

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

ORIGINAL APPLICATION NO. 622 OF 2022

IN THE MATTER OF: -

ANIRUDH PANWAR

...APPLICANT

VERSUS

MINISTRY OF ENVIRONMENT,
FOREST AND CLIMATE CHANGE & ORS. .RESPONDENTS

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NEW DELHI

RESPONDENT NO.6/ UPSIDA

DATE:

THROUGH

REGIONAL MANAGER, BAREILLY

THROUGH

Regional Manager

U.P.S.I.D.A. Bareilly

(RAJESH RAJNA)

ADVOCATE

ENRL NO. D/528/1996

CH. NO. T-1A, FIRST FLOOR,

TIS HAZARI COURT, DELHI-110054.

MAIL- advocate.rajeshraina@hotmail.com

9810333196 (M)

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL

PRINCIPAL BENCH, NEW DELHI

ORIGINAL APPLICATION NO. 622 OF 2022 IN THE

MATTER OF: -

ANIRUDH PANWAR

.... APPLICANT

VERSUS MINISTRY OF ENVIRONMENT,

FOREST AND CLIMATE CHANGE & ORS

RESPONDENTS

REPLY ON BEHALF OF THE RESPONDENT NO. 6/ UPSIDA

MOST RESPECTFULLY SHOWETH

PRELIMINARY SUBMISSIONS

- A.** It is humbly submitted that the U.P.S.I.D.C. Industrial area, Babrala, Distt. Sambhal Uttar Pradesh is not meant for Green Category Industries only. That the Industrial area, Babrala, Distt. Sambhal, Uttar Pradesh Industrial is an approved Industrial Area where industrial proposals falling in category M-0 to M-5 are not disallowed in any form. Polluting Industries as per the By-Laws fall in the M-0 and M-1 category. The Bio-Medical Waste Handling facilities fall in the Red category and are allowed within this Industrial Area which houses and has allowed to house many other industries from the Red Category.
- B.** That the site in question does not fall in a "Green Area" but falls in an area where 'Red Category Industries' are not prohibited and the UPSIDA after taking cognizance of the fact that the proposal is a Red Category project has made the necessary allotment.
- C.** That the applicant has led this Hon'ble tribunal to believe that the allotment dated 15-09-2021 has been granted for a Biomedical Waste Treatment facility based on the application of 06-07-2021. It is submitted that it would be evident from the allotment letter dated 15-09-2021 that the allotment was made by the answering respondent to the Respondent no. 7 on an application dated 13-08-2021 for '*Fabrication of Industrial Equipment*'.


Regional Manager
U.P.S.I.D.A., Bareilly

The copy of the application dated 13.08.2021 is annexed herewith for the kind perusal of this Hon'ble Tribunal as **ANNEXURE U-1**. The copy of the Allotment Letter dated 15.09.2021 is annexed herewith for the kind perusal of this Hon'ble Tribunal as **ANNEXURE U-2**. This clearly shows that the application was made for setting up a unit for 'Fabrication of Industrial Equipment (ETP/STP/WTP/C) and consequently the allotment on 15.09.2021 made against this application for 'Fabrications of Industrial Equipment'. This fact has been deliberately withheld from this Hon'ble Tribunal for the reasons best known to the applicant. It is submitted that the applicant has filed a forged document i.e., the allotment letter dated 15.09.2021 which clearly says that the allotment has been done for the purpose of manufacturing of 'Fabrications of Industrial Equipment'. The tampered copy of the allotment dated 15.09.2021 as submitted by the applicant with the OA is annexed as **ANNEXURE U-3**.

D. It is humbly submitted that as per rules, the allottee is free to make a change in project subject to condition no. 26 of the allotment letter dated 15.09.2021 (**Annexure U-2**) which mentions that 'Any reconstitution/ project change/ name change/ mortgage without prior approval in writing of the respondent no. 6/ UPSIDA shall result in an automatic cancellation of the allotment.

E. That subsequently an application dated 15.07.2022 was received in the office of the UPSIDA on 11.08.2022 through which the respondent no. 7 and 8 applied to the Regional Manager, U.P.S.I.D.A., Babrala for a change in the product and category of activity to a "Bio-Medical Waste Handling Facility". The copy of the application dated 15.07.2022 is annexed herewith for the kind perusal of this Hon'ble Tribunal as **ANNEXURE U-4**.

It was also informed by the allottee that the Combined Bio- Medical Waste Handling Facility has already been granted an E.C. under the E.I.A.

notification of 2006 on 13.07.2022 and the consent to establish by the U.P. Pollution Control Board on 26.04.2022 has also been obtained. The allottee


Regional Manager
U.P.S.I.D.A., Bareilly

was advised by the answering Respondent/ UPSIDA on 13.09.2022 to submit an online application which was submitted online on 15.09.2022 before the UPSIDA again. The copy of the letter dated 13.09.2022 is annexed herewith for the kind perusal of this Hon'ble Tribunal as **ANNEXURE U-5**. The copy of the online application dated 15.09.2022 is annexed herewith for the kind perusal of this Hon'ble Tribunal as **ANNEXURE U-6**.

F. The answering respondent/ UPSIDA was also informed by the allottee that the proposals are for setting up "Bio-Medical Waste Treatment Plant" which is a 'Red Category' industry and that there will be gaseous fumes and effluents which will be within the standards prescribed by the Pollution Control Board. Based on the application as above, the UPSIDA has changed the project to 'Bio Medical Waste Treatment Plant' vide its letter no. SER 20220915/ 1003/ 38049/ 58850/ SIDC-A/ Babrala dated 19.09.2022 and the same is annexed herewith for the kind perusal of this Hon'ble Tribunal as **ANNEXURE U-7**.

G. It is humbly submitted that the setting up of "Bio-Medical Waste Treatment Plant" is not prohibited on plot nos. E-25 and E-26, Industrial Area, Babrala and there is no prohibition of any activity in categories M-0 to M-5 to locate in the area. Copy of certificate from UPSIDA regarding permissibility of industry of classes M0 to M5 in Barbala Industrial Area is annexed as **ANNEXURE U-8**.

H. It is humbly submitted that as per the Answering Respondent's Land Development and Building Regulation 2018, M-0 category includes industries (General Industries/ mixed polluting and non- polluting both) and M-1 includes polluting industries. The copy of the relevant extract of the Land Development and Building Regulation, 2018 of the UPSIDA is annexed herewith for the kind perusal of this Hon'ble Tribunal as **ANNEXURE U-9**.

It is humbly submitted that no land allotment has been made against the application filed by the respondents no. 7 & 8 on 06.07.2021 as claimed by


Regional Manager I.
U.P.S.I.D.A., Bareilly

the petitioner. The land allotment of 15.09.2021 was on an application filed on 13.08.2021 which was for Fabrication of Industrial Equipment ETP/STP/WTP/C which was a "Green Category" project but the project was consequently approved to be changed to Bio-medical Waste Handling Project on 19.09.2022 a "Red Category" industry which is not prohibited in the instant Industrial area.

J. That the respondent no. 7 has therefore been allotted plot no. E-25 and E-26, Industrial Area, Babrala for setting up Bio-Medical Waste Treatment Facility after taking into consideration that the proposal falls in the Red Category and that the gaseous emissions and effluents shall be treated to the standards prescribed by the Board. As per the UPSIDA Land Development and Building Regulations 2018, Polluting Industries are not prohibited in the instant Industrial Area.

PARAWISE REPLY TO THE FACTS IN BRIEF

1. That the contents of para 1 is admitted as correct to the extent that the answering respondent has allotted the land to the respondent no. 7. However, it is vehemently denied that Industrial Area, Babrala is meant for "Green Industries" only. It is humbly submitted that it would be evident from the allotment letter dated 15.09.2021 that the allotment was made by the answering respondent to the Respondent no. 7 on an application dated 13-08-2021 for '*Fabrication of Industrial Equipment*'. Later an application dated 15.07.2022 was received in the office of the UPSIDA on 11.08.2022 through which the respondent no. 7 and 8 applied to the Regional Manager, U.P.S.I.D.A., Babrala for a change in the product and category of activity to a Bio- Medical Waste Handling Facility. The allottee was advised by the answering Respondent/ UPSIDA on 13.09.2022 to submit an online application which was submitted online on 15.09.2022 before the UPSIDA again. Based on the application as above, the UPSIDA has changed the project from

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Regional Manager
U.P.S.I.D.A., Bareilly

'Fabrication of Industrial Equipment'. to 'Bio Medical Waste Treatment Plant' vide its letter no. SER 20220915/ 1003/ 38049/ 58850/ SIDC-A/ Babrala dated 19.09.2022.

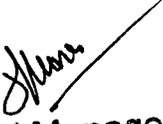
2. That the contents of para 2 of the the Facts in Brief needs no reply as the same does not pertain to the answering respondent/ UPSIDA.

3. That in reply to para 3 of the Facts in Brief, it is humbly submitted that there is nothing in the rules which prevents allotment of the plot in question by the Answering Respondent/ UPSIDA to respondent no. 7 without a prior Environmental Clearance. It is humbly submitted that the industrial plot in question was allotted to the respondent no. 7 as per the rules and regulations.

4-5. That with reference to the averments made by the applicant at para 4 and 5 of the Facts in Brief, it is humbly submitted that the Applicant herein has misinformed this Hon'ble Tribunal of the purposes for which the allotment has been made by obliterating certain parts of the letter no.: SER20210813/1000/ 1050/ 19324/ SIDC-IA, Babrala dated 15.09.2021.

The opening paragraph to the said letter, as issued by the UPSIDA, says that, "With reference to your application dated 13.08.2021 for allotment of land in Industrial Area Babrala, Bareilly at Regional office Bareilly, we are pleased to allot plot no. E-25 in the Industrial area on the conditions mentioned below for setting up of Industrial unit for manufacturing of Fabrication of Industrial Equipment (ETP/STP/WTP/C)."

That it seems that while submitting the present application before this Hon'ble Tribunal, applicant has obliterated the phrase "Fabrication of Industrial Equipment ETP/SOP/WTP/E" and made this Hon'ble Tribunal to believe that impugned allotment dated 15.09.2021 issued by the answering respondent/ UPSIDA has been made for the Bio medical waste Handling Facilities.


Regional Manager
P.S.I.D.A., Bareilly

That this Hon'ble Tribunal has also been misled to believe that the impugned allotment order of 15-09-2021 has been made on an application filed by the Respondent Nos. 7 and 8 on 06.07.2021. As it is evident from the allotment order of 15.09.2021, the allotment has been made on the basis of an application filed on 13.08.2021 which clearly states that the application is being made for 'Fabrication of Industrial equipment' and for which purpose the said allotment of 15.09.21 was made with standard conditions.

It is humbly submitted that in compliance of conditions no. 26 of the allotment letter, an application for change of product/project was made before the UPSIDA on 11.08.2022. The applicant was informed on 13.09.2022 that an online application has to be made and the online application for change of product/project was submitted on 15.09.2022 where it was also informed by the respondents 7 and 8 that the proposals fall in the red category and gaseous emissions and effluents may arise which would be discharged in conformity to the standards prescribed by the Board. Based on the submissions made, the UPSIDA, taking cognizance of the fact that polluting industries are not prohibited in the area has permitted the change of project from "Fabrication of Industrial equipment" to "Bio-Medical Waste Treatment Plant" through letter no. SER 2022/ 20220915/ 1003/ 38049/ 58850/ SIDC-IA/ Babrala dated 19.09.2022. That as per the said approval of change of project the following condition has been imposed, 'Please submit NOC of Pollution Control Board and all other certificates required for the changed project'. Since the Environmental Clearance and Consent to Establish were already submitted, the change of project was approved as per prescribed procedures.

That with respect to condition no. 18 of the allotment order dated 15.09.21 which was issued for setting up a fabrication unit, it is submitted that the following condition was imposed, "You shall not employ in the unit any

Shree
 Regional Manager
 U.P.S.I.D.A., Bareilly process generating smoke or fumes or involving use of chimney and any

use of fossil fuel in the process which may cause atmospheric pollution and or would not discharge liquid effluent which may be obnoxious by nature or cause pollution. Your unit should not involve any significant emission of particles and/or gaseous substance in the air” The fabrication unit was a Green Category project and did not involve emissions or effluents. However, being fully aware of the fact that a Biomedical Waste Handling facility is a red category activity likely to discharge gaseous emissions and effluents, UPSIDA has allowed a change of project at the location where polluting activities are not prohibited. With reference to the aforesaid condition no. 18, it is also humbly submitted that the condition only prohibits discharge of such emissions or effluents which may cause pollution. It is humbly submitted that the condition no. 18 of the impugned order 15.09.2021 does not put any prohibition on discharge of emissions or effluents but binds the allottee that such emission/ effluents do not pollute. Generation or discharge of effluents or emissions within prescribed standards is not disallowed.

The proposals of the respondent, which commit compliance to norms, have been examined by the State Pollution Control Board and the MoEF and CC who after due satisfaction have granted their respective permissions and Polluting industries (M0 and M1) are not prohibited in the area as per the UPSIDA Land and Building Regulation 2018.

6. That with regards to the contents of para 6 of the Facts in Brief, the Babrala Industrial area is not developed for Green Industries only and has neither been marked as a green zone. Industries classified as M-0 to M-5 are not prohibited in the area. Category M-0 and M-1 constitute polluting industries which are allowed in the area. M-0 is defined as Industries general Industries/Mixed (Polluting and Non-Polluting—both Type), M-1 is defined as Industry (Polluting). The Babrala Industrial area has not been developed for ‘green category’ industries only but any industry from M-0 to M-5 as per the

UPSIDA Building regulation 2018 can be established. There is no prohibition.

[Handwritten Signature]

Regional Manager
U.P.S.I.D.A., Bareilly

7. That the contents of para 7 of the facts in brief need no reply from the answering respondent/ UPSIDA as the same does not pertain to them.

8. That in reply to the contents of para 8 of the facts in brief, it is submitted that the respondent no. 7 and 8 would be permitted to run the industries as per the rules, regulations and guidelines as applicable.

REPLY TO THE GROUNDS

It is humbly submitted that the grounds as raised in the instant application under reply are untenable in the eyes of law. It is submitted that the grounds are simply based on conjectures and surmises as also unfounded apprehensions.

Last para of the instant application under reply is the prayer to this Hon'ble Tribunal which is untenable in the eyes of law.

PRAYER

It is, therefore, most humbly prayed that this Hon'ble Tribunal may kindly be pleased to dismiss the instant application with costs in favour of the answering Respondent/ UPSIDA and against the applicant, in the interest of justice.

NEW DELHI

RESPONDENT NO.6/ UPSIDA

DATE:

THROUGH

REGIONAL MANAGER, BAREILLY

THROUGH

**Regional Manager
U.P.S.I.D.A., Bareilly,**

**(RAJESH RAINA)
ADVOCATE**

ENRL NO. D/528/1996

CH. NO. T-1A, FIRST FLOOR,

TIS HAZARI COURT, DELHI-110054.

