Uttar Pradesh and its Covering Letter.	03.09.2010	A - 3	90-162
7.	Copy of Office Order / Notification dated 21.05.2005 issued by the Secretary, Government of Uttar Pradesh.	21.05.2005	A - 4	103-13
8.	Copy of Office Order / Notification dated 30.12.2005 issued by the Principal Secretary, Government of Uttar Pradesh.	30.12.2005	A - 5	132-144
9.	Copy of Office Order / Notification dated 28.04.2006 issued by the Secretary, Government of Uttar Pradesh.	28.04.2006	A - 6	145-167
10.	Copy of Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997 dated 16.09.1997 issued by the Government of Uttar Pradesh.	16.09.1997	A - 7	168-173
11.	Copy of Minutes of Meeting reached at the Meeting of the High-Level Committee dated 24.03.2011.	24.03.2011	A - 8	174-193
12.	Copy of Minutes of Meeting / Decision of the Commissioner, Meerut Division, Meerut, Uttar Pradesh dated 13.05.2011.	13.05.2011	A - 9	194-212

13.	Copy of Award dated 24.01.2013 passed by the Learned Additional District Magistrate (GRO), Irrigation, Ghaziabad.	24.01.2013	A - 10	213-227
14.	Copy of Development Agreement dated 07.05.2007 executed between the purported Developer/Respondent No. 2 and the Ghaziabad Development Authority.	07.05.2007	A - 11	228-250
15.	Copy of Consortium Agreement dated 17.03.2011 executed by the leading Member / M/s. Agarwal Associates (Promoters) Limited and other Members of the purported Consortium.	17.03.2011	A - 12	251-275
16.	Copies of Award(s) dated 15.02.2013 and 22.05.2015 passed by the Learned Additional District Magistrate (GRO), Irrigation, Ghaziabad.	15.02.2013 AND 22.05.2015	A - 13	276-288
17.	Copy of Fasli records, photographs of crops and proof of forcibly dispossessed.	13.02.2021	A - 14	289-299
18.	Copy of Sale Deed of land bearing Khasra No. 1842, sold at the rate of Rs.1000/- per sq mtr and copy of sale deed of land bearing khasra no. 2025 sold at the rate of Rs. 2990 per sq. mtr.	16.08.2005 And 09.04.2010	A - 15	300-375
19.	Copies of declaration and Proof of additional payment of Rs.6589/- per sq mtr, made by the Respondent(s) till 2023 to other Farmers/Land-owners.	25.09.2020	A - 16	376-443

20.	Copies of various Representations made before the Competent Authorities, the office of the Hon'ble Chief Minister, State of Uttar Pradesh, Complaint to Police Authority and under the Right to Information Act.	09.02.202 4 08.05.202 4 28.06.202 4 03.07.202 4 06.07.202 4	A - 17	444-524
21.	Copies of ownership proof in favour of petitioners		A - 18	525-535
22.	Affidavit			536-538
23	Vakalatnama.			539

Date/- /08/2024

Devesh Kumar Singh
(A/D 0172/2012)

M. Dutta, Brajesh Kumar Jha, Amar Nath
Advocates for the Petitioners,
Chamber No. 158, High Court,
Allahabad,
Mobile - 9990822213, 9450614715,
9125130200.

IN THE HIGH COURT OF JUDICATURE AT ALLAHABAD

.....
Dates and Events

In

CIVIL MISC. WRIT PETITION NO 31315 of 2024

(UNDER ARTICLES 226 OF THE CONSTITUTION OF INDIA)

DISTRICT: GHAZIABAD

SMT. VIDYA DEVI & ANOTHER ..PETITIONER(S).

VERSUS

THE STATE OF UTTAR PRADESH & OTHERS.
...RESPONDENT(S).

S. NO.	DATE	EVENTS
1.	16.09.1997	Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997 dated 16.09.1997 issued by the Government of Uttar Pradesh.
2.	17.02.2004	A national policy on resettlement and rehabilitation for project affected families 2003 issued by the Department of Land Resources, Ministry of Rural Development, Government of India.
3.	21.05.2005	Office Order / Notification dated 21.05.2005 issued by the Secretary, Government of Uttar Pradesh
4.	16.08.2005	Sale Deed of land bearing Khasra No. 1842, sold at the rate of Rs.997/- per sq mtr in favour of Respondent no.2.
5.	30.12.2005	Office Order / Notification issued by the Principal Secretary, Government of

		Uttar Pradesh
6.	28.04.2006	Office Order / Notification issued by the Secretary, Government of Uttar Pradesh.
7.	07.05.2007	A Development Agreement was executed between GDA and M/S Agarwal Associates consortium, through Smt. Uma Agarwal.
8.	31.10.2007	A National Rehabilitation and Resettlement Policy, 2007 issued by the Department of Land Resources, Ministry of Rural Development, Government of India.
9.	03.09.2010	An Office Order / Notification issued by the Principal Secretary, Government of Uttar Pradesh and its Covering Letter.
10.	17.03.2011	Copy of Consortium Agreement dated executed by the leading Member / M/s. Agarwal Associates (Promoters) Limited and other Members of the purported Consortium
11.	24.03.2011	Minutes of Meeting reached at the Meeting of the High-Level Committee constituted for Integrated Township Project for determination of compensation.
12.	13.05.2011	Minutes of Meeting / Decision of the Commissioner, Meerut Division, Meerut, Uttar Pradesh.
13.	24.01.2013	Award passed by the Learned

		Additional District Magistrate (GRO), Irrigation, Ghaziabad
14.	15.02.2013 AND 22.05.2015	Award(s) passed by the Learned Additional District Magistrate (GRO), Irrigation, Ghaziabad.
15.	25.09.2020	The respondent no. 3 made the additional payment of Rs. 6589/- per sq mtr to other farmers/land-owners till 2023 after taking undertaking/declaration.
16.	13.02.2021	Petitioner(s) were forcibly dis- possessed while they were pursuing their agricultural activities and cultivating their crops at their land(s).
17.	09.02.2024 08.05.2024 28.06.2024 03.07.2024 06.07.2024	Various Representations made before the Competent Authorities, the office of the Hon'ble Chief Minister, State of Uttar Pradesh, Complaint to Police Authority and under the Right to Information Act
18.		Hence this writ petition

Date/- /08/2024

Devesh Kumar Singh
(A/D 3172/2012)

M. Dutta, Brajesh Kumar Jha, Amar Nath
Advocates for the Petitioners,
Chamber No. 158, High Court,
Allahabad,
Mobile - 9990822213, 9450614715,
9125130200.

IN THE HIGH COURT OF JUDICATURE AT ALLAHABAD

CIVIL MISC. INTERIM RELIEF APPLICATION No. of 2024

(Under Chapter XXII Rule 1 of High Court Rules r/w Section 151 C.P.C.)

IN

CIVIL MISC WRIT PETITION No. 31515 OF 2024

(Under Article 226 of the Constitution of India)

DISTRICT:GHAZIABAD

1. Mrs. Vidya Devi W/O Lilu
617, Village : Shahpur Bamheta
P.O. Kavi Nagar, Ghaziabad - 201001
2. Mrs. Samant W/O Jagat Singh Yadav
767, Village - Shahpur Bamheta
P.O. Kavi Nagar Ghaziabad- 201001

... Petitioners/Applicants.

-vs-

1. The State Of Uttar Pradesh, Service Through:
The Principal Secretary, Ministry Of Housing, Urban
Planning & Development, Government Of Uttar Pradesh,
Lucknow, .
2. M/S. Agarwal Associates Consortium,
Regd. Office At: 10, New Rajdhani Enclave,
Vikas Marg, Delhi - 110092.
3. M/S. Agarwal Associates (Promoters) Limited,
Regd. Office At: 10, New Rajdhani Enclave,
Vikas Marg, Delhi - 110092.

....RESPONDENT(S).

To,

The Hon'ble Chief Justice and his other Companion Judges
of the Hon'ble Court,

The Humble application on behalf of the above named
Petitioners Most Respectfully showeth as under:

1. That full facts and circumstances have been stated in the
accompanying writ petition and same may be read as part
and parcel of this application. The same has been not
repeated herein for the sake of brevity.

2. That in view of facts and circumstances of the case stated in the accompanying writ petition, it is expedient in the interest of justice that this Hon'ble Court may kindly be pleased to issue ad- interim mandamus directing the respondents to maintain status quo in respect of land of khasra no. 1964,1965(m),1968,1978 and 1979 belongs to petitioners' till the decisions of present writ petition as the land of the petitioners are still vacant and no development activities are carried out by the respondents since the forcibly possession took in the year of 2021, otherwise the applicants/petitioners shall suffer irreparable loss and injury.

PRAYER:

It is, therefore, most respectfully prayed that this Hon'ble Court may kindly be pleased to issue ad-interim mandamus directing the respondents to maintain status quo in respect of land of khasra no. 1964, 1965 (m),1968,1978 and 1979 belongs to petitioners' till the decisions of present writ petition otherwise the applicants/petitioners shall suffer irreparable loss and injury;

And/or pass such other and further order which may deem fit and proper in the facts and circumstances of the case.

Date/- /08/2024

Devesh Kumar Singh
(A/D 0172/2012)

M. Dutta, Brajesh Kumar Jha, Amar Nath
Advocates for the Petitioners,
Chamber No. 158, High Court, Allahabad,
Mobile - 9990822213, 9450614715,
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Vikas Marg, Delhi - 110092.

....RESPONDENT(S)..

To,

The Hon'ble Chief Justice and his other Companion
Judges of the Hon'ble Court,

The Humble Writ Petition on behalf of the above named
Petitioners Most Respectfully showeth as under:

- 1.. This is the first writ petition filed by the Petitioners before
this Hon'ble Court for the relief prayed therein. It is
categorically stated that no other writ petition,
application including review application and/or any other

proceeding have been initiated by petitioners before this Hon'ble Court or its Lucknow Bench of this Hon'ble High Court or any other Court of Law for the same cause of action.

