

BEFORE THE NATIONAL GREEN TRIBUNAL PRINCIPAL  
BENCH, NEW DELHI

Original Application No. 1343/2024

(IA No 615/2024)

Harish Yadav

Applicant

Versus

State of Uttar Pradesh & Ors.

Respondents

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**THROUGH**



**PRIYANKA SWAMI**

ADVOCATE

COUNSEL FOR SEIAA, UTTAR PRADESH

F-13, JANGPURA, NEW DELHI 110014

E-mail:[advpriyankaswami@gmail.com](mailto:advpriyankaswami@gmail.com)

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REPORT ON BEHALF OF DISTRICT MAGISTRATE GHAZIABAD ALONG  
WITH THE SUPPORTING AFFIDAVIT.

**MOST RESPECTFULLY SHOWETH:**

1. That the Hon'ble N.G.T., Principal Bench, New Delhi vide its order dated 05.12.2024 in Original Application No. 1343/2024 in the matter of Harish Yadav Applicant Versus State of Uttar Pradesh & Ors. Respondents

*2. The Applicant has submitted that Respondent No. 2- M/s. Aggarwal Associates Promoters Ltd. is developing integrated township known as 'Aditya World City' on land of various khasra number falling under the area of Master Plan of Respondent No. 3 Ghaziabad Development Authority (GDA). The project falls under category 8 (b) in the Schedule of the Environment Impact Assessment (EIA) Notification dated 14.09.2006 and*

*required Environmental Clearance (EC) from State Environment Impact Assessment Authority, Uttar Pradesh (SEIAA, U.P.). The Project Proponent was also required to obtain Consent to Establish (CTE) and Consent to Operate (CTO) from Uttar Pradesh Pollution Control Board (UPPCB). Respondent No. 2 has carried out construction activities without obtaining EC from SEIAA, U.P. and CTE/CTO from UPPCB and in violation of environmental norms. Respondent No. 2 has blocked the outlet of effluent and drain water of the village which has led to accumulation and overflow of sewage besides water logging. Respondent No. 2 has also cut 400 to 500 trees without obtaining prior permission from the Director, District Forest Officer. Respondent No. 2 is extracting large quantity of groundwater for construction activities without obtaining permission from the Uttar Pradesh Ground Water Authority (UPGWA). The Applicant made complaints to the concerned authorities but no action has been taken on the same.*

2. That it is humbly submitted that the complainant has raised an allegation regarding illegal extraction of groundwater by the developer, M/s Agarwal Associates Promoters Ltd. (Aditya World City), Ghaziabad.
  
3. That it is respectfully stated that as per the report received from the Ground Water Department, the said developer has been granted valid permission for groundwater extraction through four (04) bore wells. The necessary permissions have been issued in accordance with applicable regulations, and

a copy of the report from the Ground Water Department is annexed herewith and marked as *Annexure-1*.

4. That it is further submitted that the complainant has alleged that the developer has not obtained any permission, no objection certificate, or environmental clearance from the Uttar Pradesh Pollution Control Board.
  
5. That it is most respectfully stated that as per the report received from the Uttar Pradesh Pollution Control Board, Ghaziabad, environmental clearances have been duly granted to the said developer by the State Level Environment Impact Assessment Authority (SEIAA), Uttar Pradesh, vide its communications dated 07.10.2013, 12.06.2021, and 20.06.2024. These have been issued in accordance with the prescribed procedure and rules.
  
6. That it is also submitted that the No Objection Certificates for establishment have been granted to the developer on 28.01.2015 and 10.09.2024. Moreover, a conditional consent to operate was issued by the Uttar Pradesh Pollution Control Board on 21.12.2023.
  
7. That it is further submitted that the domestic sewage generated from the project site is being adequately treated through a Sewage Treatment Plant (STP) installed at the location, in conformity with the applicable environmental standards and norms.

8. That it is respectfully submitted that the complainant has also referred to an issue of waterlogging allegedly caused due to obstruction in the natural flow of the village drain in Shahpur Bamheta by the developer.
  
9. That in this regard, as per the inspection conducted by the Uttar Pradesh Pollution Control Board on 18.03.2025, no obstruction was found in the local drain, and no waterlogging was observed at the site. A copy of the inspection report in support of this finding is enclosed herewith and marked as *Annexure-2*.
  
10. That it is further stated that the complainant has made an allegation regarding illegal felling of trees by the developer.
  
11. That in this respect, it is submitted that as per the report received from the office of the Divisional Director, Social Forestry Division, Ghaziabad, there is no instance of illegal felling of trees at the site, and the DFO has categorically stated the same in its report. The report of the Divisional Director is enclosed herewith and marked as *Annexure-3*.
  
12. In light of the foregoing facts and the findings recorded in the official reports received from the concerned departments, it is most respectfully submitted

that the allegations raised by the complainant are duly addressed and clarified.  
Therefore, the matter may be disposed off.

**THROUGH**

A handwritten signature in blue ink that reads "Priyanka" with a horizontal line underneath it.

**PRIYANKA SWAMI**

ADVOCATE

COUNSEL FOR SEIAA, UTTAR PRADESH

F-13, JANGPURA, NEW DELHI 110014

E-mail: [advpriyankaswami@gmail.com](mailto:advpriyankaswami@gmail.com)

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

Original Application No. 1343/2024  
(I.A. No. 615/2024)



**IN THE MATTER OF:**

HARISH YADAV

...APPLICANTS

VERSUS

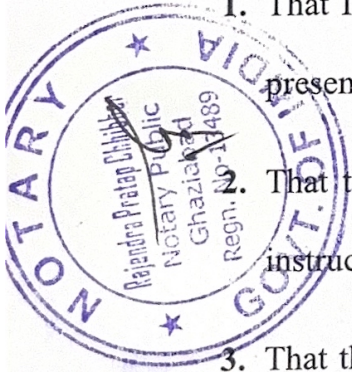
STATE OF UTTAR PRADESH & ORS.