MAIL- advocate.rajeshraina@hotmail.com

9810333196 (M)

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PRINCIPAL BENCH, NEW DELHI

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IN THE MATTER OF: -

ANIRUDH PANWAR

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APPLICANT VERSUS

MINISTRY OF ENVIRONMENT,

FOREST AND CLIMATE CHANGE & ORS

RESPONDENTS

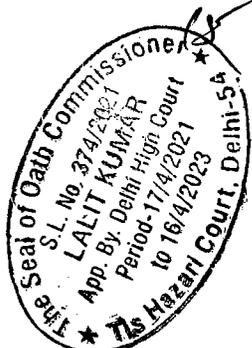
AFFIDAVIT

I, Santosh Kumar S/o of Sh. Davi Deen R/o 115/3, Rajendra Nagar, Bareilly presently working as Regional Manager, UPSIDA, Bareilly, Uttar Pradesh aged about 54 years, UP, do hereby solemnly affirm and declare as under:-

1. That I am working as Regional Manager, UPSIDA, Bareilly, Uttar Pradesh of the Respondent No. 6/ UPSIDA in the above noted matter and as such am well conversant with the facts of the case and competent to swear this affidavit.

2. That the accompanying Reply to the OA on behalf of the Respondent no. 6/ UPSIDA has been drafted by my counsel under my instructions and the contents of the same have been read over and explained to me in vernacular, which are true and correct to the best of my knowledge.

3. That the contents of the accompanying application may kindly be read as part and parcel of the present affidavit which are not being repeated herein for the sake of brevity.



[Handwritten Signature]
I identified the deponent who has signed in my presence

VERIFICATION:-

Verified at New Delhi on this 17 NOV 2022 day of November, 2022, that the contents of the above affidavit are true and correct as per the records available and nothing material has been concealed therefrom.

[Handwritten Signature]
DEPONENT
Regional Manager
U.P.S.I.D.A., Bareilly

[Handwritten Signature]
DEPONENT
Regional Manager
U.P.S.I.D.A., Bareilly

CERTIFIED THAT THE DEPONENT
Shri/Smt. Santosh Kumar Age ...
S/o ...
R/o ...
identified by Shri/Smt. Davi Deen R/o ...
as solemnly affirmed before me at Delhi
on 17 NOV 2022
affidavit which have been read & explained
to him/her are true & correct to his/her
knowledge
[Handwritten Signature]
Oath Commissioner Delhi

Form No : RBR1765

Date : 13/08/2021

U.P. STATE INDUSTRIAL DEVELOPMENT CORPORATION LIMITED, KANPUR
(Head Office: A-1/4, LAKHANPUR, POSTBOX NO. 1050, KANPUR 208024)

Application Form For Allotment of Industrial Plot/Shed

To,
The Managing Director,
U.P. State Industrial Development Corporation Ltd.
A/14, Lakhanpur, KANPUR-208024



Dear Sir/Madam,

I apply for plot/shed in industrial area/estate of the corporation. The details are given below.

A. Applicant Details

Particulars of the plot required

District :	BAREILLY	Industrial Area :	Babrula
Plot Range(In Sqmt) :	1801.00	Plot Area(In Sqmt) :	1801.00
Preferred Plot :	E-25		
Plot Preference :	1. E-25	2.	3.

Particulars of the Applicant

Constitution of Firm/Company :	Private Limited/LLP		
Name of the Firm/Company :	PUNAHCHAKRAN PRIVATE LIMITED		
Authorised Person :	SARVESH KUMAR SACHAN		
Pan No :	AALCP5063E	CIN No :	U90009UP2020PTC136326
Phone :	7379559428	Email Id :	punahchakran@gmail.com
Address :	9/34 AMBEDKARPURAM AWAS VIKAS-3 KALYANPUR KANPUR		
Provisional ID :	SER20210813/1000/1765/19321		
Permanent ID :	SER20210813/1000/1050/19324		

ShareHolders Details

S.NO	Name	Shares (In %)	Address	Phone No	Email Id
1	SARVESH KUMAR SACHAN	50.00	H-1/50, Awas Vikas-3, Bareilly More, Shahjahanpur	9415457310	ecotech.etech@gmail.com
2	RAJESH KUMAR	50.00	H NO. 9/34 AMBEDKARPURAM AWAS VIKAS 3 KALYANPUR KA	8707229503	rajesh.sachan42@gmail.com

B. Project Details

Type of industry :	METALS (includes Aluminum, Steel and Iron Ore, Steel Re-Rolling and Fabrication/ Fabricated Items)
Proposed Product :	Fabrication of industrial Equipment (ETP/STP/WTP/C)

Project Costing Details

Estimated Cost of the project(In Lacs) :	₹159.30	Estimated Employment Generation(In Nos)	50.00
Estimated Project Start Period(In Months) :	12	Related Work Experience(In Year) :	22

Layout plan of land

Covered area(In %) :	60.00	Open area(In %) :	40.00
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Details of the investment(in Rs)

Investment In Land (In Lacs) :	₹18.55	Investment In Building (In Lacs) :	₹70.00
Investment In Machine & Equipments(In Lacs)	₹54.00	Investment In Other Fixed Assets (In Lacs) :	₹15
Investment In Other Expenses (In Lacs) :	₹1.80		

Will any fumes be generated in the process of manufacture and if so, their nature and quantity? **No**

Industrial Category **Green**

Power Requirement (in KW)

In KW : **75**

Other Relevant Information

Net Worth(In Lac) : **₹544.70** Is Project Require Expansion : **No**
 Net Turnover(In Lac) : **₹350.00**

Whether The Company Is 100% Export Oriented Industry : **No**

Applicant Priority Category Specification :**C. Payee Account Details**

Payee Name	PUNAHCHAKRAN PRIVATE LIMITED	Bank Name	STATE BANK OF INDIA
Account No	39976675249	IFSC Code	SBIN0013000
Branch Name	AVAS VIKAS KALYANPUR, KANPUR	Branch Address	G-22/4,G22/5 AVAS VIKAS-I, KALYANPUR, KANPUR

D. Documents Upload

S.NO	CheckList	Checklist Description	Document uploaded
1	Project Profile	Project Profile duly signed by the Applicant	1 PROJECT PROFILEL.pdf
2	Proposed Land Utilisation	Proposed land utilisation Plan duly Signed by Applicant	2 PPROPOSED LAND UTILISATION PLAN 1801-1.pdf
3	Applicant Status	Certificate of Incorporation	3 CERTIFICATE OF INCORPORATION-1.pdf
4	Applicant Identity	Identity Proof duly signed by Applicant (Aadhar Card/PAN Card)	4 AADHAR CARD PAN CARD.pdf
5	Applicant Status	Memorandum and Article of Association	5 MOA_AOA PUNAHCHAKRAN

6	Applicant Status	List of Shareholders and Directors along with their Shareholdings authenticated by CA	_compressed (1).pdf 6 DDIRECTOR & SHARE HOLDER LISTs.pdf
7	Applicant Status	Board Resolution	7 BOARD RESOLUTIONN.pdf
8	Applicant Status	Company Profile	8 PPPL PROFILE_05.07.2021.pdf
9	Proposed Turnover	Document showing net worth or turnover of previous year and relevant experience.	9 NET WOTH TUNOVER & DPR.pdf
10	Proposed Turnover	Sales Certificate	10 SALES CERTIFICATE .pdf
11	Certificate for 100% Export EOU	Certificate issued by Directorate of industry and Export promotion council in case of 100% EOU.	11 NA.pdf
12	Canceled Cheque	Copy of Cancel Cheque for verification of bank details for refund	12 BBANK DETAILS SBII.pdf
13	Reserved category	Certificate in case of reserved category i.e SC/ST/PH	13 NA.pdf

E. Payment

Dated: August 13, 2021

Accounts Statement

Service Reference Number SER20210813/1000/1765/19321
 Applicant Name PUNAHCHAKRAN PRIVATE LIMITED
 Industrial Area Babrala
 Required Plot Size 1801.00 SQmts.
 Applied Through Nivesh Mitra Single Window Clearance
 Payment Mode State Bank of India
 Transaction Ref No UPLK770906
 Transaction Date 8/13/2021 5:37:37 PM
 Payment Status Payment Completed
 Payment Confirmation Date

S.NO	Description	Amount
A. Applicable Fees		
1	Processing Fee Against Allotment	1000.00
2	GST 18% on Processing Fee Against Allotment	180.00
	Sub Total Applicable Fees	₹1180.00
B. Deposits		
1	Earnest Money Deposit	92752.00
	Sub Total Deposits	₹92752.00
	Total Payable (A+B)	₹93932.00

Disclaimer: The information given in the above application is true to the best of my knowledge and belief. The general conditions for allotment of plot/shed and grant of lease indicated in this application form for allotment of plot/shed in the industrial area has been read carefully and understood by me and are fully acceptable to me. I further agree to abide by any and all changes made in the general conditions by the corporation from time to time.

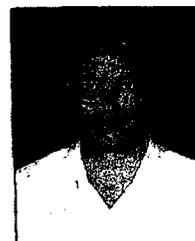
Form No : RBR1766

Date : 13/08/2021

U.P. STATE INDUSTRIAL DEVELOPMENT CORPORATION LIMITED, KANPUR
(Head Office: A-1/4, LAKHANPUR, POSTBOX NO. 1050, KANPUR 208024)

Application Form For Allotment of Industrial Plot/Shed

To,
The Managing Director,
U.P. State Industrial Development Corporation Ltd.
A/14, Lakhanpur, KANPUR-208024



Dear Sir/Madam,

I apply for plot/shed in industrial area/estate of the corporation. The details are given below.

A. Applicant Details

Particulars of the plot required

District :	BAREILLY	Industrial Area :	Babrula
Plot Range(In Sqmt) :	1800.00	Plot Area(In Sqmt) :	1800.00
Preferred Plot :	E-26		
Plot Preference :	1. E-26	2.	3.

Particulars of the Applicant

Constitution of Firm/Company :	Private Limited/LLP		
Name of the Firm/Company :	PUNAHCHAKRAN PRIVATE LIMITED		
Authorised Person :	SARVESH KUMAR SACHAN		
Pan No :	AALCP5063E	CIN No :	U90009UP2020PTC136326
Phone :	7379559428	Email Id :	punahchakran@gmail.com
Address :	9/34 AMBEDKARPURAM AWAS VIKAS-3 KALYANPUR KANPUR		
Provisional ID :	SER20210813/1000/1766/19322		
Permanent ID :	SER20210813/1000/1051/19325		

ShareHolders Details

S.NO	Name	Shares (In %)	Address	Phone No	Email Id
1	SARVESH KUMAR SACHAN	50.00	H-1/50, Awas Vikas-3, Bareilly More, Shahjahanpur	9415457310	ecotech.etech@gmail.com
2	RAJESH KUMAR	50.00	H NO. 9/34 AMBEDKARPURAM AWAS VIKAS 3 KALYANPUR KA	8707229503	rajesh.sachan42@gmail.com

B. Project Details

Type of industry :	METALS (includes Aluminum, Steel and Iron Ore, Steel Re-Rolling and Fabrication/ Fabricated Items)
Proposed Product :	Fabrication of industrial Equipment (ETP/STP/WTP/C)

Project Costing Details

Estimated Cost of the project(In Lacs) :	₹159.30	Estimated Employment Generation(In Nos)	50.00
Estimated Project Start Period(In Months) :	12	Related Work Experience(In Year) :	22

Layout plan of land

Covered area(In %) :	60.00	Open area(In %) :	40.00
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Details of the investment(in Rs)

Investment In Land (In Lacs) :	₹18.54	Investment In Building (In Lacs) :	₹70.00
Investment In Machine & Equipments(In Lacs)	₹54.00	Investment In Other Fixed Assets (In Lacs) :	₹15
Investment In Other Expenses (In Lacs) :	₹1.80		

Will any fumes be generated in the process of manufacture and if so, their nature and quantity? **No**

Industrial Category **Green**

Power Requirement (in KW)

In KW : **75**

Other Relevant Information

Net Worth(In Lac) : **₹544.70** Is Project Require Expansion : **No**
 Net Turnover(In Lac) : **₹350.00**

Whether The Company Is 100% Export Oriented Industry : **No**

Applicant Priority Category Specification :**C. Payee Account Details**

Payee Name	PUNAHCHAKRAN PRIVATE LIMITED	Bank Name	STATE BANK OF INDIA
Account No	39976675249	IFSC Code	SBIN0013000
Branch Name	AVAS VIKAS KALYANPUR, KANPUR	Branch Address	G-22/4,G22/5 AVAS VIKAS-I, KALYANPUR, KANPUR

D. Documents Upload

S.NO	CheckList	Checklist Description	Document uploaded
1	Project Profile	Project Profile duly signed by the Applicant	1 PROJECT PROFILE EE.pdf
2	Proposed Land Utilisation	Proposed land utilisation Plan duly Signed by Applicant	2 PPROPOSED LAND UTILISATION PLAN-1.pdf
3	Applicant Status	Certificate of Incorporation	3 CERTIFICATE OF INCORPORATION-1.pdf
4	Applicant Identity	Identity Proof duly signed by Applicant (Aadhar Card/PAN Card)	4 AADHAR CARD PAN CARD.pdf
5	Applicant Status	Memorandum and Article of Association	5 MOA_AOA PUNAHCHAKRAN

6	Applicant Status	List of Shareholders and Directors along with their Shareholdings authenticated by CA	6 DDIRECTOR & SHARE HOLDER LISTS.pdf
7	Applicant Status	Board Resolution	7 BOARD RESOLUTIONN.pdf
8	Applicant Status	Company Profile	8 PPPL PROFILE_05.07.2021.pdf
9	Proposed Turnover	Document showing net worth or turnover of previous year and relevant experience.	9 NET WOTH TUNOVER & DPR.pdf
10	Proposed Turnover	Sales Certificate	10 SALES CERTIFICATE .pdf
11	Certificate for 100% Export EOU	Certificate issued by Directorate of industry and Export promotion council in case of 100% EOU.	11 NA.pdf
12	Canceled Cheque	Copy of Cancel Cheque for verification of bank details for refund	12 BBANK DETAILS SBII.pdf
13	Reserved category	Certificate in case of reserved category i.e SC/ST/PH	13 NA.pdf

E. Payment

Dated: August 13, 2021

Accounts Statement

Service Reference Number SER20210813/1000/1766/19322
 Applicant Name PUNAHCHAKRAN PRIVATE LIMITED
 Industrial Area Babrala
 Required Plot Size 1800.00 SQmts.
 Applied Through Nivesh Mitra Single Window Clearance
 Payment Mode State Bank of India
 Transaction Ref No UPLK770933
 Transaction Date 8/13/2021 5:53:54 PM
 Payment Status Payment Completed
 Payment Confirmation Date 8/13/2021 5:54:31 PM

S.NO	Description	Amount
A. Applicable Fees		
1	Processing Fee Against Allotment	1000.00
2	GST 18% on Processing Fee Against Allotment	180.00
	Sub Total Applicable Fees	₹1180.00
B. Deposits		
1	Earnest Money Deposit	92700.00
	Sub Total Deposits	₹92700.00
	Total Payable (A+B)	₹93880.00

Disclaimer: The information given in the above application is true to the best of my knowledge and belief. The general conditions for allotment of plot/shed and grant of lease indicated in this application form for allotment of plot/shed in the industrial area has been read carefully and understood by me and are fully acceptable to me. I further agree to abide by any and all changes made in the general conditions by the corporation from time to time.