- 2.. That till the date of filing of the present petition, the petitioners have not received any notice, information or any caveat application from any of the respondents by registered post or any other mode.
- 3.. That the petitioners are veiled illiterate women coming from a rural background, who were wholly unaware of their rights and entitlements in law and have not filed any proceedings against the respondents who have forcibly without authority of law taken over the land belongs to petitioners.
4. That the Petitioner(s) are the Owners of the land inherited from ancestor, presently described as Khasra No(s). 1964, 1965(m), 1968, 1978 and 1979 located at Village: Shahpur Bamheta, Dasna (Pargana), District Ghaziabad, Uttar Pradesh. They are in possession of all title Documents, establishing their rights of Ownership over the lands in question. Their Ownership, possession and all other rights as Lawful Owners, are settled and without any dispute.
5. That the Respondent No.1, is State within the meaning and ambit of Article 12 of the Constitution of India and/or are Organs of the State, discharging various functions as empowered by Statute and/or law. In the respectful submission of the Petitioner(s), the Respondent No.1 has failed to discharge and perform their functions,

responsibilities and obligations, as required and mandated by law, namely -

- a) The Land Acquisition Act, 1894;
 - b) The Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997, framed under Section 55(1) of the Land Acquisition Act, 1894.
 - c) The National Policy on Resettlement and Rehabilitation for Project Affected Families - 2003, dated 17.02.2004 issued by the Department of Land Resources, Ministry of Rural Development, Government of India;
 - d) The National Rehabilitation and Resettlement Policy, 2007, dated 31.10.2007 issued by the Department of Land Resources, Ministry of Rural Development, Government of India; and
 - e) various such other and further Circulars and Notifications issued from time to time both by the Government of India and the State of Uttar Pradesh.
6. That the Respondent No.2 is a purported Licensee and is duly registered under Category "A" by the Ghaziabad Development Authority / Government Agency, who executed the Development Agreement dated 07.05.2007 with the Ghaziabad Development Authority designated by the Government of Uttar Pradesh. The Respondent No.3 is the purported leading Member of the Consortium, namely - "Consortium of M/s. Agarwal Associates (Promoters) Limited, Private Developer (PD)", allegedly

incorporated under the provisions of the Companies Act, 1956. It is the purported Signatory to the Consortium Agreement dated 17.03.2011 purportedly executed with the purported Consortium Members as stated and defined therein. All the Respondent(s), are necessary and proper Parties to this Writ Petition and are accordingly arrayed herein.

7. That it is the case of Petitioner(s) that they have been ousted and their lawful and legitimate land(s) acquired by the State in complete breach and violation of the applicable regime of laws. The process of acquisition as contemplated by law, towards ensuring that the Oustees are treated fairly, bonafidely, transparently and in complete compliance of the procedure prescribed, were abandoned, breached and violated while acquiring the land(s) of the Petitioner(s).
8. That in other words, the Petitioner(s) are aggrieved not merely by the "decision reached" but by the neglect and abandonment of the "decision making process". It is settled law that the scope, ambit and lens of judicial review, includes not only the decision reached but equally the process entailed or followed in reaching such decision. Even in cases, where Policies and decisions are excluded from the ambit of judicial review, the Hon'ble Supreme Court (2001) 6 SCC 748, held -

"it is trite to say that the proceedings arising under Article 226 of the Constitution are in the nature of judicial review and such review could be only in respect of the process of decision and not the decision itself."

9. That the same view has been echoed, in various other pronouncements of the Hon'ble Supreme Court, namely - (1990) 3 SCC 752, (2019) 4 SCC 509 and various others.
10. That likewise the scope and ambit of judicial review, while reviewing decisions rendered by Statutory Authorities, arising in/ under acquisition proceedings, have been equally examined and settled. It is thus paramount and inevitable, that the entire process as prescribed for acquisition must necessarily be complied strictly, diligently and punctually. Law does not permit and accept any deviation and/or digression from such prescribed procedure, on the recognition that any deviation/digression may lead to serious and disastrous adverse consequences.
11. That in other words, considering the repercussions of involuntary displacement arising from "acquisition" for Projects and Projects, that may not be related to the "safety" and "security" of the State, judicial pronouncements have consistently emphasized the requirement and need for complete compliance of the "decision making process".
12. That in this backdrop, the Petitioner(s) invite the kind attention of this Hon'ble Court to the various prescriptions, mandated by the State while pursuing any proceedings for acquisition. By the National Policy on Resettlement and Rehabilitation for Project Affected Families - 2003 - dated 17.02.2004, the Policy prescribes and recognizes -

- i) the need to provide "succour" to the people displaced by supporting effective resettlement and rehabilitation;
- ii) a platform for an "effective dialogue" between the administration and those displaced;
- iii) the need to "allot land and sanction benefits" to those displaced;
- iv) the need to prepare Schemes/Plans for Resettlement and Rehabilitation, including framing of a detailed Procedure to be followed; and
- v) similar and other requirements as are further envisaged by/under the National Rehabilitation and Resettlement Policy - 2007, dated 31.10.2007.

A Copy of the National Policy on Resettlement and Rehabilitation for Project Affected Families - 2003 dated 17.02.2004 issued by the Department of Land Resources, Ministry of Rural Development, Government of India, is annexed and marked herein as Annexure A-1 to this writ petition .

A Copy of the National Rehabilitation and Resettlement Policy, 2007 dated 31.10.2007 issued by the Department of Land Resources, Ministry of Rural Development, Government of India, is annexed and marked herein as Annexure A-2 to this writ petition .

13. That the Notification dated 03.09.2010 issued by the Principal Secretary, State of Uttar Pradesh amongst others, require the State to compensate Project Affected Families as under -

- i) to provide an Annuity of Rs.20,000/- per acre for each year - for a period of 33 years;
- ii) otherwise, to provide a lumpsum grant of Rs.2,40,000/- per acre;
- iii) to be provided Company Shares, in the event the land is acquired for the Company, in the manner prescribed;
- iv) all expenses required and necessary for the rehabilitation and resettlement of all Oustees/Farmers;
- v) allotment of land/plot for those ousted pursuant to a Housing Scheme;
- vi) employment to those rendered landless; and
- vii) provision of other social infrastructural facilities to those villages and residents, whose lands and lives are affected by such involuntary displacement.

A Copy of the Office Order / Notification dated 03.09.2010 issued by the Principal Secretary, Government of Uttar Pradesh and it's Covering Letter, are annexed and marked herein collectively as Annexure A-3 to this writ petition.

14. That due to "rapid urbanization" and increasing pressure on "housing and infrastructure facilities", the State of Uttar Pradesh recognizing the "limited capacity of the Government Authorities and lack of financial resources", decided and agreed to "encourage Private Capital Investment" in the housing sector.

15. That the State of Uttar Pradesh, agreed to don the role of a "facilitator instead of a developer", placing emphasis on simplifying procedure and removal of obstacles in the development and construction work, pursued by the private sector.
16. That resultantly, "in order to ensure private sector participation in land acquisition and development works for housing schemes as per the urban housing policy and to encourage private capital investment, the State of Uttar Pradesh decided to create a "convenient" and "conducive" environment on priority basis, towards ensuring, that Section(s) of the Society are provided housing facilities in a "healthy environment" and as per their "economic capacity".
17. That consequently, the Government of Uttar Pradesh by their Office Order / Notification dated 21.05.2005, declared their "Policy of land acquisition and development for residential schemes through private capital investment in the urban areas of the State".

A Copy of the Office Order / Notification dated 21.05.2005 issued by the Secretary, Government of Uttar Pradesh is annexed and marked herein as Annexure A-4 to this writ petition .

18. That the said Policy, agreed to facilitate "land availability and development for housing schemes" by the various Development Authorities/ Housing Boards/Agencies, through mechanisms defined therein. Under the mechanism of "License Model System", the State would

acquire land from the landowner(s) "on the basis of mutual agreement under the Rules, 1997".

19. That the Policy equally envisaged and contemplated, that under License Model after the Developer had acquired minimum 60% of the land required for the scheme, the remaining required land would be acquired by the Government under the Agreement Rules 1997 framed by the State of Uttar Pradesh under Section 55(1) of the Land Acquisition Act, 1894.
20. That the said Policy equally envisaged, that the Developer would take necessary rehabilitation steps and measures in accordance with the Government Rehabilitation Policy, to rehabilitate displaced Oustees and Farmers.
21. That in furtherance of the said Policy dated 21.05.2005, the Government of Uttar Pradesh to augment Private Housing and meet the growing needs of its increasing population, decided to encourage the investment of "Private Capital", in developing "Hi-Tech Townships" and "Integrated Housing Townships".
22. That consequently, to facilitate land acquisition / land assembly in favour of Private Capital, the Government of Uttar Pradesh by an Office Order / Notification dated 30.12.2005, announced their Policy for acquisition, namely - "Regarding determining the process of land acquisition / land assembly for development of Residential Schemes under Integrated Housing Policy through Private Capital Investment".

23. That the said Policy, amongst others record, define and require as under –

- i) that the Government of Uttar Pradesh had decided that the private sector would be allowed/permitted to work in the residential sector;
- ii) if minimum 60% of land is purchased by a registered License Holder Developer with a registered Sale Deed, such land would not be included in/within Section 6 of the Land Acquisition Act, 1894;
- iii) the remaining maximum 40% of the land as required by the Private Developer for his Project, would be “acquired by the Government Agency as per the Agreement Rules of 1997; and
- iv) all action proposed must necessarily be “in compliance” of all “prescribed Policies for land acquisition”.

A Copy of the Office Order / Notification dated 30.12.2005 issued by the Principal Secretary, Government of Uttar Pradesh is annexed and marked herein as Annexure A-5 to this writ petition .

24. That further by a subsequent Notification dated 28.04.2006, the Government of Uttar Pradesh further clarified their Policy in this direction, as under

- i) that for a Housing License to be issued by the State/ Government of Uttar Pradesh to any Private Developer, they must own “atleast 25% of the land”

by way of registered Sale Deed(s) – of the Integrated Housing Project they wish to develop;

- ii) that the Detailed Project Report/DPR should be developed at the earliest. However, approval for the Detailed Project Report/DPR would be provided to the Developer, when the Developer has “registered Sale Deed(s)” for 60% of the land;
- iii) that the Oustees/Farmers would be rendered payment/compensation in accordance with the Land Acquisition Act, 1894 alongside any improvement determined by the District Magistrate. Such payment would be made by the Private Developer;
- iv) the maximum 40% of the remaining land to be acquired by the State for the Private Developer, would be so acquired under Section 41 of the Land Acquisition Act in the name of the Private Developer;
- v) it would be “mandatory” for the Private Developer or its Consortium to register as a Company under the Companies Act;
- vi) all Organs of the State responsible for implementing the said Policy would “follow the instructions as given by the State Policy dated 21.05.2005, 30.05.2005, 03.08.2005, 30.12.2005 and 28.04.2006 for implementation of the Policy of land acquisition/land assembly and development for residential schemes through Private Capital Investment in Uttar Pradesh”; and

vii) they were further warned and reminded by the State of Uttar Pradesh through their Notification dated 04.05.2006 to initiate and "ensure action as per prescribed procedure".

A Copy of the Office Order / Notification dated 28.04.2006 issued by the Secretary, Government of Uttar Pradesh is annexed and marked herein as Annexure A-6. To this writ petition

25. That as is apparent, the entire action of the State Authorities to acquire land for Housing and Similar Projects, in the State of Uttar Pradesh is primarily predicated on -

- a) The Land Acquisition Act, 1894;
- b) The Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997- framed under Section 55(1) of the Land Acquisition Act, 1894;
- c) the Office Order/Notification dated 21.05.2005 issued by the Government of Uttar Pradesh, declaring their - "Policy of land acquisition and development for residential schemes through private capital investment in the urban areas of the State";
- d) the Office Order/Notification dated 30.12.2005 issued by the Government of Uttar Pradesh - "Regarding determining the process of land acquisition/land assembly for development of

Residential Schemes (Integrated Housing Policy) through Private Capital Investment"; and

- e) the Office Order/Notification dated 28.04.2006 issued by the Government of Uttar Pradesh, clarifying further steps and procedures in pursuance and towards implementation of the Office Order/Notification dated 21.05.2005.
26. That the acquisition proceedings, thus initiated and pursued by the State of Uttar Pradesh is evidently under the Land Acquisition Act, readwith the Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997 and the aforesaid Office Order(s)/Notification(s) dated 21.05.2005, 30.12.2005 and 28.04.2006.
27. That both the Office Order(s) / Notification(s) dated 21.05.2005 and 30.12.2005 enacted for - a) "Policy of Land Acquisition and Development for Residential Schemes through Private Capital Investment in the Urban Areas of the State and b) "Regarding determining the process of land acquisition / land assembly for development of Residential Schemes under Integrated Housing Policy through Private Capital Investment", make it explicitly clear that for any acquisition under such Policies, the acquisition proceedings must necessarily comply, prescribe and abide by the Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997.