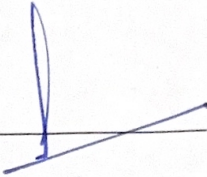
...RESPONDENTS

**AFFIDAVIT**

I, **Deepak Meena**, aged about 38 years S/o R. C. Meena is presently posted as **DISTRICT MAGISTRATE GHAZIABAD, UP** do hereby solemnly affirm and state as under:

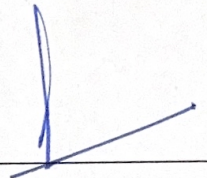
1. That I am posted as stated above and well conversant with the facts of the present case and as such competent to swear this affidavit before this Tribunal.
2. That the accompanying Report has been drafted by our counsel upon my instructions.
3. That the contents of the accompanying Report are true and correct, and the knowledge has been derived from official records and nothing material has been concealed therefrom.



  
DEPONENT


**VERIFICATION**

Verified on solemn affirmation at Ghaziabad on this 26 MAR 2025 day of \_\_\_\_\_ 2025,  
that the contents of the foregoing affidavit are true and correct to the best of my  
knowledge and no part of it is false and nothing material has been concealed  
therefrom.

  
DEPONENT



S. No. 28 Date 26 MAR 2025 affidavit of  
Shri. Deepak Meena  
S/o. R. S. Meena  
R/o. District Magistrate  
Identified by Thro. GHAZIABAD

  
Rajendra Prasad Meena  
Advocate & Notary Public  
Ghaziabad  
Reg. No. - 13489

प्रेषक,

नोडल अधिकारी  
जिला भूगर्भ जल प्रबंधन परिषद,  
गाजियाबाद।

सेवा में,

निदेशक/सदस्य सचिव,  
भूगर्भ जल सूचना विभाग, उ०प्र०,  
राज्य भूजल सूचना प्रणाली केन्द्र(भूजल भवन),  
ग्राम हरिहरपुर, निकट दिल्ली पब्लिक स्कूल,  
शहीद पथ, लखनऊ, 226002

पत्रांक:

/भू०ज०वि०/एक्ट(एन०जी०टी०)/2024-25

दिनांक

25/3/25

विषय- मा० राष्ट्रीय हरित अधिकरण (एन०जी०टी०), नई दिल्ली में विचाराधीन ओ०ए० संख्या-1343/2024 (I.A.NO-615/2024) Harish Vs Uttar Pradesh & Ors. में पारित आदेश दिनांक 05.12.2024 के अनुपालन के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक आपके कार्यालय के पत्र सं०-1652/भू०ज०वि०/एस-26(एन०जी०टी०), दिनांक 06.02.2025 का सन्दर्भ ग्रहण करने का कष्ट करे, जिसके द्वारा मा० राष्ट्रीय हरित अधिकरण (एन०जी०टी०), नई दिल्ली में विचाराधीन ओ०ए० संख्या-1343/2024 (I.A.No.615/2024) Harish Vs Uttar Pradesh & Ors, वाद में योजित किया गया है। सम्बन्धित वाद मा० अधिकरण के सम्मुख सुनवाई हेतु दिनांक 05.12.2024 को सूचीबद्ध हुई। वाद में परिलक्षित है कि प्रतिवादी संख्या मा० अग्रवाल एसोसिएट्स प्रमोटर्स लि०, गाजियाबाद द्वारा विकसित की जा रही टाऊनशिप (आदित्य वर्ल्ड सिटी) निर्माण में अवैध रूप से भूजल दोहन किये जाने, सम्बन्धित विभागों द्वारा परियोजना की स्वीकृति हेतु आवश्यक अनापत्ति प्रमाण पत्र न प्राप्त किये जाने, आदि के सम्बन्ध में है।

उपरोक्त के क्रम में आप द्वारा विषयांकित वाद में विपक्षी पार्टी संख्या-07/सदस्य सचिव, उ०प्र० राज्य भूगर्भ जल (प्रबन्धन एवं विनियामक) प्राधिकरण, लखनऊ की ओर से अद्योहस्ताक्षरी को विभागीय प्रतिनिधि नामित करते हुए निदेशित किया गया है कि सम्बन्धित ओ०ए० संख्या-1343/2024 (I.A.No.615/2024) Harish Vs Uttar Pradesh & Ors, के आदेश दिनांक 05.12.2024 के साथ संलग्न मूल प्रत्यावेदन में की गई शिकायत के क्रम में तथ्यों की विभागीय जांच कर विभागीय मंतव्य/पैरावाइस नैरेटिव/शपथ पत्र विपक्षी पार्टी संख्या-07/सदस्य सचिव, उ०प्र० राज्य भूगर्भ जल (प्रबन्धन एवं विनियामक) प्राधिकरण, लखनऊ की ओर से ससमय दाखिल करना सुनिश्चित करें तथा दाखिल किये गये प्रतिउत्तर/शपथ पत्र की प्रति सहित कृत कार्यवाही से इस कार्यालय को भी अवगत कराये, जिससे मा० राष्ट्रीय हरित अधिकरण (एन०जी०टी०) के आदेशों का अनुपालन किया जा सके।