**U.P. State Industrial
Development Authority**



Regional Office, BAREILLY
BDA Building, Nainital Road
Bareilly
Tel No. : 0581-2543891
Email ID: rmbareilly@upsidc.com
Website: www.onlineupsidc.com

Ref.No:SER20210813/1000/1050/19324/SIDC-IA/Babrala

Date:15/09/2021

To,

PUNAHCHAKRAN PRIVATE LIMITED
9/34 AMBEDKARPURAM AWAS VIKAS-3 KALYANPUR KANPUR



Subject:- Allotment of land in Industrial Area Babrala

Dear Sir,

With reference to your application dated **13/08/2021** for allotment of land in Industrial Area **Babrala** at regional office **BAREILLY**, we are please to allot plot no **E-25** in the Industrial Area on the conditions mentioned below for setting up of industrial unit for manufacturing of : **Fabrication of industrial Equipment (ETP/STP/WTP/C**

1. Area of plot is 1801 sq. mtr. The precise measurement and the area of the plot is as per site layout attached herewith
2. Date of issuance of this letter will be treated as the date of allotment of the above plot in your favour.
3. The interest chargeable as per clause 5 below on the (total) balance outstanding premium will be computed from the date of allotment as defined in clause 2 above and payable half yearly on 1st day of January and 1st day of July each year. The first of such payment will be due on 01/07/2022
- a. There are construction of value 0 existing on the plot, which shall have to be paid by you along with reservation money as mentioned in clause 4 below.
4. You shall deppsit an amount of Rs 102026.65 (Earnest Money of Rs92751.5 has been adjusted) towards reservation money in respect of the above plot latest by 15/10/2021 . This amount together with Earnest money is approximately equal to 10 percent of the total premium of the plot at provisional rate of Rs 1030 per sq. mtr. and locational charges @ Rs 51.5 per sq. mtr for the first five acres, and is subject to adjustment according to actual measurement of the plot. If the payments are not made as stipulated above this allotment will stand automatically cancelled and an amount of 1 % shall be deducted from the Earnest Money deposited by you and same shall stand forfeited by this Corporation. However, if the area of land allotted either exceeds the area applied for or falls short of the area applied for by an area more than 20%, the deductions in Earnest Money shall not be done if the allotment is not accepted, provided an intimation is sent to us in this respect by date stipulated above.
Note: -The premium mentioned herein is provisional and is liable to be increased on account of increased compensation or additional infrastructure development.
5. The remaining 90% of the provisional premium shall have to be paid by you in 12 equal half yearly instalments each of which will be due for payment on 1st day of january and 1st day of july each year. The first instalment of such payment will fall due for payment on 01/07/2022. The second and subsequent instalments of premium will fall due on 1st day of January and 1st day of July each year.
An interest @ 14% per annum shall be charged on the outstanding (balance) premium with effect from the date of allotment and shall be payable along with instalment of premium as stipulated in clause 3 above. A rebate of 3% per annum on payment of interest shall be allowed if the instalment is deposited on or before the stipulated date and if there are no arrears of dues. The amount of the balance premium and the interest due thereon from time to time shall remain first charge on the land and the building and machinery erected thereon till it is (they are) paid in full.
6. The stamp duty, the registration charges and legal expenses involved in the execution of the Lease Deed and other

agreements from time to time shall be borne by you.

7. You shall have to execute a Lease deed within 60 days by submitting following documents:-
 - a. Valid Udyog Adhar registration for the item of manufacturing and plot for which this allotment is made
 - b. Clear all dues upto the date of Lease Deed as mentioned in clause -3, 4 and 5 of this letter.
 - c. Detailed statement showing shareholders/ director position duly certified by CA.
 - d. Necessary stamp papers/e-stamp/ Bank Guarantee (as per Govtt order)
 - e. Provisional NOC of Pollution Control Board.
 - f. Any other formalities/ papers as required.
8. You will have to take over possession of the land within 30 days of executing the Lease deed.
9. You shall have to get the maps approved within 90 days of taking possession. The formalities to be done in this regard are available on website onlineupsidc.com.
10. You shall have to start construction within 30 days of approval of map.
11. You shall have to start production on the plot within 12 months from date of allotment and intimate the corporation of the same..
12. The plot has been allotted on as it is where it is basis and levelling etc. if any, is to be undertaken by you at your expenses. You will pay to the U.P. State Industrial Development Corporation Ltd. within 30 days from the date of the demand made by this Corporation from time to time such recurring fee in the nature of service and/or maintenance charges as determined by this Corporation. In case of default you will be liable to pay interest @ 14 % p.a. on the amount due.
13.
 - a. You will adhere and submit to the rules of Municipal or other authority now existing or hereinafter to exist insofar as the same relate to the immovable property in the Industrial Area or so far as they affect the health, safety and convenience of the others inhabitants of the place, and will not release any obnoxious gaseous, liquid or solid effluents from the unit in any case.
 - b. You will establish at your own cost an appropriate and efficient effluent treatment system/ plant and will ensure that it is ready and functional as per the norms and specifications expected laid down or stipulated by the State Effluent Board/U.P. Pollution Control Board and any other authority established by law for the time being in force before the production is commenced in the unit set up on the plot
 - c. Whenever the industrial area is included in the jurisdiction of Municipal Corporation or Board, Cantonment Board, Zila Parishad, Town Area or (any) other local bodies (body), you will become liable to pay and discharge all rates, taxes, charges, claims and outgoing chargeable imposed and assessment of every description, which may be assessed, charged or imposed upon then by the local body and will abide by the laws rules and direction of the local body.
 - d. You will make appropriate arrangements at your own cost for proper disposal of waste water produced in your unit
14. You will have to apply for and obtain power connection from the local agency /U.P. State Electricity Board as the case may be at your end and cost.
15. The allotment will be cancelled if and when any one of the following mentioned violations happens and further action after cancellation shall be taken up as mentioned in clause 16 below.
 - a. If you fail to comply to any of the conditions 7-12 above within the time stipulated above, the time duration mentioned being of essence.

OR

 - b. If you fail to make payment of interest and/ or premium on or before the due date(s) as mentioned in clause 5 of this letter

OR

 - c. If you fail to comply clause 23, 24 and 26 mentioned here in below
16. In the event of cancellation of allotment on account of any default on your part, the following will stand forfeited to the
 - a. Interest @ 14 % per annum from the date of allotment on the total unpaid premium from time to time till the date of cancellation of allotment without allowing rebate in interest, mentioned in clause 5 above irrespective of the fact whether the dues had been paid in time or not.

AND

- b. Use and Occupation charges/ Lease Rent from the date of allotment upto the date of cancellation.

AND

- c. In the case of constructed sheds allotted by UPSIDC Ltd 2 % of the cost of shed towards depreciation. The Balance amount, if any, out of the deposits made by you till then, after deducting the amounts to be forfeited as above, will be refundable. In case the total of the amounts paid is less than the amounts to be forfeited you shall be liable to pay the difference and the same shall be recoverable by the Corporation from you
17. In the event of surrender of the allotment the following amounts will stand forfeited to the U.P. State Industrial Development Corporation Ltd.
- a. Interest @ 14 % per annum from the date of allotment upto the date of surrender of the allotment on the total balance (unpaid), premium from time to time allowing the rebate (in interest) irrespective of the fact whether the payments were made in time or not.

AND

- b. Use and Occupation charges/ Lease Rent from the date of allotment till the date of surrender.

AND

- c. 0 % Of the cost of shed towards depreciation in case of constructed sheds allotted by UPSIDC. The Balance amount, if any, out of the deposits made by you till the date of surrender after deducting the amounts to be forfeited as above, will be refundable. In case the total of the amounts paid is less than the amount to be forfeited, you shall be liable to pay the difference and the same shall be recoverable by the corporation from you
18. You shall not employ in the unit any process generating smoke or fumes or involving use of chimney and any use of fossil fuel in the process which may cause atmospheric pollution and / or would not discharge liquid effluent which may be obnoxious by nature or cause pollution. Your unit should not involve any significant emission of particles and / or gaseous substance in the air.
19. In employing labour for the industry, skilled, semi skilled or unskilled, shall give preference to one or two able - bodied persons from the families, whose land has been acquired for the purpose of the said Industrial Area.
20. You will pay use and occupation charges/ lease rent at the rate of Rs. 1801/- per square meter per year during the first thirty years, Rs.4502.5/- per square meter per year during the next thirty years after expiry of the first thirty years and Rs. 9005/- per square meter per year during the next thirty years after expiry of the first sixty years. Use and occupation charges are payable till the date lease is granted to you whereafter lease rent will have to be paid.
21. The allottee / lessee will mention in the postal address of his correspondence letters invariably the name of UPSIDC Industrial Area.
22. All the payments to the Corporation should be either online or through Bank Draft / pay order in favour of UPSIDC Ltd. payable at BAREILLY No payments in cash or through cheques would be accepted.
23. You will utilise minimum 60% area of the plot by covering it by roof/ permanent shed within the above specified period failing which the allotment of the plots(s) will be cancelled.
24. It will be your sole responsibility to get No Objection Certificate from UPPCB (U.P. Pollution Control Board) and if it is not furnished to this Corporation, you will be liable for action according to law and UPSIDC would not be responsible for any of your act or omissions which may be in contravention to the U. P. Pollution Control Board rules environmental laws.
25. If the Corporation fails to hand over possession within 6 months entire deposits made by you shall be refunded alongwith simple interest @6%.
26. Any Reconstitution/ project change/ name change/ mortgage without prior approval in writing to this Corporation shall result in automatic cancellation of the allotment.
27. You shall make arrangements for rain water harvesting and all other laws framed by the Govt. to protect environment.
28. If it is found that you have misrepresented or submitted wrong information for getting this allotment, the allotment shall be void and the entire amount deposited by you shall be forfeited.

Your's Faithfully,
For U.P. STATE INDL. DEV. CORPN. LTD.
 SANTOSH
 KUMAR
Santosh Kumar
(Regional Manager)

No: SER20210813/1000/1050/19324 SIDC-IA: Babrala

Plot No.: E-25

Date: 15/09/2021

Copy forwarded for information and necessary action to:-

1.Chief Manager I.A, UPSIDC LTD, Kanpur

U.P. STATE INDUSTRIAL DEVELOPMENT AUTHORITY
CIN No - U26960UP1961SGC002834, Head Office, Kanpur
A-1/4, Lakhapur, Kanpur-208024
Telephone No-0512-2582851-53(PBX), Fax No.-0512-2580797
Website:- www.onlineupsidc.com

Installment Schedule

Installment No.	Due Date Of Installment	Interest Due (With Rebate)	Interest Due (Without Rebate)	Premium Due	Total Amount (With Rebate)	Total Amount (Without Rebate)
1	01/07/2022	₹152,679.39	₹194,319.22	₹0.00	₹152,679.39	₹194,319.22
2	01/01/2023	₹97,207.64	₹123,718.81	₹0.00	₹97,207.64	₹123,718.81
3	01/07/2023	₹95,622.73	₹121,701.66	₹0.00	₹95,622.73	₹121,701.66
4	01/01/2024	₹97,207.64	₹123,718.81	₹0.00	₹97,207.64	₹123,718.81
5	01/07/2024	₹95,888.33	₹122,039.69	₹175,300.34	₹271,188.67	₹297,340.03
6	01/01/2025	₹87,247.84	₹111,042.70	₹175,300.34	₹262,548.18	₹286,343.04
7	01/07/2025	₹76,498.18	₹97,361.33	₹175,300.34	₹251,798.52	₹272,661.67
8	01/01/2026	₹68,045.35	₹86,603.17	₹175,300.34	₹243,345.69	₹261,903.51
9	01/07/2026	₹57,373.64	₹73,020.99	₹175,300.34	₹232,673.98	₹248,321.33
10	01/01/2027	₹48,603.82	₹61,859.40	₹175,300.34	₹223,904.16	₹237,159.74
11	01/07/2027	₹38,249.09	₹48,680.66	₹175,300.34	₹213,549.43	₹223,981.00
12	01/01/2028	₹29,162.29	₹37,115.64	₹175,300.34	₹204,462.63	₹212,415.98
13	01/07/2028	₹19,177.66	₹24,407.93	₹175,300.34	₹194,478.00	₹199,708.27
14	01/01/2029	₹9,694.20	₹12,338.08	₹175,300.34	₹184,994.54	₹187,638.42

Note : 3 % rebate on interest is applicable when all the installments are paid on or before due date

SANTOSH
KUMAR

Regional Manager

**U.P. State Industrial
Development Authority**



Regional Office, BAREILLY
BDA Building, Nainital Road
Bareilly
Tel No. : 0581-2543891
Email ID: rmbareilly@upsidc.com
Website: www.onlineupsidc.com

Ref.No:SER20210813/1000/1051/19325/SIDC-IA/Babrala

Date:15/09/2021

To,

PUNAHCHAKRAN PRIVATE LIMITED
9/34 AMBEDKARPURAM AWAS VIKAS-3 KALYANPUR KANPUR



Subject:- Allotment of land in Industrial Area Babrala

Dear Sir,

With reference to your application dated **13/08/2021** for allotment of land in Industrial Area **Babrala** at regional office **BAREILLY**. we are please to allot plot no **E-26** in the Industrial Area on the conditions mentioned below for setting up of industrial unit for manufacturing of : **Fabrication of industrial Equipment (ETP/STP/WTP/C**

1. Area of plot is 1800 sq. mtr. The precise measurement and the area of the plot is as per site layout attached herewith
2. Date of issuance of this letter will be treated as the date of allotment of the above plot in your favour.
3. The interest chargeable as per clause 5 below on the (total) balance outstanding premium will be computed from the date of allotment as defined in clause 2 above and payable half yearly on 1st day of January and 1st day of July each year. The first of such payment will be due on 01/07/2022
 - a. There are construction of value 0 existing on the plot, which shall have to be paid by you along with reservation money as mentioned in clause 4 below.
4. You shall deposit an amount of Rs 92700 (Earnest Money of Rs92700 has been adjusted) towards reservation money in respect of the above plot latest by 15/10/2021 . This amount together with Earnest money is approximately equal to 10 percent of the total premium of the plot at provisional rate of Rs 1030 per sq. mtr. and locational charges @ Rs 0 per sq. mtr for the first five acres, and is subject to adjustment according to actual measurement of the plot. If the payments are not made as stipulated above this allotment will stand automatically cancelled and an amount of 1 % shall be deducted from the Earnest Money deposited by you and same shall stand forfeited by this Corporation. However, if the area of land allotted either exceeds the area applied for or falls short of the area applied for by an area more than 20%, the deductions in Earnest Money shall not be done if the allotment is not accepted, provided an intimation is sent to us in this respect by date stipulated above.

Note: -The premium mentioned herein is provisional and is liable to be increased on account of increased compensation or additional infrastructure development.
5. The remaining 90% of the provisional premium shall have to be paid by you in 12 equal half yearly instalments each of which will be due for payment on 1st day of January and 1st day of July each year. The first instalment of such payment will fall due for payment on 01/07/2022. The second and subsequent instalments of premium will fall due on 1st day of January and 1st day of July each year.

An interest @ 14% per annum shall be charged on the outstanding (balance) premium with effect from the date of allotment and shall be payable along with instalment of premium as stipulated in clause 3 above. A rebate of 3% per annum on payment of interest shall be allowed if the instalment is deposited on or before the stipulated date and if there are no arrears of dues. The amount of the balance premium and the interest due thereon from time to time shall remain first charge on the land and the building and machinery erected thereon till it is (they are) paid in full.
6. The stamp duty, the registration charges and legal expenses involved in the execution of the Lease Deed and other

agreements from time to time shall be borne by you.