A Copy of the Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997 dated 16.09.1997 issued by the Government of Uttar Pradesh is annexed and marked herein as Annexure A-7 to this writ petition

28. That it is imperative to examine the said Rules, to ascertain whether and if, the acquisition proceedings initiated and pursued by the State of Uttar Pradesh are lawful, legal, legitimate and in compliance with the objectives of the State, framing the various Resettlement and Rehabilitation Policies, Office Orders/Notifications.
29. That an examination of the Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997- reveals, explains and establishes the following, namely-
 - i) that it extends to the whole of Uttar Pradesh;
 - ii) that it envisages acquisition, wherein compensation towards such acquisition is declared by way of an Agreement;
 - iii) that the Rules provide the manner and mode of reaching such Agreement;
 - iv) that Rule(s) 2, 3 and 4 detail the proceedings for reaching such Agreement and likewise envisages the "readiness and willingness" of the Oustees, to execute such agreement in writing;
 - v) the Rules equally provide the Agreement to be drawn between the Parties in/under Rule 4(2); and

- vi) the acquisition if any, is subject to such Rules and the Agreement to be reached between the Parties. In particular, the Rules in Rule 3 record and provide - "The Collector may after hearing the Parties and upon being satisfied that the persons interested in the land are ready and willing to execute the Agreement, grant the permission unless, for reasons to be recorded in writing he decides to refuse it".
30. That in other words, an examination of the Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997 emphatically and invariably establish that the sine-qua-non for a successful invocation of the said Rules is the existence of consensus-ad-idem between the Parties.
31. That in particular, an "Agreement" between the Parties is condition-precedent for any proceedings to arise, be initiated and pursued under the Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997.
32. That for any acquisition to take effect, be successful and lawful in the State of Uttar Pradesh for the purposes of a Housing Project seeking to involuntarily displace people, the aforesaid regime of laws are applicable, required to be implemented and followed both strictly and punctually.
33. That it is the specific contention and case of the Petitioner(s) that they have been deprived of their lawful and legitimate lands in complete breach of the aforesaid regime of laws. No compensation again, as envisaged

under the said regime has either been provided or received by the Petitioner(s). The entire acquisition of their lands is in violation of the procedure prescribed and in breach of the safeguards. They are equally in breach of the various Resettlement and Rehabilitation Policies made to protect their interests. In other words, the acquisition proceedings are a nullity that do not enjoy either the sanction or the sanctity of law.

34. That in the District of Ghaziabad, located in the western part of Uttar Pradesh, the Ghaziabad Development Authority for the purported development of an "Integrated Township Scheme" acquired / proceeded to acquire an area of 74 acres, in the Revenue Village of Shahpur Bamheta, Dasna (Pargana), Ghaziabad, Uttar Pradesh under the Government of Uttar Pradesh Housing Policies, dated 21.05.2005 and 28.04.2006.
35. That on 24.03.2011, a High-Level Committee in their Meeting decided the rate of compensation to be awarded at Rs.1100/- per sq mtr, inclusive of all benefits for the various villages whose lands were acquired for the "Integrated Township Scheme". The land of the Petitioner(s), located in the Revenue Village of "Shahpur Bamheta, Paragana Dasna, District Ghaziabad", was also included, for compensation to be awarded at the aforesaid rate of Rs.1100/- per sq mtr under Agreement Rules 1997.

A Copy of the Minutes of Meeting reached at the Meeting of the High-Level Committee dated 24.03.2011 is annexed and marked herein as Annexure A-8 to this writ petition .

36. That the aforesaid conclusion reached at the High-Level Committee Meeting(s) held on 24.03.2011 for 23.455 hectares of land and on 19.05.2011 for 1.2315 hectares of land which were duly approved by the Commissioner Meerut Division, Meerut, Uttar Pradesh by their Communication / Order dated 13.05.2011 and 14.06.2011 respectively.

A Copy of the Minutes of Meeting / Decision of the Commissioner, Meerut Division, Meerut, Uttar Pradesh dated 13.05.2011 is annexed and marked herein as Annexure A-9 to this writ petition.

37. That at this stage it is both relevant and pertinent to examine and analyse the aforesaid decision reached by the High-Level Committee and approved by the Commissioner Meerut Division, Meerut, Uttar Pradesh. It is summarized as under -

- i) that at the Committee Meeting consisting of the Sub-Registrar, Prathag; Sub-Registrar Pancham; Joint Secretary, GVP; Sub-District Magistrate and District Magistrate - the rate of compensation was fixed/determined at Rs.1100/- per sq mtr;
- ii) it was suggested by one of the High Level Committee Member on 14.06.2011 that the rate of compensation should be determined by considering the Circle Rate;
- iii) that the rate of compensation at Rs.1100/- per sq mtr, was reached under the Uttar Pradesh Agreement Rules, 1997 by way of "Settlement Agreement (Agreement letter)" made on the basis of

mutual consent between the Acquisition Body/affected farmers; and

- iv) on that basis/reasoning the rate of compensation at Rs.1100/- per sq mtr, was reached and concluded by the State Authorities.

38. That after a purported compliance of the Statutory requirements prescribed under the Land Acquisition Act, 1894, the Respondent(s) concluded that "not a single objection was received in this office by the affected Land-Owners". They further concluded -

- i) that the acquisition was pursued and followed under the Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997, framed under Section 55(1) of the Land Acquisition Act, 1894 (hereinafter referred to as the Agreement Rules of 1997);
- ii) that the Land-Owners were entitled to a compensation of Rs.1100/- per sq mtr;
- iii) that no farmer or oustee executed any agreement with the Respondent(s) under the Agreement Rules of 1997;
- iv) that the Learned Additional District Magistrate (GRO), Irrigation, Ghaziabad after perusing and analyzing an array of Sale Deeds determined the market rate of land at Rs. 791.13/- per sq mtr, in accordance with Section 23 of the Land Acquisition Act, 1894. Apparently, there is no such Sale Deed on record and the said Sale Deed was cancelled by an

Order dated 04.05.2009 passed by the Commissioner, Meerut Division, Meerut, Uttar Pradesh; and

- v) thereafter, in purported accordance with other applicable provisions of the Land Acquisition Act, 1894 the Learned Additional District Magistrate (GRO), Irrigation, Ghaziabad announced the Awards dated 24.01.2013 for 1.2315 acres, 16.05.2013 for 8.0905 acres and 22.05.2015 for 13.0388 hectares of land.

A Copy of the Award dated 24.01.2013 passed by the Learned Additional District Magistrate (GRO), Irrigation, Ghaziabad, is annexed and marked herein as Annexure A-10 to this writ petition .

39. That under the Policies framed, every Developer interested in participating in the creation and/or building of an Integrated Housing Project is required to obtain a License and a Classification, as contemplated under the Policies.
40. That subsequent to such License and Classification, a Developer is permitted to apply with his proposal for an Integrated Housing Project and accordingly confine his proposal in terms of the prescriptions, contained in/under the aforesaid regime of laws.
41. That purporting and representing to be in compliance, the Developer/Respondent No. 2 obtained a License from the Competent Authority and executed a Development Agreement dated 07.05.2007 with the Ghaziabad Development Authority, State of Uttar Pradesh, stating/recording as under -

- i) that the Developer/Respondent No. 2 is a "Consortium", a "Consortium of Companies";
- ii) that the State of Uttar Pradesh is a "Facilitator" and not a "Provider";
- iii) that the Developer/Respondent No. 2 is a Category "A" Licensee;
- iv) that the Developer/Respondent No. 2 seeks to execute their Integrated Housing Project over an area of 185 acres of land, located at Shahpur-Bamhetta, Dasna, Ghaziabad;
- v) that the Developer/Respondent No. 2 is the exclusive Owner of minimum 60% of the Project land (i.e. 60% of 185 acres= 111 acres) and is not the Owner of the remaining maximum 40% of the Project land (i.e. 40% of 185 acres = 74 acres). Despite all the best efforts of the Developer/Respondent No. 2, they have not been able to purchase and/or assemble "the remaining land";
- vi) that the Developer/Respondent No. 2 has requested the Government of Uttar Pradesh for acquiring the remaining 40%, which the Government has assured to acquire under the Land Acquisition Act, 1894;
- vii) that the Government of Uttar Pradesh shall transfer "freehold land" to the Developer/Respondent No. 2;
- viii) that the "rehabilitation of displaced person(s)" would take place in accordance "with the Rehabilitation Policy/Government Order(s) for rehabilitation (in

case of request) of families belonging to the land-owners/farmers displaced due to acquisition of land"; and

- ix) that in the event of any "cause of action" between "an individual/or group of individuals" and the Developer/Respondent No. 2, it would be the responsibility of the Developer/Respondent No. 2. The Government of Uttar Pradesh "shall not be liable to any individual/or group of individuals regarding the property acquired or developed by the" Developer/Respondent No. 2.

A Copy of the Development Agreement dated 07.05.2007 executed between the purported Developer/Respondent No. 2 and the Ghaziabad Development Authority, is annexed and marked herein as Annexure A-11 to this writ petition .

42. That subsequent thereto, a Consortium Agreement was purportedly executed by the Developer/Respondent No. 3 on 17.03.2011, apparently on the strength/basis of a Consortium Agreement/Memorandum of Understanding dated 01.07.2005.

A Copy of the Consortium Agreement dated 17.03.2011 executed by the leading Member / M/s. Agarwal Associates (Promoters) Limited and other Members of the purported Consortium is annexed and marked herein as Annexure A-12 to this writ petition .

43. That a perusal of the said Consortium Agreement dated 17.03.2011, reveals and establishes -

- i) that though the Development Agreement dated 07.05.2007 was executed by "M/s Agarwal Associates Consortium, a Registered Developer, Consortium of Companies", apparently, the Consortium Agreement was executed in the name of "M/s Agarwal Associates (Promoters) Limited, Private Developer (PD)";
 - ii) that in other words, on the date of the Development Agreement dated 07.05.2007, the Consortium of Companies was not in existence. As evident, the Consortium purportedly came into existence on 17.03.2011;
 - iii) that the Consortium was created to develop an Integrated Township Project in the State of Uttar Pradesh and for its selection as a Private Developer, engaged in the development of an Integrated Township, in the State of Uttar Pradesh; and
 - iv) that the Consortium, if any, did not exist on 07.05.2007, when the Development Agreement was executed with the Government of Uttar Pradesh.
44. That under the Development Agreement dated 07.05.2007, the Developer/Respondent No. 2 represented that in the capacity of a Consortium, they owned the (minimum) 60% of the total land area of 185 acres required for their Project. They accordingly, requested the Government of Uttar Pradesh to secure the remaining 40% of their Project land, under the provisions of the Land Acquisition Act read in conjunction with the other analogous Rules and applicable Policies.