उक्त के क्रम में अद्योहस्ताक्षरी द्वारा मूल प्रत्यावेदन में की गई शिकायत के क्रम में तथ्यों की विभागीय जांच कर विभागीय मंतव्य/पैरावाइस नैरेटिव/शपथ पत्र विपक्षी पार्टी संख्या-07/भूगर्भ जल विभाग, की ओर से अद्योहस्ताक्षरी द्वारा वकालतनामों के माध्यम से नामित केन्द्रीय सरकारी अधिवक्ता श्री जी.जी. सी. जौर्ज द्वारा दिनांक 25.03.2025 को ससमय दाखिल करने हेतु ई-मेल के माध्यम से प्रेषित कर दिया गया एवं आपके कार्यालय को उक्त प्रकरण पर दाखिल किया गया शपथ पत्र संलग्न कर आपकी सेवा में सादर प्रेषित है।

संलग्नक:-उपरोक्तानुसार।

नोडल अधिकारी  
जिला भूगर्भ जल प्रबंधन परिषद,  
गाजियाबाद।

पत्रांक:- 690 / भूजंवि० / एक्ट(एन०जी०टी०)-2024-25 / गौतमबुद्धनगर / तददिनांक

प्रतिलिपि- निम्नलिखित को सादर सूचनार्थ एवं अवलोकनार्थ हेतु प्रेषित -

1. जिलाधिकारी/अध्यक्ष, जिला भूगर्भ जल प्रबंधन परिषद, गाजियाबाद।
2. अपर जिलाधिकारी (भू/अ०), गाजियाबाद को उनके पत्रांक:-223/एस०टी०-ए०एम०/2025 दिनांक 18.03.2025 के कम में।
3. मुख्य विकास अधिकारी/सदस्य सचिव, जिला भूगर्भ जल प्रबंधन परिषद, गाजियाबाद।
4. सदस्य सचिव, केन्द्रीय प्रदूषण नियंत्रण बोर्ड, नई दिल्ली।
5. क्षेत्रीय अधिकारी, उ०प्र० प्रदूषण नियंत्रण बोर्ड, गाजियाबाद।

नोडल अधिकारी,  
जिला भूगर्भ जल प्रबंधन परिषद,  
गाजियाबाद।

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

ORIGINAL APPLICATION NO. 1343/2024

(IA No. 615/2024)

IN THE MATTER OF:

HARISH YADAV

... APPLICANT

VERSUS

STATE OF UTTAR PRADESH & ORS.

...RESPONDENT (S)

REPLY BY WAY OF AFFIDAVIT ON BEHALF OF RESPONDENT NO. 7  
U.P. STATE GROUND WATER (MANAGEMENT & REGULATION)  
AUTHORITY.

Most Respectfully Showeth:

I, Ms. Srishti Jaiswal, aged about 33 years D/O Shri Mukun Jaiswal working as Nodal Officer, District Ground Water Management Council, Ghaziabad having Office at Vikas Bhawan, Room no. 329, Second floor, 6-A, Rajnagar, Ghaziabad-201002 the deponent herein do hereby solemnly affirm and state on oath as under: -

1. That I am competent to swear the present counter affidavit on behalf of U.P. State Ground Water (Management & Regulation) Authority and I am aware of the facts and circumstances of the case based on record.



2. That, I have perused the contents of the above captioned O.A. and I am duly authorized to depose by way of the present affidavit.
3. That the instant Original Application IA 615/2024 in OA 1343/2024 has been filed by the Applicant has filed under Section 18(1) read with Sections 14, 15, 16 & 17 of the National Green Tribunal Act, 2010 seeking issuance of directions to Respondent No. 2 to prevent further environmental damage and raising any further construction and also directions for imposition of environmental compensation on Respondents No. 2 and 3 and release and allocation of ECR/ERF fund for remedial measures as prayed for.
4. That it is respectfully submitted that in order to protect, manage and control the ground water resources in the state, Uttar Pradesh Ground Water (Management and Regulation) Act, 2019 has been implemented since 02 October 2019. Copy of Uttar Pradesh Ground Water (Management and Regulations) Act, 2019 is annexed herewith as **Annexure-1**
5. That in exercise of the powers enumerated in Uttar Pradesh Ground Water (Management and Regulation) Act, 2019, Uttar Pradesh Ground water Management and Regulatory Authority has been established by Minor Irrigation and Ground Water section – 1 vide its Notification no. 1320/62-1-2019-10 GW-2014 dated 13.11.2019. Copy of the Notification dated 13.11.2019 is annexed herewith as **Annexure-2**.
6. That in exercise of the power construed in Uttar Pradesh Ground Water (Management and Regulation) Act, 2019, the District Ground Water Management Council for each District of the state under the chairmanship of the District Magistrate in accordance with the provisions is constituted by the Yamami Gange and Rural water Supply Section-3 vide its Notification



No. 58/76-3-2020/10 GW/2014 Dated 21.01.2020. Copy of the notification dated 21.01.2020 is annexed herewith as **Annexure-3**

7. That for the effective and transparent implementation of works like registration, issuance/renewal of no objection certificate etc. for agricultural and domestic consumers, commercial industrial, infrastructural and collective ground water users as enumerated in the Uttar Pradesh Ground Water (Management and Regulation) Act 2019 the web portal has been developed (**upgwdonline.in**) and the District-wise nodal officers have been nominated at the district level in all the 75 districts of Uttar Pradesh for the operation of the website.
8. That for smooth functioning of the Act-2019, orders have been issued to all the districts of the state for formation of task force in compliance of the said orders by letter No. 23 / यू०पी०रा०भू०ज०प्र०वि०प्रा०, dated 25.02.2021 of Director, Ground Water Department / Member Secretary, State Ground Water Management and Regulatory Authority, Uttar Pradesh, for conducting on-site verification before disposal of applications related to registration of wells and No Objection Certificate (NOC) etc. through the developed web portal (upgwdonline.in). Copy of the Letter dated 25.02.2021 issued by the Director is annexed herewith as **Annexure 4**
9. That the Applicant alleges through his present application that the Respondent No. 2 i.e. M/s Aggarwal Associates Promoters Ltd. (Aditya World City) is extracting large quantity of groundwater for construction activities without obtaining permission from the Uttar Pradesh Ground Water Authority (UPGWA).