7. You shall have to execute a Lease deed within 60 days by submitting following documents:-
 - a. Valid Udyog Adhar registration for the item of manufacturing and plot for which this allotment is made
 - b. Clear all dues upto the date of Lease Deed as mentioned in clause -3, 4 and 5 of this letter.
 - c. Detailed statement showing shareholders/ director position duly certified by CA.
 - d. Necessary stamp papers/e-stamp/ Bank Guarantee (as per Govtt order)
 - e. Provisional NOC of Pollution Control Board.
 - f. Any other formalities/ papers as required.
8. You will have to take over possession of the land within 30 days of executing the Lease deed.
9. You shall have to get the maps approved within 90 days of taking possession. The formalities to be done in this regard are available on website onlineupsidc.com.
10. You shall have to start construction within 30 days of approval of map.
11. You shall have to start production on the plot within 12 months from date of allotment and intimate the corporation of the same..
12. The plot has been allotted on as it is where it is basis and levelling etc. if any, is to be undertaken by you at your expenses. You will pay to the U.P. State Industrial Development Corporation Ltd. within 30 days from the date of the demand made by this Corporation from time to time such recurring fee in the nature of service and/or maintenance charges as determined by this Corporation. In case of default you will be liable to pay interest @ 14 % p.a. on the amount due.
13.
 - a. You will adhere and submit to the rules of Municipal or other authority now existing or hereinafter to exist insofar as the same relate to the immovable property in the Industrial Area or so far as they affect the health, safety and convenience of the others inhabitants of the place, and will not release any obnoxious gaseous, liquid or solid effluents from the unit in any case.
 - b. You will establish at your own cost an appropriate and efficient effluent treatment system/ plant and will ensure that it is ready and functional as per the norms and specifications expected laid down or stipulated by the State Effluent Board/U.P. Pollution Control Board and any other authority established by law for the time being in force before the production is commenced in the unit set up on the plot
 - c. Whenever the industrial area is included in the jurisdiction of Municipal Corporation or Board, Cantonment Board, Zila Parishad, Town Area or (any) other local bodies (body), you will become liable to pay and discharge all rates, taxes, charges, claims and outgoing chargeable imposed and assessment of every description, which may be assessed, charged or imposed upon then by the local body and will abide by the laws rules and direction of the local body.
 - d. You will make appropriate arrangements at your own cost for proper disposal of waste water produced in your unit
14. You will have to apply for and obtain power connection from the local agency /U.P. State Electricity Board as the case may be at your end and cost.
15. The allotment will be cancelled if and when any one of the following mentioned violations happens and further action after cancellation shall be taken up as mentioned in clause 16 below.
 - a. If you fail to comply to any of the conditions 7-12 above within the time stipulated above, the time duration mentioned being of essence.

OR

 - b. If you fail to make payment of interest and/ or premium on or before the due date(s) as mentioned in clause 5 of this letter

OR

 - c. If you fail to comply clause 23, 24 and 26 mentioned here in below
16. In the event of cancellation of allotment on account of any default on your part, the following will stand forfeited to the
 - a. Interest @ 14 % per annum from the date of allotment on the total unpaid premium from time to time till the date of cancellation of allotment without allowing rebate in interest, mentioned in clause 5 above irrespective of the fact whether the dues had been paid in time or not.

AND

- b. Use and Occupation charges/ Lease Rent from the date of allotment upto the date of cancellation.

AND

- c. In the case of constructed sheds allotted by UPSIDC Ltd 2 % of the cost of shed towards depreciation. The Balance amount, if any, out of the deposits made by you till then, after deducting the amounts to be forfeited as above, will be refundable. In case the total of the amounts paid is less than the amounts to be forfeited you shall be liable to pay the difference and the same shall be recoverable by the Corporation from you
17. In the event of surrender of the allotment the following amounts will stand forfeited to the U.P. State Industrial Development Corporation Ltd.
- a. Interest @ 14 % per annum from the date of allotment upto the date of surrender of the allotment on the total balance (unpaid), premium from time to time allowing the rebate (in interest) irrespective of the fact whether the payments were made in time or not.

AND

- b. Use and Occupation charges/ Lease Rent from the date of allotment till the date of surrender.

AND

- c. 0 % Of the cost of shed towards depreciation in case of constructed sheds allotted by UPSIDC. The Balance amount, if any, out of the deposits made by you till the date of surrender after deducting the amounts to be forfeited as above, will be refundable. In case the total of the amounts paid is less than the amount to be forfeited, you shall be liable to pay the difference and the same shall be recoverable by the corporation from you
18. You shall not employ in the unit any process generating smoke or fumes or involving use of chimney and any use of fossil fuel in the process which may cause atmospheric pollution and / or would not discharge liquid effluent which may be obnoxious by nature or cause pollution. Your unit should not involve any significant emission of particles and / or gaseous substance in the air.
19. In employing labour for the industry, skilled, semi skilled or unskilled, shall give preference to one or two able - bodied persons from the families whose land has been acquired for the purpose of the said Industrial Area.
20. You will pay use and occupation charges/ lease rent at the rate of Rs. 1800/- per square meter per year during the first thirty years, Rs.4500/- per square meter per year during the next thirty years after expiry of the first thirty years and Rs. 9000/- per square meter per year during the next thirty years after expiry of the first sixty years. Use and occupation charges are payable till the date lease is granted to you whereafter lease rent will have to be paid.
21. The allottee / lessee will mention in the postal address of his correspondence letters invariably the name of UPSIDC Industrial Area.
22. All the payments to the Corporation should be either online or through Bank Draft / pay order in favour of UPSIDC Ltd. payable at BAREILLY No payments in cash or through cheques would be accepted.
23. You will utilise minimum 60% area of the plot by covering it by roof/ permanent shed within the above specified period failing which the allotment of the plots(s) will be cancelled.
24. It will be your sole responsibility to get No Objection Certificate from UPPCB (U.P. Pollution Control Board) and if it is not furnished to this Corporation, you will be liable for action according to law and UPSIDC would not be responsible for any of your act or omissions which may be in contravention to the U. P. Pollution Control Board rules environmental laws.
25. If the Corporation fails to hand over possession within 6 months entire deposits made by you shall be refunded alongwith simple interest @6%.
26. Any Reconstitution/ project change/ name change/ mortgage without prior approval in writing to this Corporation shall result in automatic cancellation of the allotment.
27. You shall make arrangements for rain water harvesting and all other laws framed by the Govt. to protect environment.
28. If it is found that you have misrepresented or submitted wrong information for getting this allotment, the allotment shall be void and the entire amount deposited by you shall be forfeited.

Your's Faithfully,
For U.P. STATE INDL. DEV. CORPN. LTD.
 SANTOSH
 KUMAR
Santosh Kumar
(Regional Manager)

No: SER20210813/1000/1051/19325

SIDC-IA: Babrala

Plot No.: E-26

Date: 15/09/2021

Copy forwarded for information and necessary action to:-

1.Chief Manager I.A, UPSIDC LTD, Kanpur

U.P. STATE INDUSTRIAL DEVELOPMENT AUTHORITY
CIN No - U26960UP1961SGC002834, Head Office, Kanpur
A-1/4, Lakhapur, Kanpur-208024
Telephone No-0512-2582851-53(PBX), Fax No.-0512-2580797
Website:- www.onlineupsidc.com

Installment Schedule

Installment No.	Due Date Of Installment	Interest Due (With Rebate)	Interest Due (Without Rebate)	Premium Due	Total Amount (With Rebate)	Total Amount (Without Rebate)
1	01/07/2022	₹145,328.20	₹184,963.17	₹0.00	₹145,328.20	₹184,963.17
2	01/01/2023	₹92,527.30	₹117,762.02	₹0.00	₹92,527.30	₹117,762.02
3	01/07/2023	₹91,018.70	₹115,841.98	₹0.00	₹91,018.70	₹115,841.98
4	01/01/2024	₹92,527.30	₹117,762.02	₹0.00	₹92,527.30	₹117,762.02
5	01/07/2024	₹91,271.51	₹116,163.74	₹166,860.00	₹258,131.51	₹283,023.74
6	01/01/2025	₹83,047.04	₹105,696.24	₹166,860.00	₹249,907.04	₹272,556.24
7	01/07/2025	₹72,814.96	₹92,673.59	₹166,860.00	₹239,674.96	₹259,533.59
8	01/01/2026	₹64,769.11	₹82,433.41	₹166,860.00	₹231,629.11	₹249,293.41
9	01/07/2026	₹54,611.22	₹69,505.19	₹166,860.00	₹221,471.22	₹236,365.19
10	01/01/2027	₹46,263.65	₹58,881.01	₹166,860.00	₹213,123.65	₹225,741.01
11	01/07/2027	₹36,407.48	₹46,336.79	₹166,860.00	₹203,267.48	₹213,196.79
12	01/01/2028	₹27,758.19	₹35,328.60	₹166,860.00	₹194,618.19	₹202,188.60
13	01/07/2028	₹18,254.30	₹23,232.75	₹166,860.00	₹185,114.30	₹190,092.75
14	01/01/2029	₹9,227.45	₹11,744.03	₹166,860.00	₹176,087.45	₹178,604.03

Note : 3 % rebate on interest is applicable when all the installments are paid on or before due date

SANTOSH
KUMAR

Regional Manager

Annexure: U-3

**U.P. State Industrial
Development Authority**



Regional Office, BAREILLY
BDA Building, Nainital Road
Bareilly
Tel No. : 0581-2543891
Email ID: rmbareilly@upsidc.com
Website: www.onlineupsidc.com

Ref.No:SER20210813/1000/1050/19324/SIDC-IA/Babrala

Date:15/09/2021

To,

PUNAHCHAKRAN PRIVATE LIMITED
9/34 AMBEDKARPURAM AWAS VIKAS-3 KALYANPUR KANPUR



Subject- Allotment of land in Industrial Area Babrala

Dear Sir,

With reference to your application dated 13/08/2021 for allotment of land in Industrial Area Babrala at regional office BAREILLY, we are please to allot plot no E-25 in the Industrial Area on the conditions mentioned below for setting up of industrial unit

1. Area of plot is 1801 sq. mtr. The precise measurement and the area of the plot is as per site layout attached herewith
2. Date of issuance of this letter will be treated as the date of allotment of the above plot in your favour.
3. The interest chargeable as per clause 5 below on the (total) balance outstanding premium will be computed from the date of allotment as defined in clause 2 above and payable half yearly on 1st day of January and 1st day of July each year. The first of such payment will be due on 01/07/2022
- a. There are construction of value 0 existing on the plot, which shall have to be paid by you along with reservation money as mentioned in clause 4 below.
4. You shall deposit an amount of Rs 102026.65 (Earnest Money of Rs 92751.5 has been adjusted) towards reservation money in respect of the above plot latest by 15/10/2021. This amount together with Earnest money is approximately equal to 10 percent of the total premium of the plot at provisional rate of Rs 1030 per sq. mtr, and locational charges @ Rs 51.5 per sq. mtr for the first five acres; and is subject to adjustment according to actual measurement of the plot. If the payments are not made as stipulated above this allotment will stand automatically cancelled and an amount of 1 % shall be deducted from the Earnest Money deposited by you and same shall stand forfeited by this Corporation. However, if the area of land allotted either exceeds the area applied for or falls short of the area applied for by an area more than 20%, the deductions in Earnest Money shall not be done if the allotment is not accepted, provided an intimation is sent to us in this respect by date stipulated above.
- Note:** - The premium mentioned herein is provisional and is liable to be increased on account of increased compensation or additional infrastructure development.
5. The remaining 90% of the provisional premium shall have to be paid by you in 12 equal half yearly instalments each of which will be due for payment on 1st day of January and 1st day of July each year. The first instalment of such payment will fall due for payment on 01/07/2022. The second and subsequent instalments of premium will fall due on 1st day of January and 1st day of July each year.

An interest @ 14% per annum shall be charged on the outstanding (balance) premium with effect from the date of allotment and shall be payable along with instalment of premium as stipulated in clause 3 above. A rebate of 3% per annum on payment of interest shall be allowed if the instalment is deposited on or before the stipulated date and if there are no arrears of dues. The amount of the balance premium and the interest due thereon from time to time shall remain first charge on the land and the building and machinery erected thereon till it is (they are) paid in full.

6. The stamp duty, the registration charges and legal expenses involved in the execution of the Lease Deed and other

agreements from time to time shall be borne by you.

- (12)
7. You shall have to execute a Lease deed within 60 days by submitting following documents:-
 - a. Valid Udyog Adhar registration for the item of manufacturing and plot for which this allotment is made.
 - b. Clear all dues upto the date of Lease Deed as mentioned in clause -3, 4 and 5 of this letter.
 - c. Detailed statement showing shareholders/ director position duly certified by CA.
 - d. Necessary stamp papers/e-stamp/ Bank Guarantee (as per Govt order)
 - e. Provisional NOC of Pollution Control Board.
 - f. Any other formalities/ papers as required.
 8. You will have to take over possession of the land within 30 days of executing the Lease deed.
 9. You shall have to get the maps approved within 90 days of taking possession. The formalities to be done in this regard are available on website onlineupsidc.com.
 10. You shall have to start construction within 30 days of approval of map.
 11. You shall have to start production on the plot within 12 months from date of allotment and intimate the corporation of the same.
 12. The plot has been allotted on as it is where it is basis and levelling etc. if any, is to be undertaken by you at your expenses. You will pay to the U.P. State Industrial Development Corporation Ltd. within 30 days from the date of the demand made by this Corporation from time to time such recurring fee in the nature of service and/or maintenance charges as determined by this Corporation. In case of default you will be liable to pay interest @ 14 % p.a. on the amount due.
 13.
 - a. You will adhere and submit to the rules of Municipal or other authority now existing or hereinafter to exist insofar as the same relate to the immovable property in the Industrial Area or so far as they affect the health, safety and convenience of the others inhabitants of the place, and will not release any obnoxious gaseous, liquid or solid effluents from the unit in any case.
 - b. You will establish at your own cost an appropriate and efficient effluent treatment system/ plant and will ensure that it is ready and functional as per the norms and specifications expected laid down or stipulated by the State Effluent Board/U.P. Pollution Control Board and any other authority established by law for the time being in force before the production is commenced in the unit set up on the plot.
 - c. Whenever the industrial area is included in the jurisdiction of Municipal Corporation or Board, Cantonment Board, Zila Parishad, Town Area or (any) other local bodies (body), you will become liable to pay and discharge all rates, taxes, charges, claims and outgoing chargeable imposed and assessment of every description, which may be assessed, charged or imposed upon then by the local body and will abide by the laws rules and direction of the local body.
 - d. You will make appropriate arrangements at your own cost for proper disposal of waste water produced in your unit
 14. You will have to apply for and obtain power connection from the local agency /U.P. State Electricity Board as the case may be at your end and cost.
 15. The allotment will be cancelled if and when any one of the following mentioned violations happens and further action after cancellation shall be taken up as mentioned in clause 16 below.
 - a. If you fail to comply to any of the conditions 7-12 above within the time stipulated above, the time duration mentioned being of essence.