45. That since on 07.05.2007 the Consortium was not in existence, the Developer/Respondent No. 2 misrepresented before the Government of Uttar Pradesh, as under -

- i) that they were a Consortium, which admittedly they were not, since the Consortium only came into existence pursuant to the Consortium Agreement on 17.03.2011;
- ii) that they were the Holders and Owners of minimum 50% of the Project land through the Consortium, which again they were not, since the Consortium was admittedly not in existence on 07.05.2007;
- iii) that they were eligible to seek the assistance, help and intervention of the Government of Uttar Pradesh to acquire the remaining 40% of the Project land - which again they were ineligible, since they did not own/or hold the (minimum) 60% of the Project land on 07.05.2007 while entering / executing the Development Agreement; and
- iv) that admittedly, there was no registered Consortium Company on 07.05.2007, when the Development Agreement was executed - leading and entitling the Government of Uttar Pradesh to initiate acquisition proceedings.

46. That even otherwise, a perusal of the Consortium Agreement further reveals that there was no Consortium at all and the purported Consortium was merely a Family Business Entity of a Mother and her Son. The Petitioner(s) crave leave to so indicate, namely -

- 29
- i) that all the purported Consortium Members are represented either by one Smt. Uma Agarwal, W/o late Shri B.B. Agarwal, Residing at 10 - New Rajdhani Enclave, Vikas Marg, Delhi-110092 or her son Shri Aditya Agarwal, S/o late Shri B.B. Agarwal, Residing at 10-New Rajdhani Enclave, Vikas Marg, Delhi-110092;
 - ii) that the purported Consortium for all purposes is a Family-Owned Entity comprising of Mother and Son, namely Smt. Uma Agarwal and Shri. Aditya Agarwal, both Residing at 10-New Rajdhani Enclave, Vikas Marg, Delhi-110092;
 - iii) that through such purported Consortium, the Family-Owned Entity comprising of Mother and Son would become and became the Owner of balance 40% of the Project land (i.e. 40% of 185 acres = 74 acres), through State intervention, namely acquisition under the Land Acquisition Act; and
 - iv) further as apparent, the lands were acquired at a meagre sum of Rs.1100/- per sq mtr. By paying a meagre sum of Rs.1100/- per sq mtr. the Family of mother and son, namely Smt. Uma Agarwal and Shri. Aditya Agarwal acquired and became Owner(s) of awarde lands located at Revenue Village of Shahpur Bamheta, Dasna (Pargana), Ghaziabad, Uttar Pradesh.

47. That the acquisition as conducted is required by law to be in/under the regime of laws as afore stated, namely --

- a) The Land Acquisition Act, 1894;

- b) The Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997;
 - c) The National Policy on Resettlement and Rehabilitation for Project Affected Families – 2003, dated 17.02.2004 issued by the Department of Land Resources, Ministry of Rural Development, Government of India;
 - d) The National Rehabilitation and Resettlement Policy, 2007, dated 31.10.2007 issued by the Department of Land Resources, Ministry of Rural Development, Government of India; and
 - e) various such other and further Circulars and Notifications issued from time to time both by the Government of India and the State of Uttar Pradesh, namely Office Order(s) / Notification(s) dated 21.05.2005, 30.12.2005 and 28.04.2006.
48. That admittedly, the acquisition proceedings failed to comply and were in complete violation of the aforesaid applicable laws. In particular, the Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997 were completely ignored and rendered redundant.
49. That no proceedings were either invoked or initiated under the said Rules. The whole objective, purpose and reason behind their enactment stood belied and violated. The entire idea of giving a voice and choice to the

Oustees, was evidently nullified by the State's failure to uphold and apply their own laws enacted as a beneficial socio-welfare legislation after much deliberation and discussion.

50. That the Petitioner(s) neither received any Notice nor were they invited for any discussion, before the pronouncement of the purported Award. Neither their opinion nor their concerns either heard or considered. For all purposes, there was no "Agreement" whatsoever reached between the Government of Uttar Pradesh and the Petitioner(s), that led to the acquisition or determination of the compensation awarded to them.
51. That as evident, the compensation of Rs.1100/- per sq. mtr. was determined by the Collector in absence of the Petitioner(s) under the Land Acquisition Act in complete exclusion of the Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997. Such determination is per-se unlawful, illegal and contrary to law for the following amongst other reasons, namely -
- i) proceedings under the Land Acquisition Act, are ordinarily acquisition proceedings for Projects in Public and National Interest, concerned with the safety, security and development of the Country;
 - ii) on the contrary, acquisition for an Integrated Housing Project to be developed by Private Developers and Developers, is for Private Housing, to be sold at rates driven by profits;

- iii) in such a scenario/instance, there is no Public or National Interest involved, warranting the invocation of proceedings under the Land Acquisition Act;
- iv) resultantly, proceedings and acquisition for a Private Housing Project are guided and pursued under the Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997 to enable the Oustees to participate in their involuntary displacement, since the Developer/ Developer would ultimately derive substantive profits from the Project; and
- v) there exists no reason, as to why such land should be acquired at a rate lower than its Market Value, when the land in question would be sold at no other rate but its Market Value.

52. That even otherwise and dehors the aforesaid, the Petitioner(s) most respectfully submit that land at the same Village of Shahpur Bamheta, Dasra (Pargana), Ghaziabad, Uttar Pradesh were sold at a market rate of Rs. 8,000/- per sq mtr, during the year 2008-2009 and relevant time. However, without yielding to reason, the Competent Authorities without any application of mind and in complete ignorance of the applicable regime of laws, proceeded to unilaterally determine the rate of compensation at Rs.1100/- per sq mtr.

53. That such determination of compensation is unknown and contrary to the applicable law and must necessarily

be set aside, being in ignorance and violation of the applicable laws and more particularly, the process of law prescribed by the various laws. It resulted in a prima-facie manifest loss of Rs.6,900/- per sq. mtr.

54. That the power to acquire the maximum 40% of the remaining land in an Integrated Housing Project, is conferred on the State Government by way of their Policy / Office Order / Notification dated 21.05.2005, 30.12.2005 and 28.04.2006. The said Policy / (ies) explicitly make it clear that such acquisition must and would necessarily be under the Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997. In doing so, they invariably and explicitly exclude acquisition proceedings as contemplated under the applicable provisions of the Land Acquisition Act.
55. That any acquisition thus for any Integrated Housing Project in the State of Uttar Pradesh, must necessarily comply with the Policy / Office Order / Notification dated 21.05.2005, 30.12.2005 and 28.04.2006 alongwith the Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997. Otherwise, they would for all purposes be unlawful, illegal and a nullity in the eyes of law.
56. That for all the aforesaid reasons and grounds, the acquisition proceedings as pursued and finalized by way of Order(s) dated 24.01.2013, 15.02.2013, 22.05.2015 passed by ADM (LA), Irrigation Department, Ghaziabad must necessarily be set aside as being wrong, incorrect and contrary to law. They must also be set-aside, for

failing to follow the procedure, prescribed and established by law. They must equally be set aside and nullified being null and void, for failing to apply the mandatory requirements as prescribed in/under the Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997.

Copies of the Award(s) dated 15.02.2013 and 22.05.2015 passed by the Learned Additional District Magistrate (GRO), Irrigation, Ghaziabad, are annexed and marked herein collectively as Annexure A-13 to this writ petition.

57. That the land in question is located in the District of Ghaziabad in the State of Uttar Pradesh, conferring appropriate territorial jurisdiction upon this Hon'ble Court. Considering the widespread failure and abject refusal to apply the applicable laws, gross injustice and prejudice has been caused to the Petitioner(s), wherein the entire acquisitional jurisdiction is a question of challenge and concern. For all purposes, the entire proceedings for acquisition are without jurisdiction for failing to apply and implement applicable laws that are otherwise mandatory in nature. Considering the nature of violation and absence of jurisdiction, there is no other alternative and/or efficacious remedy available to the Petitioner(s) but to approach and invoke the writ jurisdiction of this Hon'ble Court under Articles 226 of the Constitution of India.
58. That the Petitioner(s) equally submit that they have not filed any other Petition, Suit, Appeal or other legal proceedings before this Hon'ble Court, the Hon'ble Supreme Court of India, or any other legal forum except

what is stated herein. The Annexures appended to this Petition are true copies of their respective originals and are part of records, that the Petitioner(s) have obtained, from the various Government Authorities. The Annexure(s) that were in Hindi language, have been duly translated in English, in accordance with their standard format. Error, if any, is neither intentional nor deliberate and the Petitioner(s) undertake to immediately make such correction(s) as may be noticed in the interest of justice / equity. Leave to this extent is prayed and may accordingly be granted.

59. That in terms of what is stated hereinabove and in the interest of justice, it is most respectfully submitted that the entire acquisition proceedings initiated against the Petitioner(s) over their lands described as Khasra No(s). 1964, 1965M, 1968, 1978 and 1979 located at Village: Shahpur Bamheta, Dasna (Pargana), Ghaziabad, Uttar Pradesh are a nullity, unlawful, illegal, contrary to law and above all without any application of the due process of law. Such acquisition proceedings must necessarily be set-aside in the larger interest of justice and equity, with the direction to initiate de-novo/fresh proceedings for acquisition in absolute, complete, strict and punctual compliance of the applicable regime of laws, namely -

- a. The Land Acquisition Act, 1894;
- b. The Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997;

- c. The National Policy on Resettlement and Rehabilitation for Project Affected Families – 2003, dated 17.02.2004 issued by the Department of Land Resources, Ministry of Rural Development, Government of India;
 - d. The National Rehabilitation and Resettlement Policy, 2007, dated 31.10.2007 issued by the Department of Land Resources, Ministry of Rural Development, Government of India; and
 - e. various such other and further Circulars and Notifications issued from time to time both by the Government of India and the State of Uttar Pradesh, namely Office Order(s) / Notification(s) dated 21.05.2005, 30.12.2005 and 28.04.2006.
60. That post acquisition, if any, in compliance of the applicable regime of laws – compensation must necessarily be computed in accordance thereof and not arbitrarily, whimsically and unilaterally as sought to be done by the Competent Authorities in determining compensation at Rs.1100/- per sq mtr. Such assessment of compensation must equally be set-aside being unlawful, illegal and contrary to law.
61. That computation of compensation, if any, must necessarily be awarded under the Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997, readwith the Office Order(s) / Notification(s) dated 21.05.2005, 30.12.2005 and 28.04.2006 and not in the

manner as sought to be done and awarded in the present case.