10. That it is submitted that Respondent no. 2 has been issued 04 NOCs for extraction of ground water in total of 1217.64 Megalitres/ Year in the past under the "Infrastructural user category".

- **Status of No Objection Certificate Issued to M/s Aggarwal Associates Promoters Ltd. (Aditya World City) for Groundwater Extraction:**

M/s Aggarwal Associates Promoters Ltd. (Aditya World City),, extracts groundwater through Four (04) borewells, has issued the necessary NOCs (Copy of NOCs are annexed herewith as Annexures 5, 5A, 5B and 5C) for groundwater extraction, the details of which are as follows:

S.No.	NOC No.	Validity of NOCs	Quantity of Maximum Extraction
1	REG030628	31/12/2023 to 12/05/2027	341640 cubic meter/year
2	REG030962	31/12/2023 to 12/05/2027	292000 cubic meter/year
3	REG049908	31/12/2023 to 12/05/2027	292000 cubic meter/year
4	REG038797	31/12/2023 to 12/05/2027	292000 cubic meter/year
<b>04 Total Quantity of Ground water extraction through borewell</b>			<b>1217640 cubic meter/year</b>

11. That it is submitted that the project proponent has been issued proper and valid NOCs under the Infrastructural user category" and PP is authorized to extract 1217.64 Megaliters/year through 04 borewells.



12. That the present Reply by way affidavit may kindly be taken on record and the Hon'ble Tribunal may pass appropriate order(s), direction(s) as deemed fit and proper under the facts and circumstances of the present case.

13. That the Answering Respondent seeks leave to make additional submissions, if required, during the course of the proceedings as and when directed by this Hon'ble Tribunal.

*Srishti Jaiswal*

DEPONENT  
नोडल अधिकारी

जिला भूगर्भ जल प्रबंधन परिषद  
गाजियाबाद

### Verification

I, Ms. Srishti Jaiswal, do hereby verify \_\_\_\_\_ at \_\_\_\_\_ the contents of the above paragraphs which are true to my own knowledge and/or are in the nature of legal submissions which I believe to be true and no material has been suppressed herewith.

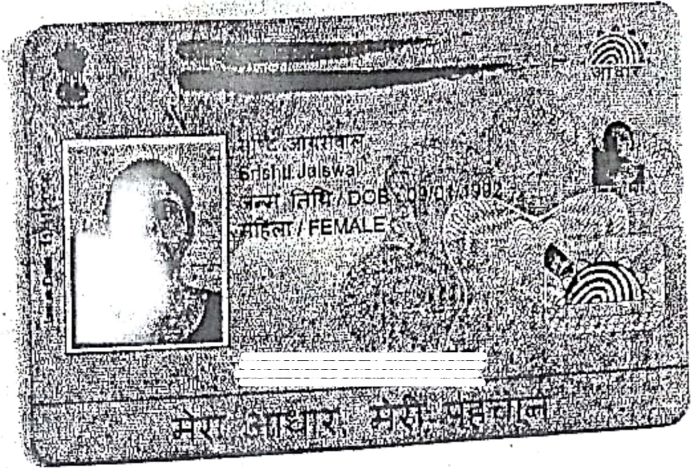


*Srishti Jaiswal*

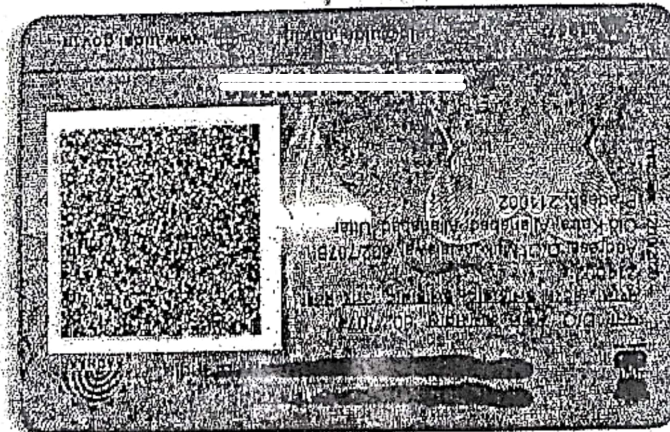
DEPONENT  
नोडल अधिकारी

जिला भूगर्भ जल प्रबंधन परिषद  
गाजियाबाद

ATTESTED  
No. 01 Date 25.3.25 Certified that  
Shri. Ms. Srishti Jaiswal  
Identified by Shri. Sanjay Sharma (Advocate)  
Notary Ghaziabad (U.P.)  
Govt. of India  
*Sanjay Sharma*  
25.3.25



*Suresh Sharma*  
 नोडल अधिकारी  
 जिला भूगर्भ जल प्रबंधन परिषद  
 गाजियाबाद





क्षेत्रीय कार्यालय—उ०प्र० प्रदूषण नियंत्रण बोर्ड, गाजियाबाद  
Regional Office, U.P. Pollution Control Board, Ghaziabad  
Website- [www.uppcb.com](http://www.uppcb.com), e-mail: [roghaziabad@uppcb.in](mailto:roghaziabad@uppcb.in)