OR

 - b. If you fail to make payment of interest and/ or premium on or before the due date(s) as mentioned in clause 5 of this letter

OR

 - c. If you fail to comply clause 23, 24 and 26 mentioned here in below
 16. In the event of cancellation of allotment on account of any default on your part, the following will stand forfeited to the
 - a. Interest @ 14 % per annum from the date of allotment on the total unpaid premium from time to time till the date of cancellation of allotment without allowing rebate in interest, mentioned in clause 5 above irrespective of the fact whether the dues had been paid in time or not.

(15)

AND

- b. Use and Occupation charges/ Lease Rent from the date of allotment upto the date of cancellation.

AND

- c. In the case of constructed sheds allotted by UPSIDC Ltd 2 % of the cost of shed towards depreciation. The Balance amount, if any, out of the deposits made by you till then, after deducting the amounts to be forfeited as above, will be refundable. In case the total of the amounts paid is less than the amounts to be forfeited you shall be liable to pay the difference and the same shall be recoverable by the Corporation from you
17. In the event of Surrender of the allotment the following amounts will stand forfeited to the U.P. State Industrial Development Corporation Ltd.
- a. Interest @ 14 % per annum from the date of allotment upto the date of surrender of the allotment on the total balance (unpaid), premium from time to time allowing the rebate (in interest) irrespective of the fact whether the payments were made in time or not.

AND

- b. Use and Occupation charges/ Lease Rent from the date of allotment till the date of surrender.

AND

- c. 0 % Of the cost of shed towards depreciation in case of constructed sheds allotted by UPSIDC. The Balance amount, if any, out of the deposits made by you till the date of surrender after deducting the amounts to be forfeited as above, will be refundable. In case the total of the amounts paid is less than the amount to be forfeited, you shall be liable to pay the difference and the same shall be recoverable by the corporation from you
18. You shall not employ in the unit any process generating smoke or fumes or involving use of chimney and any use of fossil fuel in the process which may cause atmospheric pollution and / or would not discharge liquid effluent which may be obnoxious by nature or cause pollution. Your unit should not involve any significant emission of particles and / or gaseous substance in the air.
19. In employing labour for the industry, skilled, semi skilled or unskilled, shall give preference to one or two able - bodied persons from the families whose land has been acquired for the purpose of the said Industrial Area.
20. You will pay use and occupation charges/ lease rent at the rate of Rs. 1801/- per square meter per year during the first thirty years, Rs.4502.5/- per square meter per year during the next thirty years after expiry of the first thirty years and Rs. 9005/- per square meter per year during the next thirty years after expiry of the first sixty years. Use and occupation charges are payable till the date lease is granted to you whereafter lease rent will have to be paid.
21. The allottee / lessee will mention in the postal address of his correspondence letters invariably the name of UPSIDC Industrial Area.
22. All the payments to the Corporation should be either online or through Bank Draft / pay order in favour of UPSIDC Ltd. payable at BAREILLY No payments in cash or through cheques would be accepted.
23. You will utilise minimum 60% area of the plot by covering it by roof/ permanent shed within the above specified period failing which the allotment of the plots(s) will be cancelled.
24. It will be your sole responsibility to get No Objection Certificate from UPPCB (U.P. Pollution Control Board) and if it is not furnished to this Corporation, you will be liable for action according to law and UPSIDC would not be responsible for any of your act or omissions which may be in contravention to the U. P. Pollution Control Board rules environmental laws.
25. If the Corporation fails to hand over possession within 6 months entire deposits made by you shall be refunded alongwith simple interest @6%.
26. Any Reconstitution/ project change/ name change/ mortgage without prior approval in writing to this Corporation shall result in automatic cancellation of the allotment.
27. You shall make arrangements for rain water harvesting and all other laws framed by the Govt. to protect environment.
28. If it is found that you have misrepresented or submitted wrong information for getting this allotment, the allotment shall be void and the entire amount deposited by you shall be forfeited.

Your's Faithfully,
 For U.P. STATE INDL. DEV. CORPN. LTD.
 SANTOSH
 KUMAR
 Santosh Kumar
 (Regional Manager)



Punahchakran Private Limited

Regd. Ofc.- 9/34 Avas Vikas-3, Ambedkarapuram, Panki Road Kalyanpur Kanpur-208017 U.P.
 ✉ punahchakran@gmail.com, ☎ 9956789525, 8707229503, Toll Free-18005725209

CIN:U90009UP2020PTC136326

पत्रांक संख्या-PPL/GWD/2022/16

दिनांक-15/07/2022

सेवा में,

क्षेत्रीय प्रबन्धक

उ० प्र० औद्योगिक विकास प्राधिकरण
 1116 जनकपुरी राम जानकी मंदिर के सामने
 नियर शिवाजी पार्क, बरेली

विषय- औद्योगिक क्षेत्र बबराला में आवंटित भूखण्ड सं० ई-25 एवं ई-26 में प्रास्तयित परियोजना का उत्पाद एवं श्रेणी परिवर्तित करने के सम्बन्ध में।

महोदय,

उपरोक्त विषयक महोदय को अवगत कराना है कि मेसर्स पुनःचक्रण प्राईवेट लिमिटेड को आपके कार्यालय द्वारा उपरोक्त भूखण्ड दिनांक-15/09/2021 जिनका प्रपत्र क्रमशः सं०-SER20210813/1000/1050/19324/SIDC-IA/Babrula व सं०-SER20210813/1000/1051/19325/SIDC-IA/Babrula द्वारा औद्योगिक क्षेत्र बबराला में आवंटित किये गये हैं।

स्वच्छ भारत मिशन कार्यक्रम हेतु उद्योग को पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय भारत सरकार (MoEF & CC) द्वारा उद्योग स्थापनार्थ पर्यावरण मंजूरी (EC) प्रपत्र संख्या - EC22EB032UP160005 दिनांक-13/07/2022 एवं उ० प्र० प्रदूषण नियंत्रण बोर्ड द्वारा औद्योगिक क्षेत्र बबराला में भूखण्ड सं० ई-25 एवं ई-26 में बायोमैडिकल वेस्ट के शोधन/निस्तारण हेतु कामन बायो मेडिकल वेस्ट ट्रीटमेंट फैसिलिटी (CBWTF) की स्थापना हेतु अनापत्ति प्रमाण पत्र संख्या -138098/UPPCB/Moradabad (UPPCBRO)/CTE/BHIM NAGAR/2021 दिनांक -26/04/2022 को प्रदान किया गया। जिसकी प्रति संलग्न कर प्रेषित है।

अतः महोदय से निवेदन करना है कि आवंटित भूखण्ड सं० ई-25 एवं ई-26 में परियोजना उत्पाद एवं श्रेणी परिवर्तित कर कामन बायो मेडिकल वेस्ट ट्रीटमेंट फैसिलिटी (CBWTF) स्थापित करने हेतु स्वीकृति प्रदान करने की कृपा करें। जिसकी तकनीकी परियोजना आख्या संलग्न कर प्रेषित है।

सधन्यवाद



भवदीय

पुनःचक्रण प्राईवेट लिमिटेड

(निदेशक)

Annexure: U-5

U.P. State Industrial
Development Authority

UPSIDA

M/S Punahchakran Private Limited.
9/34, Avas Vikas-3
Ambedkarpuram,
Panki Road Kalyanpur,
Kanpur-208017(UP)

Regional Office :
1116, Janshpuri,
Opp. Ram Janki Mandir,
Near Dr. Mahesh Gupta,
Baroilly.
Website: www.Onlineupsidc.com

संदर्भ संख्या ११७ /यूपीसीडा/आरओबी/

दिनांक 13/09/2022

विषय:- औद्योगिक क्षेत्र बबराला में आवंटित भूखण्ड सं० ई-25 एवं ई-26 में प्रस्तावित परियोजना का उत्पाद एवं क्षेणी परिवर्तित करने के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक अपने पत्र दिनांक 15.07.2022 का सन्दर्भ लेने का कष्ट करें, जो दिनांक 11.08.2022 को प्राप्त हुआ है जिसके माध्यम से स्वीकृत उत्पाद फॅबीकेशन आफ इण्डस्ट्रीयल इव्यूपमेन्ट के स्थान पर मेडीकल वेस्ट ट्रीटमेंट(CBWTF)फैसिलिटी में परिवर्तित करने का अनुरोध किया है। जिस हेतु उद्योग को पर्यावरण वन एवं जलवायु परिवर्तन मंत्रालय भारत सरकार(CMoEF&CC)द्वारा उद्योग स्थानार्थ पर्यावरण मंजूरी(EC)पत्र सं० EC22B0321UP160005 दिनांक 13.07.2022 एवं उ०प्र० प्रदूषण नियन्त्रण बोर्ड द्वारा औद्योगिक क्षेत्र बबराला में आवंटित भूखण्ड सं० ई-25 एवं ई-26 में वाये मेडीकल वेस्ट के शोधन/निस्तारण हेतु कामन वायो मेडीकल वेस्ट ट्रीटमेंट फैसिलिटी(CBWTF) की स्थापना हेतु अनापत्ति प्रमाण पत्र सं० 138098/UPPCB/ Moradabad(UPPCBRO)/CTE/BHM NAGAR/2021 दिनांक 28.04.2022 जारी की है जिसकी प्रति भी संलग्न की है।

उपरोक्त के सम्बन्ध में जैसा कि आप अवगत है कि प्राधिकरण की सभी सर्विसेस ऑनलाइन है। अतः आपसे अनुरोध है कि उत्पाद परिवर्तन का आवेदन निवेश मित्र के माध्यम से ऑनलाइन आवेदन करने का कष्ट करें जिससे आपके उत्पाद परिवर्तन के आवेदन पर विचार किया जा सकें।

भवदीय,

(सन्तोष कुमार)
क्षेत्रीय प्रबन्धक



Nivesh Mitra
Single Window Portal
Govt. of Uttar Pradesh



Uttar Pradesh State Industrial Development Authority

उत्तर प्रदेश सरकार
PRADESH

GOVERNMENT OF UTTAR

Go Back

Application For Change Of Project

Applicant Detail

Project Details

Documents Upload

Accounts Details

Fee Details

Final Form



U.P. STATE INDUSTRIAL DEVELOPMENT CORPORATION LIMITED, KANPUR
(Head Office: A-1/4, LAKHANPUR, POSTBOX NO. 1050, KANPUR 208024)

Application Form For Change Of Project

To,
The Regional Manager,
Regional Office, Bareilly
BDA Building, Nainital Road Bareilly

Dear Sir/Madam,
I Hereby submit the request for Change Of Project as per the following details.

A. Applicant Details

Particulars of the Applicant

Constitution of Firm/Company :	Private Limited/LLP
Name of the Firm/Company :	PUNAHCHAKRAN PRIVATE LIMITED
Authorised Person :	SH. RAJESH KUMAR
Pan No :	AALCP5063E CIN No : U90009UP2020PTC136326
Phone :	7379559428 Email Id : punahchakan@gmail.com
Address :	9/34 AMBEDKARPURAM AWAS VIKAS-3 KALYANPUR KANPUR
Plot No :	E-25 Plot Size : 1801
Application Ref No :	SER20220915/1003/38049/58850
Application Date :	15/09/2022
Application Re-submission Date :	15/09/2022

ShareHolders Details

S.NO	Name	Shares (In %)	Address	Phone No	Email Id
1	Sh. Sarvesh Kumar Sachan	50.00	H-1/50, Awas Vikas-3, Bareilly More, Shahjahanpur	9415457310	ecotech.etch@gmail.com

2	SH. RAJESH KUMAR	50.00	9/34 AMBEDKARPURAM AWAS VIKAS-3 KALYANPUR KANPUR	8707229503	rajesh.sachan42@gmail.com
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B. Project Details

Type of industry ; **OTHER-MANUFACTURING**
Proposed Product : **Bio Medical Waste Treatment Plant**

Project Costing Details

Estimated Cost of the project(In Lacs) :	₹149.06	Estimated Employment Generation(In Nos)	25.00
Estimated Project Start Period(In Months) :	2	Related Work Experience(In Months) :	22

Layout plan of land

Covered area(In %) :	60.00	Open area(In %) :	40.00
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Details of the investment(in Rs)

Investment In Land (In Lacs) :	₹26.42	Investment In Building (In Lacs) :	₹30.00
Investment In Machine & Equipments(In Lacs)	₹70.00	Investment In Other Fixed Assets (In Lacs) :	₹1.03
Investment In Other Expenses (In Lacs) :	₹21.61		

Will any fumes be generated in the process of manufacture and if so, their nature and quantity? **Yes**

Fume Quantity :	As per UPPCB norms (copy of NOC & EC Enclosed with	Fume Nature :	Gaseous
Industrial Category	Red		

Industrial Effluents :

Name	Quantity	Chemical composition
(i)Liquid	Zero Liquid Discharge	AS PER UPPCB NORMS
(ii)Solid	AS PER UPPCB NORMS	AS PER UPPCB NORMS
(iii)Gaseous	AS PER UPPCB NORMS	AS PER UPPCB NORMS

Is ETP Required: **Yes**

Proposed effluent treatment measures :

1. Effluent Treated By 10KLD Effluent Treatment Plant	2. Main Unit- Bar Screen, Oil & Grease Trap, Equalization Tank, Primary Settling Tank, Aeration Tank,	3. Secondary Settling Tank, Filter Feed Tank, Clear Water Tank, Sludge Drying Bed, Multi Grade Filter E
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Power Requirement (in KW)

In KW : **32**

Other Relevant Information

Net Worth(In Lac) :	₹544.70	Is Project Require Expansion :	
Net Turnover(In Lac) :	₹165.00		
Whether The Company Is 100% Export Oriented Industry :		No	

Applicant Priority Category Specification :

C. Documents Upload

S.NO	CheckList	Checklist Description	Document uploaded
1	Affidavit	Affidavit for change of project	AFFIDAVIT & BOARD RESOLUTION.pdf
2	Project Profile	Detailed Project Report	DETAILED PROJECT REPORT.pdf

D. Payment

Dated: September 15, 2022

Statement of Estimated Deposits

Application Reference Number SER20220915/1003/38049/58850 NM Unit ID UPSWP21148727603
Applied in the name of SH. RAJESH KUMAR **Address** 9/34 AMBEDKARPURAM AWAS VIKAS-3 KALYANPUR KANPUR
Payment Mode Nivesh Mitra Payment Gateway **Transaction Ref No** 71338002
Payment Received Date 9/15/2022 12:00:00 AM **Payment Status** Payment Completed

Plot No	E-25	Applicable Fees	₹1180.00
Plot Area	1801 SQmts.	Total Applicable Charges	₹1180.00

S.NO	Description	Amount
A. Applicable Fees		
1	Processing Fee Against Change of Project	1000.00
2	GST 18% on Processing Fee Against Change of Project	180.00
Total Applicable Fees		₹1180.00
Total Payable		₹1180.00

Disclaimer:The information given in the above application is true to the best of my knowledge and belief. The general conditions for allotment of plot/shed and grant of lease indicated in this application form for allotment of plot/shed in the industrial area has been read carefully and understood by me and are fully acceptable to me. I further agree to abide by any and all changes made in the general conditions by the corporation from time to time.