62. That it would be pertinent and relevant to submit that the Petitioner(s) were pursuing their agricultural activities and cultivating their crops at their land(s) till the year 2021, when they were forcibly dis-possessed. Thereafter, the Respondent(s) to threaten, intimidate and create fear in the Petitioner(s), also registered an FIR Bearing No. 0202 dated 13.02.2021 with the concerned Police Station Kavi Nagar, Ghaziabad. Copy of Fasli records, photographs of crops and proof of forcibly dis-possessed are collectively marked as **Annexure A - 14** to this writ petition .
63. That the Petitioner(s) have made various Representation(s) to the various Authorities complaining of their unlawful and illegal dis-possession and acquisition. None of the competent Authorities have reciprocated in any manner in either addressing or remedying the grievances of the Petitioner(s). They continue to suffer dis-possession, irreparable harm and injury of the widest magnitude in complete and blatant breach of applicable laws. The cause of action for and in favour of the Petitioner(s) has continued and continues to subsist.
64. That without prejudice and simultaneous to the aforesaid, it is most respectfully submitted that the entire acquisition is replete with deceit, as ordinary villagers/farmers have been involuntarily displaced and dispossessed by rendering a fraction and/or a negligible/insignificant amount of compensation.

Evidence suggests, that such deceit was orchestrated, planned and executed by the Respondent(s). Subsequent conduct, further establishes complete knowledge, admission and acceptance by the Respondent(s) 2-3.

65. That indicatively and by illustration, the Petitioner(s) most respectfully submit as under -

- i) that market value of similar land in the same village in the year 2005, was Rs.1000/- per sq mtr. In particular, land bearing Khasra No. 1842 was sold at the rate of 1000/- per sq mtr in the year 2005. Likewise, by way of a Sale Deed dated 02.04.2010, the member of Respondent No.2 purchased land bearing Khasra No. 2026 @ Rs.2990/- per sq. mtr.;
- ii) consequently, the Petitioner(s) submit that how, can and could such land in the year 2013 instead of increasing from Rs.1000/- and / or Rs.2990/- per sq mtr be reduced to Rs.791/- per sq mtr. Such a conclusion is contrary to rationale, logic and the general principles guiding the Real Estate Sector, wherein it is common knowledge that real estate value would only increase and not decrease over a period of 8 years, when counted between 2005 till 2013;
- iii) that likewise, the Petitioner(s) have genuine, authentic and bonafide information that the Respondent(s) 2-3 have been purchasing /making an additional payment of Rs.6589/- per sq mtr to

other farmers/land owners over the amount already paid in terms of the impugned Awards;

- iv) such payments have been made by the Respondent(s) 2-3 to such other farmers/land owners, after taking the undertaking/declaration, fearing that they may proceed to challenge the acquisition. In other words such additional payment was tendered till 2023 to thwart, discourage and keep in abeyance any challenge or potential challenge to the acquisition proceedings;
- v) by such additional payment, the Respondent(s) 2-3 invariably and undoubtedly admit and accept, that the payment rendered to the farmers/ land-owners were inadequate, compromised, prejudicial, undeserving and below their entitlement;
- vi) that though the Petitioner(s) have made every effort by making representations with the competent authorities, the office of the Hon'ble Chief Minister, State of Uttar Pradesh and under the Right to Information Act towards obtaining relevant information, they have remained unsuccessful without Authorities declining/ refusing to share the requisite information; and
- vii) the Petitioner(s) in the process have suffered irreparable harm and injury, including deprivation of their Constitutional Right to Property and all other applicable laws chronicled above.

Copy of Sale Deed of land bearing Khasra No. 1842, sold at the rate of Rs.1000/- approx. per sq mtr in the year 2005

and copy of sale deed of land bearing khasra no. 2025 sold at the rate of 2990 on 09.04.2010 are annexed collectively and marked herein as Annexure A-15 to this writ petition .

Copies of Proof of additional payment of Rs.6589/- per sq mtr, made by the Respondent(s) to other Farmers / Land-owners and undertaking/declaration made by such Farmers/Land-owners are annexed and marked herein collectively as Annexure A -16 to this writ petition .

Copies of Representations made before the Competent Authorities, the office of the Hon'ble Chief Minister, State of Uttar Pradesh, Complaint with Police Authority and under the Right to Information Act 2005 are annexed and marked herein collectively as Annexure A -17 to this writ petition .

Copies of ownership in favour of petitioner are annexed and marked herein collectively as Annexure A- 18 to this writ petition .

PRAYER

It Is Therefore Most Respectfully Prayed That This Hon'ble Court May Be Most Graciously Pleased To.-

- A. Issue a writ, order or direction in the nature of Certiorari or any other appropriate writ, order or direction that this Hon'ble Court may deem fit and proper and in the interest of justice and equity, quashing the entire acquisition proceedings initiated against the Petitioner(s) culminating in Order(s) dated 24.01.2013, 15.02.2013, 22.05.2015 passed by the Learned Additional District Magistrate (Land Acquisition), Irrigation Department, Ghaziabad as being unlawful, illegal and without jurisdiction;

- 41
- B. Issue a writ, order or direction in the nature of Certiorari or any other appropriate writ, order or direction that this Hon'ble Court may deem fit and proper and in the interest of justice / equity, quashing the compensation computed by the Competent Authority in their Order(s) dated 24.01.2013, 15.02.2013, 22.05.2015 passed by the Learned Additional District Magistrate (Land Acquisition), Irrigation Department, Ghaziabad, as being unlawful, illegal and contrary to law;
- C. Issue a writ, order or direction in the nature of Mandamus or any other appropriate writ, order or direction that this Hon'ble Court may deem fit and proper and in the interest of justice / equity, directing the initiation of de-novo/fresh proceedings for acquisition in compliance of the applicable regime of laws as stated and elaborated in the preceding paras, namely - the Uttar Pradesh Land Acquisition (Determination of Compensation and Declaration of Award by Agreement) Rules, 1997, readwith the Office Order(s) / Notification(s) dated 21.05.2005, 30.12.2005 and 28.04.2006.
- D. And issue any other writ, order or direction that this Hon'ble Court deems fit and proper and in the interest of justice/equity.

Date/- /08/2024

Devesh Kumar Singh
Adv. (A/D 0172/2012)

M. Dutta, Brajesh Kumar Jha, Amar Nath
Advocates for the Petitioners,
Chamber No. 158, High Court, Allahabad,

Mobile - 9990822213, 9450614715, 9125130200

Devesh
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सत्यमेव जयते

ANNEXURE R-19

File No: 8873-8330

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority (SEIAA),
UTTAR PRADESH)



Date 20/06/2024



To,

Shri Prahalad Singh
M/s AGARWAL ASSOCIATES PROMOTERS LIMITED
Village-Shahpur, Bamheta, Pargana-Dasna, Tehsil & district-Ghaziabad, U.P. , Shahpur Bamheta,
GHAZIABAD, UTTAR PRADESH, , 201002
prahalad@agarwalassociatesgroup.com

Subject:

Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding Integrated Township Project "Aditya World City" at Khasra No.- 1619, 1622, 1623, 1625, 1670, 1671/1, 1671/2, 1672, 1673, 2292, 2293, 2294, 2295, 2354, 2364 , 2365 , 2366 , 2367, 2368 , 2369 , 2370 , 2371 , 2372, 2373 , 2374 , 2375 , Village Shahpur, Bamheta Ghaziabad, M/s Agarwal Associates (Promoters) Ltd.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/UP/INFRA2/466358/2024 dated 20/03/2024 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3812UP5485066N
(ii) File No.	8873-8330
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres Proposed Integrated Township Project " Aditya World City" at village Shahpur, Bamheta Ghaziabad (U.P.) by M/s Agarwal Associates (Promoters) Ltd.
(vii) Name of Project	AGARWAL ASSOCIATES PROMOTERS LIMITED
(viii) Name of Company/Organization	GHAZIABAD, UTTAR PRADESH
(ix) Location of Project (District, State)	SEIAA
(x) Issuing Authority	No
(xi) Applicability of General Conditions as per	

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-2(Part A, B and C)/ EIA & EMP Reports were submitted to the SEAC for appraisal under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEAC in its meeting held on 17-05-2024. The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above.
5. Details of the minerals to be mined along with production capacity and the brief on the salient features of the project as submitted by the project proponent in Form 1 (Part A and B) in the reports and as presented during SEAC meeting are annexed to this EC as Annexure (2).
6. The SEAC, in its meeting held on 17-05-2024, based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of Specific and Standard EC conditions as given in Annexure (1).
7. The SEIAA in its meeting held on 06-06-2024 has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto in its meeting dated 11-03-2024 and based on the recommendations of the SEAC hereby accords Environment Clearance for the instant proposal to Shri Prahald Singh under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific conditions as given in Annexure (1)
8. The SEIAA reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. The PP is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
11. General Instructions:
 - a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of SEIAA website where it is displayed.
 - b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn must display the same for 30 days from the date of receipt.
 - c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
 - d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
 - e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
 - f) The project proponent shall also ensure that the proposed site is not a part of any no-development zone as required/prescribed/identified under law. In case of violation, this permission shall automatically deem to be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this clearance shall automatically deem to be cancelled.
 - g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
 - h) The SEIAA reserves the right to revoke the environmental clearance, if conditions stipulated are not implemented to the satisfaction of SEIAA. SEIAA may impose additional environmental conditions or modify the existing ones, if necessary.