संदर्भ संख्या : 2276...../NGT-249/2025

दिनांक 26/03/2025

सेवा में,

अपर जिलाधिकारी (भू०/रा०)/  
नोडल एनजीटी,  
गाजियाबाद।

## ANNEXURE-II

विषय: मा० एन०जी०टी०, नई दिल्ली में योजित ओ०ए० संख्या 1343/2024 हरीश यादव बनाम स्टेट ऑफ यू०पी० व अन्य में पारित आदेश के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक अपने पत्रांक 223/एस०टी०-ए०डी०एम०/2025 दिनांक 18.03.2025 का संदर्भ ग्रहण करने की कृपा करें। अवगत कराना है कि मा० एन०जी०टी०, नई दिल्ली में योजित ओ०ए० संख्या 1343/2024 हरीश यादव बनाम स्टेट ऑफ यू०पी० व अन्य में पारित आदेश दिनांक 05.12.2024 के अनुपालन में प्रश्नगत प्रकरण पर स्थलीय निरीक्षण इस कार्यालय के प्राधिकृत अधिकारी द्वारा दिनांक 18.03.2025 को किया गया, विस्तृत जाँच आख्या संलग्न है। प्राप्त आख्यानुसार प्रश्नगत विकासकर्ता को सक्षम प्राधिकारी द्वारा पर्यावरणीय स्वीकृति, स्थापनार्थ अनापत्ति प्रमाण पत्र एवं संचालनार्थ सशर्त सहमति जल एवं वायु निर्गत की गयी है। यह भी उल्लेखनीय है कि परियोजना से जनित घरेलू सीवेज का शुद्धिकरण परियोजना में स्थापित एस०टी०पी० के माध्यम से मानको के अनुरूप निस्तारित किया जा रहा है तथा मौके पर जल भराव की समस्या नहीं पायी गयी।

उपरोक्तानुसार जाँच आख्या पत्र के साथ संलग्नकर आपके अवलोकनार्थ एवं अग्रिम आवश्यक कार्यवाही हेतु सादर प्रेषित की जा रही है।

भवदीय,

(विकास मिश्र)

क्षेत्रीय अधिकारी

प्रतिलिपि: जिलाधिकारी महोदय, गाजियाबाद को सादर सूचनार्थ प्रेषित।

क्षेत्रीय अधिकारी

क्षेत्रीय कार्यालय : आई०एन०एस०-2, सेक्टर-16, वसुन्धरा, गाजियाबाद-201012 फोन-0120-4160108  
मुख्यालय : TC-12V, विभूति खण्ड, गोमती नगर, लखनऊ 226010

Reply/response with respect to Hon'ble NGT order dated 05.12.2024 passed in the matter of Harish YadavVs State of Uttar Pradesh & Ors in OA No. 1343/2024 (I.A. 615/2024).

**1- Background:**

The Hon'ble NGT in the said matter passed order on 05.12.2024, the relevant part of the order is reproduced here in as under: -

*“.....The Applicant has submitted that Respondent No. 2-M/s. Aggarwal Associates Promoters Ltd. is developing integrated township known as 'Aditya World City' on land of various khasra number falling under the area of Master Plan of Respondent No. 3 Ghaziabad Development Authority (GDA). The project falls under category 8 (b) in the Schedule of the Environment Impact Assessment (EIA) Notification dated 14.09.2006 and required Environmental Clearance (EC) from State Environment Impact Assessment Authority, Uttar Pradesh (SEIAA, U.P.). The Project Proponent was also required to obtain Consent to Establish (CTE) and Consent to Operate (CTO) from Uttar Pradesh Pollution Control Board (UPPCB). Respondent No. 2 has carried out construction activities without obtaining EC from SEIAA, U.P. and CTE/CTO from UPPCB and in violation of environmental norms. Respondent No. 2 has blocked the outlet of effluent and drain water of the village which has led to accumulation and overflow of sewage besides water logging. Respondent No. 2 has also cut 400 to 500 trees without obtaining prior permission from*



*the Director, District Forest Officer. Respondent No. 2 is extracting large quantity of groundwater for construction activities without obtaining permission from the Uttar Pradesh Ground Water Authority (UPGWA). The Applicant made complaints to the concerned authorities but no action has been taken on the same.....”*

**2- Action taken by UPPCB: -**

A. In reference to the above order, Inspection of site in question M/s Aggarwal associates (Promoters) Ltd, “Integrated Township Aditya World City”, Village- Shahpur Bamheta, Dasna, District Ghaziabad was carried out on 18.03.2025 in presence of representative of project proponent Shri B.S. Tomar, Estate Manager, Aditya World City, Ghaziabad. Main facts are as follows: -

1. Integrated Township “Aditya World City” is developed by M/s Aggarwal Associates (Promoters) Limited on the land of various Khasra Nos. of village- Shahpur bamheta, Pargna Dasna, Tehsil & District Ghaziabad, Uttar Pradesh.
2. State Level Environment Impact Assessment Authority (SEIAA), Uttar Pradesh had issued Environment Clearance (EC) for integrated Township Project “Aditya World City” at Khasra No.1619, 1622, 1623, 1625, 1670, 1671/1, 1671/2, 1672, 1673, 2292, 22963, 2294, 2295, 2354, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2373, 2374, 2375 of village Shahpur bamheta, Pargna Dasna, Tehsil &