Nivesh Mitra
Single Window Portal
Govt. of Uttar Pradesh



Uttar Pradesh State Industrial Development Authority

उत्तर प्रदेश सरकार
PRADESH

GOVERNMENT OF UTTAR

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Application For Change Of Project

Applicant Detail

Project Details

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Fee Details

Final Form



U.P. STATE INDUSTRIAL DEVELOPMENT CORPORATION LIMITED, KANPUR
(Head Office: A-1/4, LAKHANPUR, POSTBOX NO. 1050, KANPUR 208024)

Application Form For Change Of Project

To,
The Regional Manager,
Regional Office, Bareilly
BDA Building, Nainital Road Bareilly

Dear Sir/Madam,
I Hereby submit the request for Change Of Project as per the following details.

A. Applicant Details

Particulars of the Applicant

Constitution of Firm/Company :	Private Limited/LLP		
Name of the Firm/Company :	PUNAHCHAKRAN PRIVATE LIMITED		
Authorised Person :	SH. RAJESH KUMAR		
Pan No :	AALCP5063E	CIN No :	U90009UP2020PTC136326
Phone :	7379559428	Email Id :	punahchakan@gmail.com
Address :	9/34 AMBEDKARPURAM AWAS VIKAS-3 KALYANPUR KANPUR		
Plot No :	E-26	Plot Size :	1800
Application Ref No :	SER20220915/1003/38053/58853		
Application Date :	15/09/2022		
Application Re-submission Date :	15/09/2022		

ShareHolders Details

S.NO	Name	Shares (In %)	Address	Phone No	Email Id
1	Sh. Sarvesh Kumar Sachan	50.00	9/34 AMBEDKARPURAM AWAS VIKAS-3 KALYANPUR KANPUR	9415457310	ecotech.etech@gmail.com

SH. 9/34 AMBEDKARPURAM
 2 RAJESH 50.00 AWAS VIKAS-3 8707229503 rajesh.sachan42@gmail.com
 KUMAR KALYANPUR KANPUR

B. Project Details

Type of industry : OTHER-MANUFACTURING
 Proposed Product : Bio Medical Waste Treatment Plant

Project Costing Details

Estimated Cost of the project(In Lacs) :	₹149.04	Estimated Employment Generation(In Nos)	25.00
Estimated Project Start Period(In Months) :	2	Related Work Experience(In Months) :	22

Layout plan of land

Covered area(In %) :	60.00	Open area(In %) :	40.00
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Details of the investment(in Rs)

Investment In Land (In Lacs) :	₹26.40	Investment In Building (In Lacs) :	₹30.00
Investment In Machine & Equipments(In Lacs)	₹70.00	Investment In Other Fixed Assets (In Lacs) :	₹1.03
Investment In Other Expenses (In Lacs) :	₹21.61		

Will any fumes be generated in the process of manufacture and if so, their nature and quantity? Yes

Fume Quantity :	As per UPPCB norms (copy of NOC & EC Enclosed with	Fume Nature :	Gaseous
Industrial Category	Red		

Industrial Effluents :

Name	Quantity	Chemical composition
(i)Liquid	Zero Liquid Discharge	AS PER UPPCB NORMS
(ii)Solid	AS PER UPPCB NORMS	AS PER UPPCB NORMS
(iii)Gaseous	AS PER UPPCB NORMS	AS PER UPPCB NORMS

Is ETP Required: Yes

Proposed effluent treatment measures :

1. Effluent Treated By 10KLD Effluent Treatment Plant	2. Main Unit- Bar Screen, Oil & Grease Trap, Equalization Tank, Primary Settling Tank, Aeration Tank,	3. Secondary Settling Tank, Filter Feed Tank, Clear Water Tank, Sludge Drying Bed, Multi Grade Filter,
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Power Requirement (in KW)

In KW : 32

Other Relevant Information

Net Worth(In Lac) :	₹544.70	Is Project Require Expansion :	No
Net Turnover(In Lac) :	₹165.00		
Whether The Company Is 100% Export Oriented Industry :			
Applicant Priority Category Specification :			

C. Documents Upload

S.NO	CheckList	Checklist Description	Document uploaded
1	Affidavit	Affidavit for change of project	AFFIDAVIT & BOARD RESULATION.pdf
2	Project Profile	Detailed Project Report	DETAILED PROJECT REPORT .pdf

D. Payment

Dated: September 15, 2022

Statement of Estimated Deposits

Application Reference Number SER20220915/1003/38053/58853 **NM Unit ID** UPSWP21148727604
Applied in the name of SH. RAJESH KUMAR **Address** 9/34 AMBEDKARPURAM AWAS
 VIKAS-3 KALYANPUR KANPUR
Payment Mode Nivesh Mitra Payment Gateway **Transaction Ref No** 71338088
Payment Received Date 9/15/2022 12:00:00 AM **Payment Status** Payment Completed

Plot No	E-26	Applicable Fees	₹1180.00
Plot Area	1800 SQmts.	Total Applicable Charges	₹1180.00

S.NO	Description	Amount
A. Applicable Fees		
1	Processing Fee Against Change of Project	1000.00
2	GST 18% on Processing Fee Against Change of Project	180.00
Total Applicable Fees		₹1180.00
Total Payable		₹1180.00

Disclaimer:The information given in the above application is true to the best of my knowledge and belief. The general conditions for allotment of plot/shed and grant of lease indicated in this application form for allotment of plot/shed in the industrial area has been read carefully and understood by me and are fully acceptable to me. I further agree to abide by any and all changes made in the general conditions by the corporation from time to time.

**U.P. State Industrial
Development Authority**



Regional Office, Bareilly
UPSIDC
BDA Building, Nainital Road
Bareilly
Tel No. : 0581-2543891
Email ID: rmbareilly@upsidc.com
Website: www.onlineupsidc.com

Ref.No : SER20220915/1003/38049/58850/SIDC-IA/Babrala

Date:19/09/2022

To,

PUNAHCHAKRAN PRIVATE LIMITED
9/34 AMBEDKARPURAM AWAS VIKAS-3 KALYANPUR KANPUR



Subject :- Approval of Change Of Project for Plot No: E-25 at I.A. Babrala

Dear Sir/Madam,

Please refer to your application dated: **15/09/2022** through which you have applied for the sanction/approval of change of project for the plot no. **E-25** at I.A. **Babrala**. The revised project details is are as below :-

Product Details

Type of industry :	OTHER-MANUFACTURING
Proposed Product :	Bio Medical Waste Treatment Plant

Project Costing Details

Estimated Cost of the project(In Lacs) :	₹149.06	Estimated Employment Generation(In Nos)	25.00
Estimated Project Start Period(In Months) :	2	Related Work Experience(In Months) :	22

Layout plan of land

Covered area(In %) :	60.00	Open area(In %) :	40.00
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Details of the investment(in Rs)

Investment In Land (In Lacs) :	₹26.42	Investment In Building (In Lacs) :	₹30.00
Investment In Machine & Equipments(In Lacs)	₹70.00	Investment In Other Fixed Assets (In Lacs) :	₹1.03
Investment In Other Expenses (In Lacs) :	₹21.61		

1. Please submit NOC of Pollution Control Board and all other certificates/approvals required for the changed project.

S.NO

List Of Additional Clauses

- 1 **As per Instruction of CEO Sir as above NOC by UP Government and Environment Clearance by Ministry of Environment forest and Climate Change has cleared. So Project of Bio Medical Waste Treatment Plant can be changed.**

Your's faithfully,
For U.P. STATE INDUSTRIAL DEVELOPMENT AUTHORITY

SANTOS
H KUMAR
Digitally signed
by SANTOSH
KUMAR
Date: 2022.09.19
17:35:10 +05'30'
Santosh Kumar
(Regional Manager)

U.P. STATE INDUSTRIAL DEVELOPMENT AUTHORITY
CIN No - U26960UP1961SGC002834, Head Office, Kanpur
A-1/4, Lakhanpur, Kanpur-208024
Telephone No-0512-2582851-53(PBX), Fax No.-0512-2580797

Website:- www.onlineupsidc.com

**U.P. State Industrial
Development Authority**



Regional Office, Bareilly
UPSIDC
BDA Building, Nainital Road
Bareilly
Tel No. : 0581-2543891
Email ID: rmbareilly@upsidc.com
Website: www.onlineupsidc.com

Ref.No : SER20220915/1003/38053/58853/SIDC-IA/Babrala

Date:19/09/2022

To,

PUNAHCHAKRAN PRIVATE LIMITED
9/34 AMBEDKARPURAM AWAS VIKAS-3 KALYANPUR KANPUR



Subject :- Approval of Change Of Project for Plot No: E-26 at I.A. Babrala

Dear Sir/Madam,

Please refer to your application dated: **15/09/2022** through which you have applied for the sanction/approval of change of project for the plot no. **E-26** at I.A. **Babrala**. The revised project details is are as below :-

Product Details

Type of industry :	OTHER-MANUFACTURING
Proposed Product :	Bio Medical Waste Treatment Plant

Project Costing Details

Estimated Cost of the project(In Lacs) :	₹149.04	Estimated Employment Generation(In Nos)	25.00
Estimated Project Start Period(In Months) :	2	Related Work Experience(In Months) :	22

Layout plan of land

Covered area(In %) :	60.00	Open area(In %) :	40.00
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Details of the investment(in Rs)

Investment In Land (In Lacs) :	₹26.40	Investment In Building (In Lacs) :	₹30.00
Investment In Machine & Equipments(In Lacs)	₹70.00	Investment In Other Fixed Assets (In Lacs) :	₹1.03
Investment In Other Expenses (In Lacs) :	₹21.61		

1. Please submit NOC of Pollution Control Board and all other certificates/approvals required for the changed project.

S.NO

List Of Additional Clauses

- 1 As per Instruction of CEO Sir as above NOC by UP Government and Environment Clearance by Ministry of Environment forest and Climate Change has cleared. So Project of Bio Medical Waste Treatment Plant can be changed.

Your's faithfully,
For U.P. STATE INDUSTRIAL DEVELOPMENT AUTHORITY

SANTOSH KUMAR Digitally signed by
SANTOSH KUMAR
Date: 2022.09.19
17:40:25 +05'30' Santosh Kumar
(Regional Manager)

Website:- www.onlineupsidc.com

प्रमाण पत्र

प्रमाणित किया जाता है कि मुख्यालय के कार्यालय आदेश संख्या 4339-43/यूपीसीडा/आई.ए. आन लाइन आवंटन दिनांक 30.10.2021 के सन्दर्भ में प्रमाणित किया जाता है कि-

01. औद्योगिक क्षेत्र बबराला का पूर्ण अधिग्रहण/पुनर्ग्रहण, अधिग्रहण के उपरान्त भूखण्ड सं० ई-25 एवं ई-26 की भूमि का प्राधिकरण को कब्जा प्राप्त है।
02. प्रस्तावित भूखण्ड पार्क, सडक एवं जनसुविधा आदि के अन्तर्गत नियोजित नहीं है तथा भूखण्ड का उपयोग यूपीसीडा द्वारा तलपट मानचित्र में औद्योगिक निर्धारित है।
03. प्रस्तावित भूखण्ड न्यायालय में किसी वाद से आच्छादित नहीं है एवं पूर्ण रूप से अविवादित है।
04. आवेदक द्वारा दी गयी परियोजना रिपोर्ट के अनुसार प्रोजेक्ट की श्रेणी में वर्णित ग्रीन रूप से निर्धारित हैं। आवेदित परियोजना हेतु चिन्हित एवं प्रस्तावित भूखण्ड प्राधिकरण की वर्गीकृत औद्योगिक श्रेणी एम-0 से एम-5 किसी भी रूप से बाधित नहीं हैं।

①

(एन०के०जेन)
वरिष्ठ प्रबन्धक (सिविल)
निर्माण खण्ड-4,
अलीगढ़

(सन्तोष कुमार)
क्षेत्रीय प्रबन्धक
बरेली



THE UTTAR PRADESH STATE INDUSTRIAL
DEVELOPMENT AREA - LAND DEVELOPMENT &
BUILDING REGULATIONS, 2018



Chapter-II

2. Development Code and Zoning Regulations

For the purpose of planned industrial development of development areas by organizing the most appropriate development of the land, in accordance with the development policies of the Authority, a systematic code has been evolved to decide the permissibility of an activity on a certain parcel of land (as per the designated Land use in development plan) by conversion / superimposition of broad use zones into use premises (identifiable in the layout of the scheme / project plan); the code provides differentiation between the use zones and use premises.

Development Code for Development Plans and Project/Scheme Plans

The preparation of development plans and detailed projects and schemes plans includes designation of use zones, subdivisions of use zones into sub-zones, defining premises uses to be permitted in the various use zone/sub zone, and the extent of supportive use-activities to be permitted in defined use premises.

Prior to the enforcement of this code, all the plans implemented so far, in the notified area that are deemed, as Layout Plans that shall be incorporated in the ensuing Development Plans of the corresponding areas with or without modifications; and shall be considered for assimilation as per qualifications mentioned below in 2.1.2. & 2.1.3

Use Zones

(i) Residential - R

Residential zone shall be for the purpose of human habitation and dwellings only. - Gross residential density shall be as per the proposals of the corresponding Development Plan on the total residential area in the Plan. However, the density of different sectors may vary. There shall be the following Sub-zones:

R1- Plotted Development

R2- Group Housing

(ii) Industrial - M

Industrial zone shall be for the purpose of establishment of Industries of various types and of various scales of operations. The different industrial categories / sub-zone are mentioned below. The particular sub zone in which, a proposed industry that shall fall is listed in the classification of industries Appended at Appendix A

M0- Industrial General / Mixed/Existing

M1- Industries (Polluting)

M2- Industries (Non- Polluting)

M3- Service Industries

M4- Flatted Industries

M5- Household Industries



(iii) Facility Zone - F

The Facilities Zone shall be for provisions of such amenities and infrastructure that may be necessary to support the human habitation or activity in the production centers, by way of support services to be provided in a conjugated concept for the common conveniences, commercial and other needs such as health, education, recreation, etc. and; for putting up / laying / installation of hubs for systems of transportation, water supply, electricity, disposal of waste etc.

The sub zones have been designated based on the required scale of operation of such facilities in different locations of the development plan. These shall be as follows:

- F1- Facilities incidental to immediate residential/industrial pockets related to social, recreational, health and educational amenities, within a designated scale the sector level.
- F2- Facilities institutional in nature and related to public offices/infrastructure, and also those that serve the social, recreational, health, transportation and educational requirements on a larger scale of the entire development area.
- F3- Facilities that are complementary to the town level or required in regional context.

(iv) Open Spaces/Green Areas - P

Open Spaces and Green areas are provided to maintain the ecological balance and improve the environmental quality of the Industrial Development Areas. Besides this open spaces are also required for various outdoor activities, yards, parking, movement and access ways in cases of untoward activities etc.

There shall be the following categories of open spaces and green areas.

- P1- Recreational greens to support residential or industrial development
- P2- Institutional green, large parks, grounds, stadia
- P3- Nurseries and Horticulture (green belts), social forestry

(v) Agriculture Use Zone (A)

Agriculture reserve areas are provided to cater to the farming, dairy, poultry and farm house needs of entrepreneurs and improve the environmental quality of industrial development area. Beside this agriculture use zone are also required for providing sector & city level facilities in industrial areas. Following activities are permitted in agriculture use zone:

- A1- Dairy/Poultry Farm, Horticulture, Sericulture, High-value Agri Farms, floriculture and pisciculture.
- A2- Farm House for agro-based activities.