12. This issues with the approval of the Competent Authority.

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Environmental Attributes

S. No	EC Conditions
1.1	<p>1. Since this is Township and Area Development project in which area for different purposes has been allotted, separate Environmental Clearance shall be taken for Group housing & commercial development including health centre etc. having built-up area more than 20,000 sqm as per the provision of EIA Notification 2006 (as amended).</p> <p>2. Project proponent is advised to explore the possibility and getting the cement in a closed container rather through the plastic bag to prevent dust emissions at the time of loading/unloading.</p> <p>3. Project proponent should ensure that there will be no use of “Single use of Plastic” (SuP).</p> <p>4. In compliance to Hon’ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs. GoI and others) anti-smog guns shall be installed to reduce dust during excavation.</p> <p>5. The project proponent will comply the use of fuel for backup power as per guidelines issued by CPCB from time to time.</p> <p>6. The project proponent will ensure that there is no mismatch/deviation between the project proposal submitted to SEIAA for environmental clearance and maps/drawings were approved by concerned development authority. In case of any mismatch/deviation, amended environmental clearance will be obtained by project proponent. In case of failure, the granted environmental clearance shall automatically deem to be cancelled.</p> <p>7. The project proponent shall ensure that the project site does not attract/infringe any buffer zone, wetland zone etc. of no activity identified/declared under law.</p> <p>8. Criteria/ norms provided by competent Authority regarding the seismic zone are followed for construction work. Provision of alarm system, to timely notify the residents, in case of occurrence of earthquake/other natural disasters/fire should be provided. A well defined evacuation plan should also be prepared and regular mock drills should be arranged for the residents. Rise of stairs should be constructed in a way, so that it should provide smooth movement.</p> <p>9. The project proponent should develop green belt in the said project as per the plan submitted and also follow the guidelines of CPCB/Development authority for green belt as per the norms. The project proponent will prepare working plan of plantation/green belt development showing type of plant species and their spacing in consultation with subject expert/ forest department and submit to the forest department and concerned regulatory authority and ensure their survival and sustainability.</p> <p>10. The proponent should provide electric vehicle charging facility as per the requirements at ground level and allocate the safe and suitable place in the premises for the same.</p> <p>11. Project proponent should invest the CSR amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.</p> <p>12. Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water not to be discharged outside the premises without the permission of the concerned authority.</p> <p>13. The project proponent will ensure full exploitation of potential of rain water harvesting for storage and recharging and also treated wastewater in order to reduce the withdrawal of fresh water and accordingly use the three sources of water supply namely stored rain water, treated wastewater and the fresh water. The project proponent shall also provide a flow measuring device along with flow integrator for monitoring the various sources of water supply namely fresh water, treated waste water and stored harvested rain water.</p>

S. No	EC Conditions
	<p>14. The project proponent will ensure the quality of construction water as per standards and specifications of relevant codes in order to prevent possible corrosion in concrete, reinforcements and other structural components in order to avoid adverse social and environmental impacts.</p> <p>15. The project proponent will ensure exploitation of maximum possible potential of solar energy generation in the proposed project area and prefer to use it instead of conventional electricity in order to reduce the Green House Gas Emission causing climate change.</p> <p>16. The project proponent will make necessary arrangement to get Structural auditing conducted by an expert institution once in 05 years during life span of the building to ensure safe life of the residents and prevent environmental and social hazards.</p> <p>17. The project proponent shall plan for storm water management drained with appropriate slope and length so that the flood water could get a passage to release in a short span of time.</p>
1.2	<p>1- The project proponent shall submit the details of STP like no. of modules etc.</p> <p>2- The project proponent shall ensure to plant broad leaf trees of local and indigenous species and their maintenance. The CPCB guidelines in this regard shall be followed.</p> <p>3- The project proponent shall submit within the next 3 months the details on quantification of year wise CER activities along with cost and other details. The CER activities should be related to mitigation of Environmental Pollution and awareness for the same like water harvesting pits and carbon sequestration parks / designed ecosystems .At least one school in the vicinity of project area should be provided with rooftop solar plant, toilets in public place or in school of nearby villages and if there is a girl's school then girls toilet properly equipped with overhead water tank should be constructed. Name of the school adopted for installation of roof top solar plant should be displayed on the website of project proponent and should also be submitted to SEIAA.</p> <p>4- The project proponent shall submit within the next 3 months the details of estimated construction waste generated during the construction period and its management plan.</p> <p>5- The project proponent shall submit within the next 3 months the details of segregation plan of MSW.</p> <p>6- The project proponent shall ensure that waste water is properly treated in STP and treated water should be reused for gardening flushing system and washing etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function. Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharge and shall be done with necessary permissions from concerned authorities.</p> <p>7- Under any circumstances untreated sewage shall not be discharged to municipal sewer line or any nearby water body.</p> <p>8- The project proponent will ensure that proper dust control arrangements are made during construction and proper display board is installed at the site to inform the public the steps taken to control air pollution as per air act 1981 (as amended) and the Construction and Demolition Waste Management Rules, CAQM guidelines.</p> <p>9- A certificate from Forest Department shall be obtained that no forest land is involved and if forest land is involved the project proponent shall obtain forest clearance and permission of Central and State Government as per the provisions of Van Sanrakshan evam Samvardhan Adhinyam,2023 and submit before the start of work.</p> <p>10- If the proposed project is situated in notified area of ground water extraction, where creation of new wells for ground water extraction is not allowed, requirement of fresh water shall be met from alternate water sources other than ground water or legally valid source and permission from the competent authority shall be obtained to use it.</p> <p>11- Provision for charging of electric vehicles as per the guidelines of GoI / GoUP should be submitted within the next 3 months.</p> <p>12- PP should display EC granted to them on their website. 6-monthly compliance report should be displayed on their website and to be given every six month to residents / occupants of the building.</p> <p>13- EC is granted with the condition that EC is valid only for the building plan which has been</p>

S. No	EC Conditions
	<p>submitted by PP for seeking EC. In case approved building plan is different from the one submitted for seeking EC then this EC will stand null and void.</p> <p>14- In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs GOI and others) anti-smog guns shall be installed to reduce dust during excavation.</p> <p>15- DG sets shall be gas based and Guidelines issued by CAAQMS for NCR region regarding the use of DG sets during construction and operational phase should be followed.</p> <p>16- The project proponent shall install organic bio converter.</p> <p>17- Project Proponent shall submit the Six-monthly Compliance on the Environment Clearance condition prescribed in the Prior Environment Clearance letter as per MoEF&CC OM F.no- IAS-22/01/2022-IA-III (E-172624) Dated 14-06-2022.</p> <p>18- The effluent from STP after tertiary treatment shall be subjected to ozonation to avoid foul smell.</p> <p>19- The project proponent shall submit within the next 3 months the details of solar power plans for solar electrification beyond 10% within the project.</p> <p>20- The Bio Medical Waste shall be disposed in nearest CBWTF as per the govt issued guidelines in this regard.</p>

Standard EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project

S. No	EC Conditions
	proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and

S. No	EC Conditions
	shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents

S. No	EC Conditions
	and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

S. No	EC Conditions
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

S. No	EC Conditions
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
7.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

S. No	EC Conditions
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

9.

S. No	EC Conditions
9.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

10. Human Health Issues

S. No	EC Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking

S. No	EC Conditions
	water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection)

S. No	EC Conditions
	Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

12. Specific Conditions

S. No	EC Conditions
12.1	The project proponent shall develop R& D facilities to develop their own technologies for propylene and polypropylene processing.

Additional EC Conditions

N/A

Annexure- 2

A presentation was made by the project proponent along with their consultant M/s Environmental and Technical Research Centre to SEAC on 17-05-2024.

Project Details Informed by the Project Proponent and their Consultant

The project proponent, through the documents and presentation gave following details about their project –

1. The environmental clearance is sought for Integrated Township Project “Aditya World City” at Khasra No.- 1619, 1622, 1623, 1625, 1670, 1671/1, 1671/2, 1672, 1673, 2292, 2293, 2294, 2295, 2354, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, Village Shahpur, Bamheta Ghaziabad, M/s Agarwal Associates (Promoters) Ltd.
2. Environmental Clearance for the earlier proposal was granted by SEIAA, U.P. vide Ref. No. 1555/Parya/SEAC/1602/2012/DD(D) dated 07/10/2013 for the Plot area 7,47,435.0 sqm and built-up area is 13,95,596.098 sqm.
3. The standard terms of reference of the present proposal was issued through online Parivesh Portal on 10/10/2023 and EIA report submitted by the project proponent on 20/03/2024.
4. Details of constructed built-up area of the project site:
 - Approx 531814.413 sqm built-up area has been constructed against the proposed built-up area – 1395596.098 Sqm which is 38.10 % of total proposed built-up area.

S.No.	Particulars	Builtup Area (Sqm.)
01	Group Housing	375013.506
02	EWS/LIG	18709.147
03	School	12503.241
04	Plotted Area	112881.560
05	Health centre	1707.897
06	Temple	1390.832
07	Commercial-1	9308.230
08	Sub-Station	300.00
	Total	531814.413

5. Salient features of the project:

Item	Details
Name and Location of the Project	Proposed Integrated Township Project “Aditya World City” at Village: Shahpur, Bamheta, Ghaziabad, Uttar Pradesh
Developers of the project	M/s Agarwal Associates (Promoters) Ltd.
Total Plot Area	748695.0 sq. m. (74.86 Hectares approx)
Net Plot Area	747435 sq. m.
Built-up Area	13,95,596.098 sq. m
Total Water Requirement	It is estimated that the total water demand during the construction phase will be 60 KLD and during operation phase total water demand will be 5,536 KLD and Fresh water requirement is 3778 KLD.
Power Requirement	32,000 kVA, Source: Paschimanchal Vidyut Vitaran Nigam Ltd
Power Backup	DG sets of total capacity 1000 KVA (10 nos.)
Total Parking Proposed	Requirement : 6,749 ECS as per bye Laws Proposed : 8,630 ECS
Solid Waste to be Generated	32442.05 Kg/Day Municipal waste will be generated. Out of total 19465.23 Kg/Day will be the organic waste and 9.099 Kg/Day horticulture waste will be generated.
Rain water harvesting pits	27
Total Project Cost	INR 32500 Lakhs
Solar Lights	2880 KW Solar Panel

6. Land use details:

Sr.No.	Land Use	Area in Sqm	Area in Percentage(%)
1	Roof Top (Building , Covered Shed)	64428.90	8.62
2	Green Belt Area	27655.10	3.7
3	Road & Paved	92009.25	12.31
4	Open Area	563341.76	75.37

Total	747435.00	100.00
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7. Detailed area statement of the project:

S. No.	Particulars	Area (in m ²)
1	Total License Area	748695
2	Area Under Ponds	1260
3	Net Plot area	747435
4	Area Under Master Plan of Ghaziabad	52,371.84
	Master Plan Green Belt (30 m wide)	34,376.87
	Master plan Road (45 m wide)	17,994.97
5.	Net Planning Area	695,063.16
	Plotted (A)	180,544.65
	Total Group Housing including green area (B)	184,109.60
	Group Housing	1,56,469.6
	Green in Group housing	27,640
	EWS/LIG (C)	18,575.52
	Total Commercial area including green area (D)	31,766.89
	Commercial	28,590.2
	Green in commercial	3176.69
	Public/semi public	52,171.44
	Anganwadi (E)	1,538.37
	Nursery School (F)	6,659.35
	Primary school (G)	6,191.56
	High school (H)	8,136.94
	Inter collage (I)	12036.56
	Health center (J)	3,293.91
	Sub post office (K)	366.95
	Police Chowki (L)	3,052.43
	Rail Reservation Center (M)	451.80
	Community Cum marriage Hall (N)	1,528.28
	Temple (O)	1,038
	Dustbins	960
	Sub station	4,068.99
	STP	3,591.50
	Green/ open	73,589.62
	Road area	154,305.44
6	GC as per Ghaziabad Bye Laws	
	Total permissible & Proposed Ground Coverage	212,927.22
	Plotted @60% of A	108,326.79
	Group Housing @50% of B	64,438.36
	Commercial @50% of D	15,883.45
	Anganwadi @ 35% of E	538.43
	Nursery School @40% of F	2,663.74
	Primary School @ 35% of G	2,167.05
	High School @ 35% of H	2,847.93
	Inter college @ 35% of I	4,212.79
	Health Centre @ 40% of J	1,317.56
	Post Office @ 10% of K	36.69
	Police chowki @ 10% of K	305.24
	Rail Reservation Centre @ 10% of M	45.18
	Community cum marriage hall @ 40% of N	611.31
	Temple @ 40% of O	415.2
	EWS/LIG @ 49.1%	9,117.50
7	FAR as per Ghaziabad Bye Laws	
	Total Permissible and proposed FAR Area	11,09,386.31
	Plotted @ 2.00	361,089.30
	Group Housing @3.75	5,86761.00
	Commercial Area @ 2.75	78,623.00