*Ane*

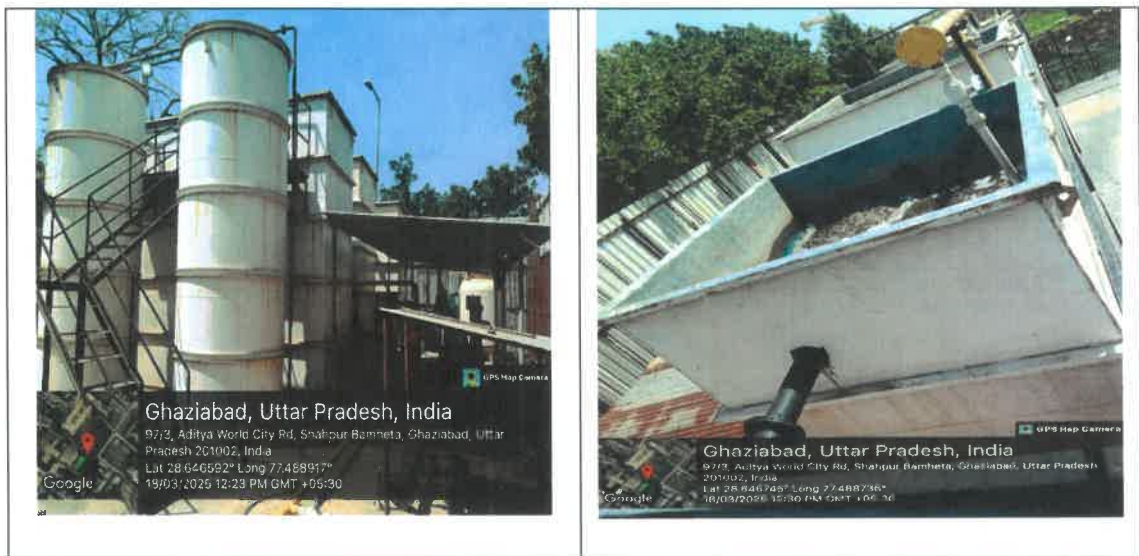
District Ghaziabad, Uttar Pradesh on 07.10.2013, which was valid up to 06.10.2020 and thereafter extended the validity of EC dated 07.10.2013 on 12.06.2021 for the period of 03 years i.e. 07.10.2020 to 06.10.2023, Copy of same is attached as **Annexure-1**.

3. Further State Level Environment Impact Assessment Authority (SEIAA), Uttar Pradesh has issued EC on 20.06.2024, Copy of same is attached as **Annexure-2**.
4. Uttar Pradesh Pollution Control Board had issued Consent to Establish (CTE) to M/s Aggarwal Associates (Promotors) Limited, Integrated Township "Aditya World City" at village Shahpur Bamheta, NH-24, Ghaziabad for developing housing and commercial project proponent having total built-up area 1395596.098 sqm on 28.01.2015 which was valid for 05 years. Further, after obtaining revised EC, project obtained Consent to Establish (CTE) on 10.09.2024, which is valid up to 02.09.2029. Copy is attached as **Annexure-3**.
5. Uttar Pradesh Pollution Control Board has issued Consent to Operate (CTO Water/Air) to M/s Aggarwal Associates (Promotors) Limited, Integrated Township "Aditya World City" at village Shahpur Bamheta, NH-24, Ghaziabad on dated 30.09.2021, which was valid till 31.12.2023 and thereafter, revised CTO was issued on dated

*Am*

21.12.2023, which is valid up to 31.12.2028. Copy of same is attached as **Annexure-4**.

- 6. Project proponent has installed 03 nos. of sewage treatment plant (STP) having capacity 2x700 KLD and 1x1000 KLD based on MBBR technology for the treatment of sewage generated from integrated township. Photographs of STP's are as follows-

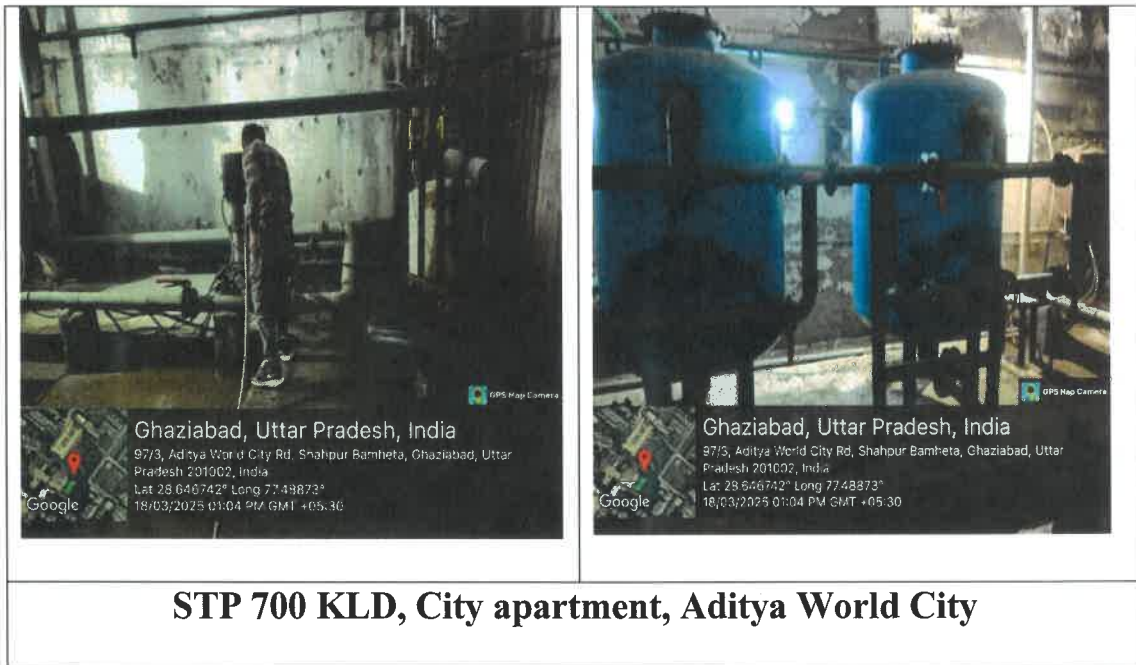


**STP 1000 KLD, sector- 3, Aditya World City**



**STP 700 KLD, Luxuria estate, Aditya World City**

*Am*



**STP 700 KLD, City apartment, Aditya World City**

7. During inspection, the STPs were found operational. Samples were collected from final outlet of STP's and deposited in Regional Laboratory, UPPCB, Ghaziabad for analysis and their results are tabulated as follow.