Note:

- a. The Residential Use Zone R1 may be classified into sub zones on the basis of residential density i.e. R1 (High), R1 (Medium), R1 (Low) Similarly Industrial Use Zone i.e. M1 may be classified into sub zone on the basis of size of Industrial units



- i.e. M1 (Large & Medium), M1 (Small). To effect such classification stipulations have to be made in Development Plan.
- b. The sub zones F1 and P1 shall be normally decided at the layout plan stage, the rest shall be normally designated at the time of preparation of the Development Plan.
 - c. The location and boundaries of various pockets of use zones are to be defined in Development Plan by features like roads, railway tracks, the area of each pocket of different use zones shall be indicated in the Development Plan.
 - d. The Use Zone may have one or more layout plan depending on extensiveness of area under specific Use Zone and vice-versa.
 - e. The Use Zone other than residential and industrial shall have integrated plans governed by respective building control regulations. The Integrated plans shall differ from customary layout plans, as in former the total plots and subdivision is done for development purpose.

Qualification Of Existing Developments in Use Zones:

Qualification of Existing Developments as per the lay out plans duly approved by competent authority (Local Urban development Authority, Awas Vibhag, UP, Nagar Evam Gramya Niyojan Vibhag UP) shall qualify to be incorporated in various Use Zones defined in this Regulations as below:

- a. Existing residential plotted area: All plots shall fall in the use sub zone R1
- b. Existing commercial and community facilities falling in residential and industrial sectors: All plots stated as such shall qualify in the use sub zone F1 or F2 depending on the requirements of area, population to be catered as spelt out in the land development code.
- c. Existing Institutional areas/ sectors / facilities: All plots shall qualify in use sub zone F3
- d. Existing Group- Housing: All plots shall qualify in sub-use zone R2
- e. Existing Industrial development: All plots shall qualify in sub use zone M0-M5.
- f. In cases, where layout plans have been prepared for specific industries which conform to the use zones prescribed in these regulations shall be deemed to fall in the same zones of the development plan at the time of preparation of development plan for that industrial development area.
- g. In case of Existing developments are not as per the lay out plans duly approved by competent Authority, developments which are in accordance to the Use Zones prescribed in this Regulations shall be incorporated in the Development Plans of Industrial Development Area.

NOTE:

- i) In old / developed Industrial areas where facilities do not exist or are inadequate as per the Land Development / Redevelopment Regulations for facilities listed under use zone F1, F2 & F3; they may be provided or allowed to the extent of the standards that are set out in the planning standards for the same. This shall be



made by way of procedure as defined in clause 3.3.8 of the Regulation of Authority for Plan Preparation and Finalization.

- ii) Facilities which have been explicitly declared and given the status of Industries (such as Multiplex, Hotels, IT Park etc.) by the State Government but which do not appear as permissible uses in the Table-A of this chapter; may also be allowed in the Industrial use zone M0-M5 by way of as amendment of the plan as per clause 3.3.8 of the Uttar Pradesh State Industrial Development Area (Preparation and Finalization of Plans) Regulations 2004.

Use Premises

The specified use of premises shall be defined at the stage of preparation of the Project and Scheme plans / Development Plans/Layout plans.

e.g.

In Use Zone- Residential: R Defined at the Development plan stage

A (Sub use)- Residential plotted R1 Defined at the Development plan stage

A Premises Use (say): Crèche. Defined in the layout plan stage

Similarly,

In Use Zone-Facilities: F Defined at the Development Plan stage

A Sub Use-Incidental to Industry: F2 Defined at the Development Plan stage

A Use Premises -Elect Sub Station Defined at the layout Plan stage stage

In these regulations about seventy five (75) such use premises have been identified. Further addition to this list may be done subsequently, on occurrence of fresh use definitions in time. Each of these use premises shall be permitted to have, besides the main use or activity, other specific supportive uses / use activities to a limited extent, as defined in these regulations, (with or without conditions). Such activities are designated by the identification code of use premises / use activity.

Note:

- 1) The identification of each use premises, its location and boundaries shall be taken to be as given in the layout plan and corresponding sale plans shall be issued.
- 2) Any Change in the location boundaries and predominant use of use premises due to any reason whatsoever shall be duly approved and incorporated in all plans.

Zoning Regulation

For the purpose of achieving compatibility between the different land uses that are proposed in the plan, a set of broad Zoning Regulations are proposed defining the proximity of such uses with each other, so that adverse externalities do not arise. As such the various uses have been grouped into classes (use zones) and sub classes (premises use) where they can or cannot be put together on a geographical domain.



Permissibility of Premises use in different Use Zones:

A set / group of defined Premises Use, for each of which the main use is defined, have been identified within a particular Use-Zone. However the same premises use may be subsequently allowed / permitted in other use zones as an amendment of plan in accordance to the provision of Preparation & Finalization of Plan Regulation 2004 of Authority on the basis of meeting the technical requirements of premises use as prescribed in these regulations and compatibility for the premises use as per the following Table-A; subject to the condition that:

- 1) Only a limited number of occurrences, to a maximum number that the standard norms of provision allow shall be entertained.
- 2) The proposal of incidence of a premises use with in a use zone other than the one in which it is designated shall be examined vis. a vis. the qualifications of locational aspects that are mentioned in the Development Plan/Sector Plan / Layout Plan.

Explanation:

Thus Convenient Shops shall be allowed in Zone F 1. The proposal of allowing convenient shops may be also entertained in zone R 2, to a limited extent; and, by large to any extent in zone F 2 and F 3 as a lower order use of the same group, and also in zone M3 but limited to the extent within the limit of the population density prescribed for convenient shops and satisfy the locational constraints of Development Plan/Layout Plan may allocate. The extent of such allowances shall be based on the preset standards and norms set in the plan.

TABLE -A

- ❖ Main use category where such premises use is proposed.
 ✓ Other use categories where the premises use may be incident subject to 'Pre-qualifications of the plan' and as per the provisions in standard.
 Blank: Not permitted

Use No	Use Zone	Premises Use	Residential		Facilities			Industrial					Open Spaces			Agriculture	
			R		F			M					P			A	
			R1	R2	F1	F2	F3	M0	M1	M2	M3	M4	M5	P1	P2	P3	A1
R1	Residential																
1	R1	Residential Plots	❖														
2	R1	Crèche & Day care Center	❖	✓	✓				✓	✓	✓						
3	R1	Boarding Houses, Hostels Up to 20 inmates	❖	✓	✓	✓			✓	✓	✓						
4	R1	Vending/pay booth/Kiosk	❖	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			
R2	Residential																
5	R2	Residential Flatted/Group Housing		❖		✓	✓										
F1	Facilities																
6	F1	Convenient shopping	✓	✓	❖	✓	✓			✓	✓	✓	✓				
7	F1	Hawkers'/ Grocery- Haat		✓	❖	✓	✓			✓			✓			✓	✓
8	F1	Commercial and Professional Offices			❖	✓	✓				✓	✓					
9	F1	Booking Office			❖	✓	✓			✓	✓						
10	F1	Bank/Post office			❖	✓	✓			✓	✓	✓					
11	F1	Restaurant			❖	✓	✓			✓	✓	✓					

Use No	Use Zone	Premises Use	Residential		Facilities			Industrial					Open Spaces			Agriculture		
			R		F			M					P			A		
			R1	R2	F1	F2	F3	M0	M1	M2	M3	M4	M5	P1	P2	P3	A1	A2
12	F1	Club		√	❖	√	√								√	√		
13	F1	Primary School (Kindergarten/play group/ Nursery School)	√	√	❖													
14	F1	Police Out Post	√	√	❖					√	√	√	√		√			
15	F1	Pump House		√	❖	√	√	√	√	√	√	√	√	√	√	√	√	√
16	F1	Elect. Sub Station		√	❖	√	√	√	√	√	√	√	√	√	√	√	√	√
F2	Facilities																	
17	F2	Hostels, Boarding Houses>20inmates				❖	√			√	√							
18	F2	Guest House				❖	√			√	√							
19	F2	Barat Ghar/Banquet Hall				❖	√											
20	F2	Dharmshala				❖	√			√	√							
21	F2	Night shelter				❖	√			√	√							
22	F2	Orphanage				❖	√											
23	F2	Sector shopping complex				❖	√				√	√						
24	F2	Offices Institutional				❖	√				√	√						
25	F2	Community Centre/convenient retail shops /dispensaries/ post office/banks				❖	√				√							

Use No	Use Zone	Premises Use	Residential		Facilities					Industrial					Open Spaces			Agriculture	
			R		F			M					P			A			
			R1	R2	F1	F2	F3	M0	M1	M2	M3	M4	M5	P1	P2	P3	A1	A2	
26	F2	Cultural Centre				❖	√								√			√	
27	F2	Religious Centre			√	❖	√												
28	F2	Rural Centre				❖	√				√						√	√	
29	F2	Clinical Lab Dispensary				❖	√												
30	F2	Nursing Home				❖	√				√								
31	F2	Hospital				❖	√												
32	F2	Primary School			√	❖	√												
33	F2	Secondary School				❖	√												
35	F2	Petrol Pump				❖	√				√								
36	F2	Dharam kata				❖	√	√	√	√	√	√	√				√		
37	F2	Garage/Work shop/ Service Station				❖	√	√	√		√								
72	F2	Public utilities and facilities/ services	√	√	√	❖	√			√	√	√	√						
73	F2	Multi-Level/Public/Mechanical/ Parking	√	√		❖	√			√	√	√	√		√	√			
F3	Facilities																		
34	F3	Degree College				√	❖												
38	F3	Educational Instt./Technical Centre					❖			√	√	√							

Use No	Use Zone	Premises Use	Residential		Facilities					Industrial					Open Spaces			Agriculture	
			R		F		M			P			A						
			R1	R2	F1	F2	F3	M0	M1	M2	M3	M4	M5	P1	P2	P3	A1	A2	
39	F3	Research & Dev Centre					❖			√	√	√							
41	F3	Museum/Planetarium					❖							√	√				
42	F3	Cinema/Multiplex					❖			√	√								
43	F3	Wholesale Trade				√	❖	√	√									√	
44	F3	Godown Warehousing					❖	√	√	√	√	√							
45	F3	Transport Nagar					❖				√								
46	F3	Cargo/Booking Office				√	❖			√	√	√						√	
47	F3	Bus Depot/Terminal					❖												
75	F3	Truck Terminal					❖												
71	F3	Motel/Hotel				√	❖			√	√								
74	F3	Multiplex-cum-Hotel				√	❖			√	√								
M	Industrial																		
48	M0	Industries (General industries/ mixed (polluting and non-polluting both))						❖											
49	M1	Industries (polluting)						√	❖										
54	M1	Gas Godown						√	❖								√		

Use No	Use Zone	Premises Use	Residential		Facilities				Industrial					Open Spaces			Agriculture	
			R		F				M					P			A	
			R1	R2	F1	F2	F3	M0	M1	M2	M3	M4	M5	P1	P2	P3	A1	A2
50	M2	Industries (Non Polluting)								❖	√	√						
51	M3	Service industry								√	❖	√						
40	F3	I.T. Park					√			√	❖	√						
52	M4	Flatted Industry									√	❖						
53	M5	Household Industry			√	√	√				√	√	❖					
P1	Open / Recreational green																	
55	P1	Parks/Green Belt	√	√	√	√	√	√	√	√	√	√	√	❖	√	√	√	√
56	P1	Play Grounds	√	√			√							❖	√			
P2	Institutional Greens/Large Parks																	
57	P2	Sports Center / Complex					√								❖	√	√	√
58	P2	Swimming Pool		√		√	√								❖	√	√	√
59	P2	Open Air Theatre					√								❖	√		
61	P2	Drive in Cinema					√								❖			
60	P2	Amusement Park					√								❖	√	√	
P3	Nurseries, Horticulture (Green Belts) and Social Forestry																	
62	P3	Spl. /Theme Park					√			√	√			√	√	❖		
63	P3	Plant Nursery													√	❖	√	√

Use No	Use Zone	Premises Use	Residential		Facilities			Industrial					Open Spaces		Agriculture		
			R		F			M					P		A		
			R1	R2	F1	F2	F3	M0	M1	M2	M3	M4	M5	P1	P2	P3	A1
64	P3	Orchard												√	❖	√	√
65	P3	Golf Course					√							√	❖		
66	P3	Zoo												√	❖		
67	P3	Mela ground												√	❖		
68	P3	Burial ground													❖		
A	Agriculture																
69	A1	Dairy, Poultry Farm, horticulture, sericulture, high value agri industries, floriculture and fisheries industry														❖	√
70	A2	Farm House for agro-based industries															❖

Note:

- (i) Use premises which have not being envisaged in the above table shall be considered for approval by the Authority with regards to the permissible use zone, Plot-size, Ground coverage, FAR, Setbacks and other building requirements.
- (ii) At the instance of repeated applications received on behalf of such premises uses, the norms framed by the Authority shall be incorporated as an amendment/ addition in these byelaws.
- (iii) Uses permissible in special area plans, or in mixed use zones as may be the case in existing developed areas, shall be as per the detailed project/scheme plan, or correspondingly as approved by the Authority.
- (iv) Use premises not covered in the above table shall be permissible in appropriate use zones after approval of the Authority.
- (v) Finer classifications of premises uses which are not covered in the table-A above shall be read in accordance with Appendix A, and B as per N.I.C. code and planning standards set out for facilities.

USES/ ACTIVITIES PERMITTED IN VARIOUS USE ZONES

USE ACTIVITY:

The activity that may be proposed/permitted in a parcel of land as premises use which is different than the main use but limited to certain extent shall be called the Permitted use activity in variance.

Example: Premises use: School Secondary,

Permitted use activity: Bank extensions counter 5% of floor area.

Permitted Use Activity

Table-B

Residential		
R1		
1	Residential Plots / Dwellings	Only residential Dwellings shall be permitted. Use activities such as Doctors Chamber, Professional Office Upto 5% of Far. Subject to the Condition that these shall Be permitted at a minimum distance of 100 Mtrs. from each other
2	Crèche & Day Care Centre	Children's habitable rooms play/games rooms, kitchen & dining hall, matron's/warden's accommodation, laundry, informal education and prayer room etc. Support facilities up to 5% of FAR.
3	Boarding Houses, hostels (Company Guest House, Inspection Bungalow).	Lodging, Boarding and Dining Facilities for Inmates, Warden's / Caretaker's Accommodation. Maximum Inmates 20 Support Facilities up To 5% of Far.
4	Vending / Pay Booth / Kiosk	Milk booth, P.C.O., Confectionery kiosk, Cycle/Auto repair, Typing & Photocopy, Stationery Booth
R2		
5	Residential flatted/ Group Housing	Residential—Group Housing/ (Flatted) Residential Flat/High Rise/Double Storied buildings Retail and Service shops and social facilities as per population norms
F1- LOCAL LEVEL FACILITIES & PUBLIC CONVENIENCES		
6	Convenient Shopping	Retail and daily needs convenient shops
7	Hawkers Area / Grocery Market / Haat	Market place, Open air or under sheds-Bazaar area. Adequate area for garbage disposal and public convenience shall be strictly earmarked/provided for @ 1.0 % of market area. No permanent structure / shelter shall be allowed.
8	Commercial / Professional Offices	Private offices for business, trading, professional services. Support facilities upto 25% of FAR. Upper floor may be used for residential purposes subject to the FAR ceiling.
9	Booking Office (Rail, Road & Air Transport)	Railway, Road and Air Transport Booking Office, Storage.