	Anganwadi @1	1,538.37
	Nursery School @0.80	5,327.48
	Primary School @1	6,191.56
	High School @1.2	9,764.328
	Inter college @1.2	14,443.87
	Health Center @ 1.5	4,940.865
	Post office @ 0.10	36.695
	Police chowki @0.10	305.24
	Rail Reservation Center @ 0.10	45.18
	Rail Reservation Center @ 0.10	45.18
	Community cum marriage hall @ 1.5	2,292.42
	Temple @1.5	1,557
	EWS/LIG @2	36,470
8	Service Area	8,620.49
	Dustbins	960
	Sub station	4,068.99
	STP	3,591.50
9	Basement Area	2,77,589.30
10	Built Up Area	13,95,596.098
11	Total Landscape Area including water body green belt	173,674.338
	Water Body	
	Master Plan Green Belt	34,891.158
	Green in Group Housing	34,376.87
	Green in commercial	27,640
	G-1	3176.69
	G-2	3,733.28
	G-3	4,583.30
	G-3A	677.35
	G-4	711.58
	G-5	3,933.64
	G-6	222.51
	G-7	20095.95
	G- 8	827.97
	G- 9	4,663.79
	G-10	2,390.06
	G-11	1,587.92
	G-12	3,852.66
	G-13	10,321.87
		15,987.74

8. Solid waste details:

Facilities Provided	Waste generation norms per unit	Unit	Total waste generated (kg/day)
Residential	0.5 kg/cap/day	57495 persons	28747.5
Staff	0.25 kg/cap/day	12218 persons	3054.5
Health Centre (assuming 50)	Bio Medical Waste (0.38 kg/bed/day)	50 beds	19
Bedded	General Hospital waste (1.25/bed/day)	50 beds	75
	Staff (0.25kg/cap/day)	50	12.5
	Visitor (0.15kg/cap/day)	226	33.9
Visitors	0.15kg/cap/day	4267	640.05
Landscape waste (acres)	45.49 @ 0.2 kg/acre/day		9.099
Total solid waste generation			32,591.55

9. Action Plan as per Ministry's O.M. dated 30/09/2020:

Sr. No.	Programme	Proposed	1 st Year	2 nd Year	Expenditure
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		Activities			
	Rural Education Facility and Infrastructure Development	Upgradation of School infrastructure & Educational facilities- Provide Interactive smart class equipment's /gadgets/solar panels like desktop computers, projectors, Interactive White Boards and distributing study materials, school bags, sports equipment's etc. to students, Seating Benches, installation of potable water facilities, construction of sanitized toilets etc.	Rs. 155 Lakhs (Govt. school at Village: Shahpur Bamheta & Mahrauli) 30 nos potable water facilities - Rs. 40 lakhs, Solar panels installation- Rs. 25 lakhs, Rs 20 lakhs for desktop computers, projectors, Interactive White Boards and distributing study materials, school bags, sports equipment, white washing of school walls, Rs. 20 lakhs for construction of sanitized toilets, Rs 10 lakhs for E-learning setup. Rs 40 Lakhs for maintenance of School building, Furniture etc.	Rs. 105 Lakhs- (Govt school at Village: Girdharpur Sunarsi & Naiphal) 15 nos potable water facilities -Rs. 20 lakhs, Solar panels installation- Rs. 30 lakhs, Rs 10 lakhs for desktop computers, projectors, Interactive White Boards And distributing study materials, school bags, sports equipment, white washing of school walls, Rs. 12 lakhs for construction of sanitized toilets, Rs 8 lakhs for E-learning setup. Rs 25 Lakhs for maintenance of School building, Furniture etc.	260
2.	Community (Skill training And Livelihood)	Skill development for youth, Women empowerment- Organizing Training programs, center development for youth/residents, providing scholarship.	Rs. 50 Lakhs (Govt. school at Village: Shahpur Bamheta & Mahrauli) Rs. 30 lakhs allocated for Organizing training programs regarding EMP, Solid waste & fly ash management, environment monitoring, that will Benefited to approx. 150 youth and 100 women, Rs. 20 lakhs for scholarship to 30 students of village.	Rs. 50 lakhs (Village: Girdharpur Sunarsi & Naiphal) Rs. 25 lakhs allocated for Organizing training programs regarding EMP, Solid waste & fly ash management, environment monitoring, that will Benefited to approx. 150 youth and 100 women, Rs. 25.0 lakhs for scholarship to 30 students of village.	100
3.	Up gradation of healthcare facilities	Provision of oxygen cylinders, medical instruments etc.	Rs. 30 lakhs (Village: Girdharpur Sunarsi & Naiphal) Provision of 10 oxygen cylinders- Rs. 15 lakhs, Rs 10 lakhs for improving medical infrastructures, Rs. 10 lakhs for providing medical instruments, medicines, surgical kits etc.)	Rs. 50 Lakhs (Govt. school at Village: Shahpur Bamheta & Mahrauli) Provision of 20 oxygen cylinders- Rs. 30 lakhs, Rs 10 lakhs for improving medical infrastructures, Rs. 10 lakhs for providing medical instruments, medicines, surgical kits etc.)	80
4.	Plantation development	Plantation / Avenue plantation along roadside, tree plantation in nearby schools / colleges / vacant land/Panchayat bhavan / Govt Office, etc.	Rs. 20.5 Lakhs (1400 no's in Village: Girdharpur Sunarsi & Naiphal)	Rs. 27 Lakhs (2000 no's in Village: Shahpur Bamheta & Mahrauli)	47.5
				Grand Total (Rs)	487.5

10. The project proposal falls under category-8(b) of EIA Notification, 2006 (as amended).

Copy, through email, for information and necessary action to –

1. Additional Chief Secretary, Department of Environment, Forest and Climate Change, Government of Uttar Pradesh, Lucknow (email – psforest2015@gmail.com)
2. Joint Secretary, Ministry of Environment, Forest and Climate Change, Government of India, 3rd Floor, Prithvi-Block, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003 (email – sudheer.ch@gov.in)
3. Deputy Director General of Forests (C), Integ rated Regional Office, Ministry of Environment, Forest and Climate Change, Kendriya Bhawan, 5th Floor, Sector “H”, Aliganj, Lucknow – 226020 (email – rocz.lko-mef@nic.in)
4. District Magistrate, Ghaziabad.
5. Member Secretary, Uttar Pradesh Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow-226010 (email – ms@uppcb.com)
6. Copy for Guard File.

(Sanjeev Kumar Singh)
Member Secretary, SEIAA



Sanjeev Kumar Singh

//TRUE COPY//

Signature valid

Digitally Signed by : Member Secretary UP
Member Secretary, SEIAA

Date: 22/06/2024



**BEFORE HO'BLE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI**

I.A NO. 615 OF 2024

IN

O.A NO. 1343 OF 2024

IN THE MATTER OF

HARISH YADAV

...APPLICANT

VERSUS

THE STATE OF UTTAR PRADESH

...RESPONDENTS

& ORS.

**REPLY ON BEHALF OF RESPONDENT NO. 2 TO THE
APPLICATION UNDER ORDER 39 RULE 1 & 2 READ
WITH SECTION 151 CPC FRO GRANT OF EX-PARTE AD-
INTERIM INJUNCTION**

MOST RESPECTFULLY SHOWETH:

1. The present application has been filed by the Applicant under Sections 14, 15, 16, and 17, read with Section 18(1) of the National Green Tribunal Act, 2010. The Application is false, frivolous, and lacks any supporting evidence. That the present Application is filed by the Applicant merely to harass and hinder lawful activities of the Respondent herein.
2. That the Respondent herein has refrained from a line-to-line and para-wise denial of the present Application, and objections have been raised as preliminary submissions and objections. However, nothing that is stated/ mentioned in the Application shall be deemed to be admitted for the want of specific traverse.

3. The Respondent No.2 reserves liberty to refer and rely upon the contents of the Reply to the Original Application bearing No. 1343 of 2024. The contents of the same are not being repeated herein for the sake of brevity. It is most humbly submitted that the present Application is liable to be rejected at the very outset for invoking non-applicable provision of law, being misleading and for taking false averments without any evidence.

PRELIMINARY SUBMISSIONS/ OBJECTIONS

4. At the very outset, the present Application is liable to be dismissed because the Applicant has filed the present Application as vengeance against Respondent No. 2 and the other Respondents. the present Application does not bear any relevant documents to corroborate allegations against the Answering Respondent.
5. It is submitted that an Application under Order XXXIX Rule 1 and 2 cannot be filed before this Hon'ble Tribunal and therefore is liable to be set aside for invoking wrong provisions of law. This Hon'ble Tribunal is not governed by the Code of Civil Procedure, but constituted under the National Green Tribunal Act and therefore the application under Reply is illegal.
6. Without prejudice to the aforesaid argument, it is submitted that the Application does not disclose any urgent need to intervene and has been drafted in a mechanical manner. Therefore, the Applicant has failed to show any reason for granting an interim stay, which would severely prejudice the Respondent No. 2, especially in the present case when the Respondent No. 2 has no relation to the allegations

whatsoever. The Respondent No. 2 reserves its right to refer to, and rely upon the contents of the Reply to Original Application, which have not been repeated here in for the sake of brevity.

7. It is most humbly submitted that the Applicant has sought "stoppage of construction activities in the project namely Aditya World City, Shahpur Bamheta, Ghaziabad UP unless the requisite clearance/ NOC/ permission under environmental laws from competent authorities are obtained". That without prejudice to arguments on Merits, the Respondent No.2 is duly obtained and complied with the statutory obligation to carry out activities in the project and has attained Completion of the Project in December 2023 i.e., before filing of the present Application.
8. The permissions/ NOC/ clearances are annexed with the Reply on behalf of Respondent No.2 to the Original Application filed by the Applicant. Which itself renders the present Application infructuous and liable to be dismissed. Thus, the Application filed by Applicant under Order XXXIX Rule 1 & 2 of Code of Civil Procedure 1908, is liable to be dismissed.
9. That if such Application is allowed, it will defeat the ends of justice and Respondent No. 2 herein will suffer irreparable loss and injury.
10. The Application is liable to be dismissed with heavy cost, as the Applicant is wasting valuable time of this Hon'ble tribunal by filing such frivolous and misplaced Application.


PRAYER

In view of the facts and circumstances of stated herein above, the Respondent herein most humbly and respectfully prays that this Hon'ble Tribunal may be pleased to: -

1. Dismiss the present Application filed by the Applicant under Order XXXIX Rule 1 & 2;
2. Impose heavy cost on the Applicant in favour of the Respondent No. 2 herein;
3. Pass any or such further order as this Hon'ble Tribunal may deem fit and appropriate in the facts and circumstances of the present case in favour of Respondent No.2.