S. No.	Location of STP	pH	BOD (mg/l)	COD (mg/l)	TSS (mg/l)
1.	STP 1000 KLD, sector- 3	7.4	20.0	132.0	76.0
2.	STP 700 KLD, Luxuria estate	7.1	19.0	124.0	74.0
3.	STP 700 KLD, City apartment	7.5	22.0	138.0	78.0
	<b>Standard</b>	5.5-9.0	30	250	100

\*As per above analysis report, all parameter of STP's outlet are found within prescribed limit, Copy of Analysis reports are attached as **Annexure-5**.

*Am*

8. During visit, it was informed by representative of PP that treated water from STP is being used in green area as much as possible, however at the time of inspection it was found that treated water is being discharged into nearby dasna drain through pipeline.
9. Project proponent has not provided flow meters at inlet /outlet of STP's and no record of treated water is being maintained.

**B.** Further, it is also pertinent to mention that applicant has annexed some photographs of site along with original application filed before Hon'ble NGT, Delhi. During visit, it was observed that photographs attached by applicant is related to Group housing project "Urban Homes" located at village- Shahpur Bamheta, Dasna, Ghaziabad, which is adjacent to integrated township "Aditya World City". In order to verify the facts, said site was inspected. Main findings are as follows-

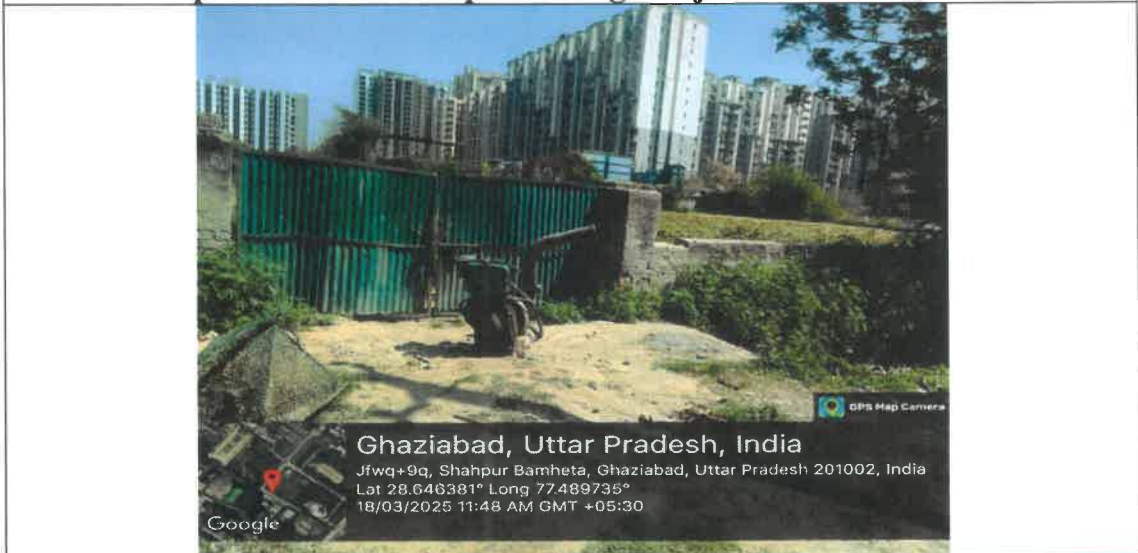
- i. It was found that there is provision of pipeline from Urban Homes society to discharge effluent into local drain of village- Shahpur Bamheta, which ultimately meets to Dasna drain. At the time of inspection, no effluent was found being discharged through pipeline into local drain.
- ii. As per information provided by nearby people, said diesel engine set is installed and used by local farmers for irrigation purpose only.