10	Bank / Post Office	Bank, Post office Support facilities upto 15% of FAR.
11	Restaurant	Restaurant and eating places. Support facilities upto 15% of FAR.
12	Recreational Club	Recreational club, Swimming pool, indoor and outdoor games facilities, Guest rooms, Dining hall Support facilities up to 25% of FAR.
13	Primary School (Kindergarten/play group/ Nursery School)	Nursery and Kinder Garten School, integrated with primary education upto class V th . Classrooms, play rooms, matron's/midwife's accommodation. Preferably located by the side of a park.
14	Police Out Post	Support facilities upto 5% of FAR
15	Pump House	Overhead Tank, Underground Tank, Pumping Stations. Support facilities up to 25% of FAR for running room including resident staff / operator's accommodation, and watch & ward staff.
16	Elect. Substation	Electric Sub-station, Billing & Bill Deposit Office. Support facilities up to 25% of FAR for running room including resident staff / operator's accommodation, and watch & ward staff.
F2 SECTOR LEVEL FACILITIES		
17	Hostel, Boarding House & Lodging House	For more than 20 inmates: Hostel, Guest House, Boarding House & Lodging House, including warden's / caretaker's accommodation. Support facilities up to 15% of FAR for canteen / mess, convenient shop, grocery shop, stationary shop, games room / lounge etc.
18	Guest House	Cottages / rooms for visitors providing boarding, lodging, party hall, conferencing etc. on commercial tariff. Support facilities Upto 15% of FAR
19	Barat Ghar / Banquet Hall	Party / assembly halls for ceremonies, banqueting facilities, conferencing etc., rest rooms and other related activities. Support facilities upto 15% of FAR
20	Dharamshala	Same as above but belonging to a trust or religious institution / organization. Support facilities upto 5% of FAR.
21	Night Shelter / Rain Basera	Community rest rooms / dormitories, especially for economically weaker section and floating population, including public conveniences and canteen facilities. Support facilities upto 5% of FAR.
22	Orphanage	Shelter / home for juvenile delinquent / orphans, including vocational training workshops and other facilities, matrons' accommodation and watch and ward staff housing.

		Support facilities upto 15% of FAR.
23	Sector Shopping Complex	Retail Show room, Service shops, Shopping Complex, Restaurant, Clinic, Office Support facilities for public conveniences, security, etc. upto 5% of FAR.
24	Offices Institutional	Central govt., Local govt. and Public undertaking offices, Private offices Support facilities like canteen, restaurant, stationary shops, and watch and ward staff etc. upto 25% of FAR.
25	Community Centre/convenient retail shops /dispensaries/ post office/banks	Community Center, Assembly hall, Auditorium, Cinema, Club, Outdoor / Indoor Games facilities, areas for social and cultural activities. Retail and Service shops, Restaurant, Clinic, Bank & Post office etc. Support facilities for all building services upto 5% of FAR.
26	Cultural Centre	Cultural Center, Restaurant, Guest rooms, Auditorium, Library, Music, Dance and Drama Training Center, Museum, Exhibition Center and Art Gallery, Information Center, Yoga and Naturopathy Center, Meditation, Spiritual and Religious Discourse Center. Support facilities for ancillary use upto 25% of FAR.
27	Religious Centre	Religious Buildings, Ashram, Bathing Ghat, Gaushala, Charitable Dispensary, Library, Flower Shops, Sweet Shops and other Shops. Support facilities for stay/boardng lodging related to religious activities upto 15% of FAR.
28	Rural Centre	Rural Center shall include Retail Shop, Repair Service shop, Bank, Commercial Office, Restaurant, Offices, Dispensary, Clinic, Library, Community Hall, Police Out Post, Fire Post, Post Office and such other activities as required for promotion of agro-based industries in proximity to household and agro-based industries.
29	Clinical Laboratory / Dispensary	Doctor's room, Patient's waiting, First aid, Clinical/Pathological Laboratory, Diagnosis.
30	Nursing Home	Nursing Home, in patient diagnostic and treatment center / small or medium sized hospital with an intake capacity of max. 50 beds. Support facilities of Pharmacy & Canteen including informal shops @ 2 units/convenient shops per 50 beds upto max. 10 %of FAR.
31	Hospital	General or specialized Hospital. Support facilities upto 15% of FAR.
32	Primary School	Primary School (class 1-8): strength-750 students with play field. Coaching center (strength 500-1000 students)

		without play field.
33	Secondary School	Secondary School (class 1-12): strength 1500 students with play field. Secondary school with hostel facility and play field. Support facilities like Book and Stationery, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Watch & ward staff upto 5% of FAR.
35	Petrol Pump	Petrol Pump, Automobile Repair Shop, Service Work-shop
36	Dharam kanta (Weigh Bridge)	
37	Garage / Workshop / Service Station	Garage and Workshop, Licensed Service Station, Retail Shop (Spare Parts), Showroom for self-product and services upto 10% of FAR. Support facilities upto 10% of FAR.
72	Public Utilities & facilities/public services	Overhead Tank, Underground Tank, Oxidation Pond, Septic Tank, Pumping Stations, Electric Sub-station, Fire Post, fire station, police post, police station, post office, post and telegraph office, telephone exchange, transmission tower, satellite. Tele-communication center observatory. Weather office, radio and television centers, waste disposal and treatment site and such other utilities and services.
73	Multi-Level/Public/Mechanical Parking	Parking, taxi stand, bus bays, kiosks, public convenience
F3 - CITY/REGIONAL LEVEL FACILITIES		
34	Degree College	Degree College: strength 1000-1500 students with play field. Campus for Degree College with residential hostel facility with play field. Book and Stationery, Canteen, Bank Extension Counter, Auditorium, Indoor Games Hall, Swimming Pool, Post Office Counter Facility, Staff Housing (upto 15% of FAR.)
38	Educational Institution/Technical Centre	Campus for Professional Educational Institutions, Engineering College, Polytechnic, Medical College, Management Instt. and Training centers etc. Hostel and support facilities upto 35% of FAR. Staff housing upto 15% of FAR.
39	Research & Development Centre	Research and Development Center, Staff housing upto 15% FAR Hostel and support facilities upto 35% of FAR.
41	Museum / Planetarium	Museum, Exhibition center and Art gallery and library, auditorium Support facilities upto 15% of FAR.
42	Cinema / Multiplex	Cinema / Multiplex as allowed in the cinematographic act / entertainment rules. Commercial & Support facilities upto 30% of permissible FAR.

43	Whole Sale Trade	Wholesale Shop, Godown & Storage, Commercial Office (restricted to 25% of the total floor area).
44	Go down/Warehousing /Cold Storage/ Chilling Plant	Storage, Godown, Warehousing and Cold Storage, Wholesale Outlet, Office Support facilities upto 15% of FAR.
45	Transport Nagar	Truck parking, Retail shop, Spare parts shop, Repair shop, offices, Service Station, Show room Restaurant, Hotel, and Motel. Support facilities upto 15% of FAR.
46	Cargo / Booking Office	Cargo and Booking Office, Storage yards / Godowns.
47	Bus Depot / Terminal	Bus Depot, Workshop, Shops, Offices, Restaurant, Support facilities upto 15% of FAR.
71	Motel/Hotel	Boarding, Lodging, Transit accommodation facilities. Retail and personal service shops, commercial offices upto 5% FAR Restaurant, Convention Hall and other support facilities upto 25% FAR
74	Multiplex cum hotel	Main use-Multiplex, Hotel and other supportive uses- 60% of permissible FAR Supportive use- Showroom, Retail & Service shop, Private/Commercial/Professional Offices, Bank, Restaurant etc.- 40% of permissible FAR.
75	Truck Terminal	Shall be permitted along main trunk road near industrial use zone with one unit per 10000 population (IWF). Truck terminal shall provide facilities for parking of trucks in at least 70% of the parking area. Other vehicle parking may be allowed in the balance.
48	M0 INDUSTRIAL MIXED	
	Industries general industries/Mixed (polluting & Non-polluting - both type)	Industrial plots as defined in existing layout plans of already developed areas Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
49	M1: INDUSTRY (POLLUTING)	
		Industrial plots as defined in existing layout plans of already developed areas Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of

		industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
54	Oil Depot And Gas Godown	Gas Go down Support facilities upto 15% of FAR.
50	M 2: INDUSTRY NON POLLUTING	
		Industrial plots as defined in existing layout plans of already developed areas Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
51	M 3: SERVICE INDUSTRIES	
		Industrial plots as defined in existing layout plans of already developed areas Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
40	Information Technology Park	Centers for Information Technology, Computer Application, Support facilities 15% of FAR
52	M 4: FLATTED FACTORIES	
		Industrial plots as defined in existing layout plans of already developed areas Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.
53	M 5: HOUSE HOLD INDUSTRY	
		Industrial plots as defined in existing layout plans of already developed areas Industries /flatted factory permitted as per norms of the Authority and pollution control board, Staff Housing upto 15% of FAR for plots 50 acres or more in area. Use Premise 49 - 53 defined and incorporated in these regulations as per the classification of industries in the NATIONAL INDUSTRIAL CLASSIFICATION.

		CLASSIFICATION.
P1	OPEN SPACES, RECREATIONAL GREENS	
55	Park/green belt	Park, Kiosks, Parking (upto 10% area)
56	Play Ground	Play Ground, Parking (up to 10% area), indoor games hall Support facilities upto 15% of FAR.
	P2 INSTITUTIONAL GREENS/LARGE PARKS	
57	Sports Center/Complex	Indoor/outdoor stadium or halls, heliport, aero sport, health club/spa, restaurant, kiosk, swimming pool, all types of sports facilities, support facilities upto 15% of FAR.
58	Swimming Pool	Swimming Pool Support facilities upto 15% of FAR.
59	Open Air Theatre	Open Air Theatre. Support facilities upto 15% of FAR.
60	Amusement Park	Amusement and Entertainment Park, 10% ground coverage and 20% FAR Commercial 5% ground coverage.
61	Drive In Cinema	Drive in Cinema, Office, Restaurant, Support facilities upto 15% of FAR.
	P3 NURSERIES, HORTICULTURE (GREEN BELTS) AND SOCIAL FORESTRY	
62	Special / Theme Park	Specialized Parks/Theme Parks and Gardens, kiosks, restaurant, indoor-outdoor games facilities and rides, Ground coverage 15% maximum, FAR : equal to the ground coverage. Support facilities upto 20% of permissible FAR
63	Plant Nursery	Nursery All structures shall be temporary in nature.
64	Orchard	Orchard. All structures shall be temporary in nature.
65	Golf Course	Golf Course, Integrated Sports Center, Restaurant, Hotel, villas, club, swimming pool, shopping mall, Support facilities upto 20% of FAR.
66	Zoo	Zoo Support facilities upto 10% of FAR.
67	Mela Ground/Weekly Market	Weekly Market, Informal Retail Trade (All structures will be either temporary or mobile, only for one day in a week). Fair Ground, Exhibition Center (Temporary in nature) Restaurant, and support facilities upto 15% of FAR.
68	Burial Ground	Burial Ground, Cremation Ground, Cemetery and Electric Crematorium, Retail Shops of Wood, Flowers and related materials Support facilities upto 15% of FAR.
	A - AGRICULTURE	
69	A1 - AGRI- INDUSTRIES	
		Dairy, Poultry Farm, horticulture, sericulture, high



		value agri industries, floriculture and fisheries industry
70	A2 - FACILITIES FOR AGRI INDUSTRIES	
		Farm House for agro based industries

Chapter-III

3. Planning Standards & other Requirements for Land Development & Redevelopment

Notwithstanding the standards and norms for planning, design and construction that have been set out in these regulations for the entire development area, there shall be a precedence of the regulations that are defined in the Development Plans over these general norms and standards.

Planning Standards for Land Development

Planning Standards and norms to be followed in the preparation and amendments of development plans, layout plans for industrial development area, project and schemes, development of bulk areas, for various uses zones.

Planning Units

Hierarchy of Settlement Structure

For planning of notified areas, a hierarchical system of planning is to be followed. The hierarchy of planning units in the development areas would be as following depending on the size of settlement:

S.No.	Planning Units	Population (Population Served)	Hierarchy of Facility/Open space use zones	Hierarchy of Center
1	Housing/Industrial Cluster	1000- 5000	F1 / P 1	Cluster Center
2	Housing /Industrial Center	5000- 20000	F 2 / P 2	Sector Center
3	Housing/Industrial Community	20001- 100000	F 3 / P 2	Community Center
4	Housing/Industrial District	100001- 500000	F 3 / P 3	District Center

Note:

The design population for the Residential Use zones shall be worked on the basis of resident population; for Industrial Uses it shall be based on the Industrial Work Force assignments; and for the Facilities Uses it shall be based on the Resident Population together with the Floating Population.

Planning Standards for Various Use Zone:

R1/R2(Residential Plotted Development / Group Housing)

A. Population Standards

a) Design Population / Gross Residential Density Standards (R1):

In the Residential plotted use zone (R1) the Gross residential density shall be generally 400 persons per hectare, incase the development plan stipulates different density i.e. (high density, high medium density, low medium density or



BEFORE HON'BLE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI.

OA NO. 622 of 2022

BETWEEN

ANIRUDH PANWAR PLAINTIFF (S)
APPELLANT (S)
PETITIONER (S)
AND
MINISTRY OF ENVIRONMENT, FOREST
AND CLIMATE CHG DEFENDANT (S)
RESPONDENT (S)

VAKALATNAMA

I/We U.P. State Industrial Development Authority Plaintiff (S)
~~Appellate (S)/Petitioner (S)~~ Respondent (S) in the above Suit/Appeal /Petition /Reference
hereby appoint and retain. NO6

RAJESH RAINA
(Advocate)
D/528/96
T-1A, Tehsil Lane,
Tis Hazari Court, N.D.-54
Mob : 9810333196
Advocate, Supreme Court

To act and appear for me/ us in the above Suit/Appeal/Reference and on my/our behalf to conduct and prosecute (or defend) the same and all proceedings that any be taken in respect of any application connected with the same or any decree or order passed therein, including proceedings in taxation and application for review to file and obtain return of documents, and deposit and receive and money on my/our behalf on the said suit/ Appeal/Reference and in application for review, and to represent me/us and to take all necessary stepson my/our behalf in the above matter. I we agree to ratify all acts done by the aforesaid Advocate pursuance of the authority Dated this.....16th.....day of.....November.....2022

ACCEPTED, VERIFIED AND CERTIFIED

RAJESH RAINA
(Advocate)
D/528/96
T-1A, Tehsil Lane,
Tis Hazari Court, N.D.-54
Mob : 9810333196

वी. के. सिंह
प्रभारी अपर विधि परामर्शी
यू.पी.एस.आई.डी.ए
गाजियाबाद
Plaintiff (S) /Appellant (S)
Defendant (S) Respondent (S) /Opposite Party

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To hotmail.com

MEMO OF APPEARANCE



**FROM RAJESH RAINA ADV. COUNSEL FOR REPLY R-6 UPSIDA NEXT DATE OF HEARING
24.11.2022 CHAMBER NO. T1A TESIL LANE TIZ HAZARI COURT DELHI 110054 MOBILE
NO. 9810333196**

1 message

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ANIL KUMAR <anilco040@gmail.com>

17 November 2022 at 16:28

To: "utkarsh.sharma7@gmail.com" <utkarsh.sharma7@gmail.com>



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