RESPONDENT NO.2**THROUGH**

DRAWN ON: 20.03.2025
FILED ON: 22.03.2025
PLACE: New Delhi


DIVYAKANT LAHOTI/
KARTIK LAHOTI
COUNSEL FOR RESPONDENT NO.2
B-23, SECTOR 14
NOIDA, UTTAR PRADESH- 201301
Ph. 9868541200
divyakant@lahotiadvocates.com

BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI

I.A. NO. 615 / 2024

IN

O.A.NO. 1343 /2024

IN THE MATTER OF:

HARISH YADAV

...APPLICANTS

VERSUS

STATE OF UTTAR PRADESH AND ORS

...RESPONDENTS

AFFIDAVIT

I, Sunil Dhawan, S/o Late Shri R.C. Dhawan, aged about 48 years, working for gain at 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092, presently at Delhi, do hereby solemnly state and affirm as under:

1. That I am the Authorized Representative for Respondent No.2 Company in the above said matter and as such well acquainted with the facts and circumstances of the present case, hence, competent to swear this Affidavit.
2. That the contents of the accompanying Reply to Application have been drafted under Respondent No.2 Company's instructions and I have carefully perused the same. I state that factual submissions are true and correct as per the records available with the Respondent No. 2 Company and the legal submissions are believed to be true and correct based on legal advice. Nothing material has been concealed therefrom.
3. That the Annexures filed, if any, are true copies of their respective originals.

*Scientific
Karthik Laksh
D/5880/2019*

Sunil Dhawan
DEPONENT

VERIFICATION:

Verified at Delhi on this 20th Day of March, 2025 and state that the contents of the above affidavit are true and correct and nothing material has been concealed therefrom.



ATTESTED

S
NOTARY PUBLIC DELHI
GOVT. OF NCT OF DELHI

20 MAR 2025

Sunil Dhawan
DEPONENT



VAKALATNAMA

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH NEW DELHI

O.A. NO. 1343 OF 2024

IN THE MATTER OF:

HARISH YADAV

... APPLICANT

VS.

STATE OF UTTAR PRADESH AND ORS.

... RESPONDENT

KNOW ALL to whom these present shall come that I/We **AGARWAL ASSOCIATES (PROMOTERS) LIMITED** THROUGH ITS AUTHORISED REPRESENTATIVE Mr. Sunil Dhawan, the above-named **RESPONDENT NO.2** do hereby appoint:

**DIVYAKANT LAHOTI, VINDHYA MEHRA, PRAVEENA BISHT, KARTIK LAHOTI,
K. VINAYAKAM GUPTA, ADITH MENON, SAMRIDHI BHATT,
SHREYA GOKEL, ANUSHKA AWASTHI, SIDDHARTH TRIPATHI, AKANKSHA SONI**

LAHOTI ADVOCATES

B-23, SECTOR 14

NOIDA – 201 301

0120-4105444

DIVYAKANT@LAHOTIADVOCATES.COM

(herein after called the advocate/s) to be my /our Advocate in the above- noted case authorise him: -
To send notices and representations on our behalf.

To act, appear and plead in the above- noted case in this Court or in any other Court in which the same may be tried or heard and also in the appellate Court including High Court subject to payment of fees separately for each court by me/us.

To sign, file, verify and present pleadings, appeals cross-objections or petitions for executions review, revision, withdrawal, compromise or other petitions or affidavits or other documents as may be deemed necessary or proper for the prosecution of the said case in all its stages subjects to payment to fees for each stage.

To file and take back documents, to admit and /or deny the documents of opposite Party.

To withdraw or compromise the said case or submit to arbitration any differences or disputes that may arise touching or in any manner relating to the said case.

To take execution proceedings.

To deposit, draw and receive money, cheques, cash and grant receipts here of and to do all other acts and things which may be necessary to be done for the progress and in the course of the prosecution of the said case.

To appoint and instruct any other Legal Practitioner authorising him to exercise the power and authority hereby conferred upon the Advocate whenever he may think fit to do so and to sign. the power of attorney on our behalf.

And I/we undersigned do hereby agree to ratify and confirm all acts done by the Advocate or his substitute in the matter as my/our own acts, as if done by me/us to all Intents and purposes.

And I/we undertake that I/we or my/ our duly authorised agent would appear in Court on all hearings and will inform the Advocate for appearance when the case is called.

And I/we undersigned do hereby agree not to hold the advocate or his substitute responsible for the result of the said case. The adjournment costs whenever ordered by the Court shall be of the Advocate which he shall receive and retain for himself

And I/we the undersigned do hereby agree that in the event of the whole or part of the fee agreed by me/ us to be paid to the advocate remaining unpaid he shall be entitled to withdraw from the prosecution

For Agarwal Associates (Promoters) Ltd.

Authorised Signatory

or the said case until the same is paid up. The fee settled is only for the above case and above Court. I/we hereby agree that once the fees is paid, I/we will not be entitled for the refund of the same in any case whatsoever and if the case prolongs for more them 3 years the original fee shall be paid again by me/us.

IN WITNESS WHERE/OF I/we do hereunto set my / our hand to these presents the contents of which have been understood by me/us on this 20th day of March 2025. Accepted subject to the terms of the fees.

Dhawani

For Agarwal Associates (Promoters) Ltd.

Dhawani CLIENT

Identified
D/740/2008

AGARWAL ASSOCIATES PROMOTERS LIMITED
THROUGH IT'S AUTHORISED REPRESENTATIVE MR. SUNIL DHAWAN

Authorised Signatory

ADVOCATES

Divyakant Lahoti	Vindhya Mehra	Praveena Bisht	Kartik Lahoti
<i>Divyakant Lahoti</i>	<i>Vindhya Mehra</i>	<i>Praveena Bisht</i>	<i>Kartik Lahoti</i>
D/740/2008	D/3192/2018	D/8239/2018	D/5880/2019

Kumar Vinayakam Gupta	Adith Menon	Samridhi Bhatt	Shreya Gokel	Anushka Awasthi	Siddharth Tripathi	Akanksha Soni
<i>Kumar Vinayakam Gupta</i>	<i>Adith Menon</i>	<i>Samridhi Bhatt</i>	<i>Shreya Gokel</i>	<i>Anushka Awasthi</i>	<i>Siddharth Tripathi</i>	<i>Akanksha Soni</i>
D/4446/2021	D/4708/2022	D/6035/2022	D/6941/2023	D/4310/2024	MP/4833/2024	MP/2592/2018

For Agarwal Associates (Promoters) Ltd.
Dhawani
Authorised Signatory

AGARWAL ASSOCIATES (PROMOTERS) LIMITED

CIN: U51909DL1986PLC023729

Regd. Office: 10, New Rajdhani Enclave, Vikas Marg, Delhi-110092

Phones : 011-43432222, 43432210

Email : aapllimited1979@gmail.com

CERTIFIED TRUE COPY OF THE BOARD RESOLUTION PASSED IN THE MEETING OF THE BOARD OF DIRECTORS OF M/S. AGARWAL ASSOCIATES (PROMOTERS) LIMITED HELD ON FRIDAY, THE 28TH DAY OF FEBRUARY, 2025 AT 10.30 A.M. AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 10, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI-110092

“RESOLVED THAT the Board of Directors of the Company do hereby authorise Mr. Sunil Dhawan S/o Late Shri R.C. Dhawan to sign and submit reply, written statement, application, affidavit and other relevant documents in the matter bearing O.A. No. 1343/2024 titled as Harish Yadav V/s The State of Uttar Pradesh & Others for and on behalf of the company before the National Green Tribunal, Principal Bench, New Delhi and /or any other appropriate Court/Forum/Tribunal.

RESOLVED FURTHER THAT Mr. Sunil Dhawan be and is hereby authorised to appoint an Advocate/Counsel in respect of the aforesaid matter and sign the Vakalatnama and to complete all the legal and procedural formalities in relation to the above said matter for and on behalf of the Company.”

Certified True Copy

For Agarwal Associates (Promoters) Limited

For Agarwal Associates Promoters Ltd.



Managing Director

(Uma Agarwal)

Managing Director

DIN: 01206401

Advance Service | O.A No. 1343/ 2024 | Harish Yadav v. State of Uttar Pradesh and Ors.

1 message

Lahoti Advocates <office@lahotiadvocates.com>

Sat, Mar 22, 2025 at 4:21 PM

To: Naresh yadav <ny56257@gmail.com>, commissioner@upavp.com, gdagzb@gmail.com, info@uppcb.com, roghaziabad@uppcb.com, ccb.cpd@nic.in, upgwd.in@gmail.com, rdnr-cgwb@nic.in, doeuplko@yahoo.com, pccf-up@nic.in, secy-moef@nic.in

Cc: Divyakant Lahoti <divyakant@lahotiadvocates.com>, Kartik Lahoti <kartik@lahotiadvocates.com>, Adith Menon <adith@lahotiadvocates.com>

Bcc: sd@agarwalassociatesgroup.com

To,

1. Harish Yadav
S / o Shri Jagat Yadav
R/ o 767 Shahpur, Bamheta
Dasna, Ghaziabad - 201002
Uttar Pradesh
Mob.No.9968986855
Email Id: ny56257@gmail.com

2. State of U.P.
Through Housing Commissioner, HQ
Email: commissioner@upavp.com

3. Ghaziabad Development Authority
Through Vice Chairman
Email: gdagzb@gmail.com

4. Uttar Pradesh Pollution Control Board,
Through Member Secretary
Email: info@uppcb.com

5. The Regional Officer
Uttar Pradesh Pollution Control Board
Email: roghaziabad@uppcb.com

6. The Central Pollution Control Board
through Secretary
Email: ccb.cpd@nic.in

7. U.P. State Ground Water Authority
(Management & Regularity)
Through Member Secretary
Email: upgwd.in@gmail.com

8. The District Magistrate/ Chairman
District Ground Water Management Council
Email: upgwd.in@gmail.com

9. The Regional Director
CGWB Lucknow
Email: rdnr-cgwb@nic.in

10. The U.P. Climate Change Authority
Through Directorate of Environment (SEIAA/ SEAC)
Email: doeuplko@yahoo.com

11. The Principal Secretary
Environment, Uttar Pradesh
Email: doeuplko@yahoo.com

12. The Principal Chief Conservator of UP Forest Department
Email: pccf-up@nic.in

13. Director
District Forest Officer
Email: pccf-up@nic.in

Sir/ Madam,

We hereby serve upon you the advance copy of Reply to the Application on behalf of Respondent No.2 in O.A No. 1343/ 2024 titled as "Harish Yadav v. State of Uttar Pradesh and Ors." which is pending before the Hon'ble National Green Tribunal.

Regards,
Divyakant Lahoti/ Kartik Lahoti/ Adith Menon
Lahoti Advocates



Lahoti Advocates

Office 1: B-23, Sector 14, Noida - 201301, India

Office 2: 13, M.C. Setalvad Lawyers Chamber,

Supreme Court of India,

New Delhi - 110001, India

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