Photographs taken during site visit is as follows-



**Pipeline near Group Housing Project Urban Homes**



**Photograph of agriculture land situated outside urban homes near local drain**

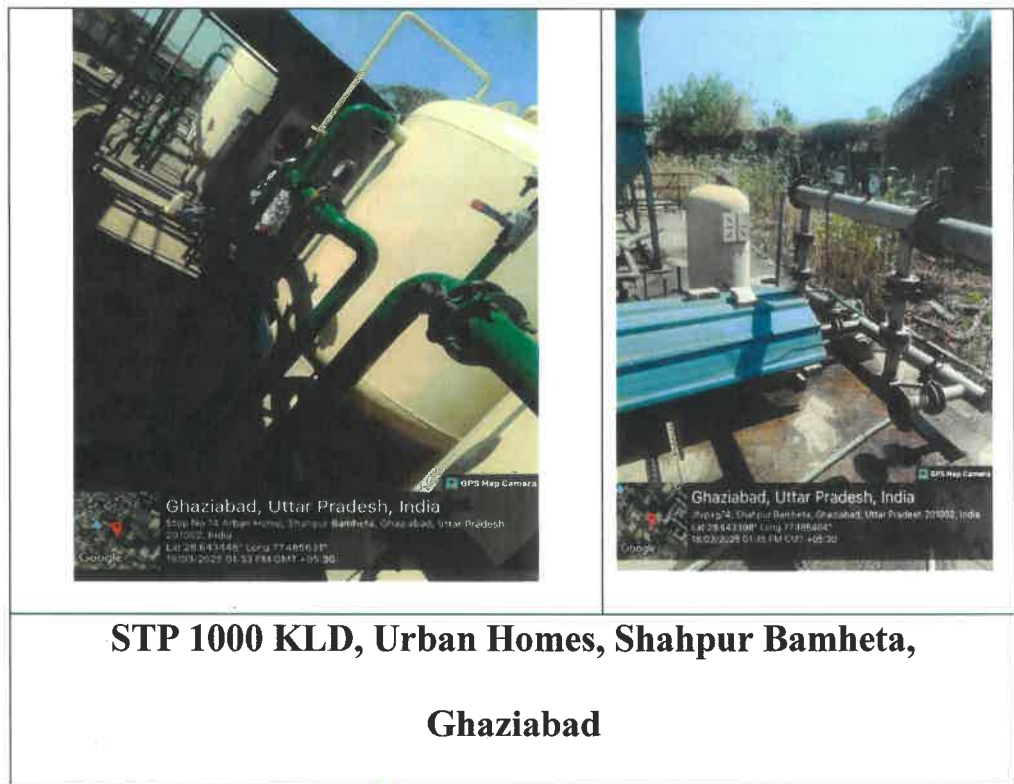
*Ans*

C. In continuation of above, Inspection of Group housing project “Urban Homes”, Village- Shahpur Bamheta, Dasna, District Ghaziabad was also carried out on dated 18.03.2025 in presence of representative of project proponent Shri Rahul, STP Incharge at site. Main facts are as follows: -

1. “Urban Homes” is developed by M/s Utility Estates Pvt. Ltd., on the land of various Khasra Nos. of village- Shahpur bamheta, Pargna Dasna, Tehsil & District Ghaziabad, Uttar Pradesh.
2. State Level Environment Impact Assessment Authority (SEIAA) vide letter no. 201/ Parya/ SEAC/2120/2014/AD(Sub) dated 18.05.2015, had issued Environment Clearance (EC) for said project, which was valid for 05 years, copy of same is annexed as **Annexure-6**.
3. Uttar Pradesh Pollution Control Board had issued Consent to Establish (CTE) to M/s Utility Estates Pvt. Ltd. at village Shahpur Bamheta, NH-24, Ghaziabad for integrated project having Total land area- 77,651 sqm and total proposed built-up area 180813.22 sqm on 03.12.2015 which was valid for 05 years.  
Copy is attached as **Annexure-7**.



- 4. Uttar Pradesh Pollution Control Board has issued Consent to Operate (CTO Water/Air) to said project at village Shahpur Bamheta, NH-24, Ghaziabad on dated 25.11.2021, which is valid up to 31.12.2025. Copy of same is attached as **Annexure-8**.
- 5. Project proponent has installed 01 no. of sewage treatment plant (STP) having capacity 1000 KLD based on MBBR technology for the treatment of sewage generated from group housing project. Photographs of STP are as follows-



*me*

6. During inspection, the STP was found operational. Sample was collected from final outlet of STP's and deposited in Regional Laboratory, UPPCB, Ghaziabad for analysis and their results are tabulated as follows:-

S. No.	Location of STP	pH	BOD (mg/l)	COD (mg/l)	TSS (mg/l)
1.	STP 1000 KLD Urban Homes	7.1	24.0	146.0	80.0
	<b>Standard</b>	5.5-9.0	30	250	100

\*As per above analysis report, sample of STP outlet is found within prescribed limit, Copy of Analysis reports is attached as **Annexure-9**.

7. During visit, it was informed by representative of project that treated water is being used in green area and in dual plumbing system as much as possible, but no flow meters are installed at inlet /outlet of STP and no record of treated water is being maintained.
8. At the time of inspection, it was observed that there is provision of pipeline to discharge effluent into local drain (village-Shahpur Bamheta), which was found disconnected. However, at the time of inspection, no effluent was found being discharged through pipeline, but possibility of discharge of effluent through same cannot be ruled out.

*Amc*

**D. Main observations**

- i. It was observed that site in question, whose photographs are provided by applicant in original application, pertains to Group housing society “Urban Homes”, which is developed by M/s Utility Estates Pvt. Ltd. at village Shahpur Bamheta, NH-24, Ghaziabad.
- ii. At the time of inspection, it was observed that there is provision of pipeline to discharge effluent from Group housing project “**Urban Homes**” into local drain of village- Shahpur Bamheta, which was found disconnected. However, at the time of inspection, no effluent was found being discharged through pipeline, but possibility of discharge effluent through same cannot be ruled out.
- iii. As per analysis report of sample collected from final outlet of STPs, STPs are found complying with discharge norms.
- iv. During inspection, water logging is not observed in nearby area of project as effluent coming from village Shahpur is being discharged through local drain in Dasna drain.

The above report is being submitted kind perusal and necessary action please.



(Anshul Sharma)  
Assistant Environmental Engineer

REGIONAL OFFICER

# State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Dr. Bhim Rao Ambedkar Paryavaran Parisar

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

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

E-mail : doeuplko@yahoo.com

Website : www.seiaaup.com

To,

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

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

Date: 07 October, 2013

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

Dear Sir,

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

1. The Project proposal falls under category -8b of EIA Notification, 2006 (as amended) and will be located at Khasra No. 1619, 1622, 1623, 1625, 1670, 1671/1, 1671/2, 1672, 1673, 1674, 1734, 1735, 1736, 1737, 1738, 1739, 1744, 1745, 1746, 1747/1, 1747/2, 1747/3, 1747/4, 1748, 1749, 1750, 1751, 1752/1, 1752/2, 1753, 1754, 1755, 1756/1, 1756/2, 1756/3, 1757, 1757/4, 1757/1, 1759/2, 1759/1, 1760-1767, 1770-71, 1826-1835, 1836/1, 1836/2, 1837-38, 1839/1, 1839/2, 1839/3, 1840-1843, 1866-1870, 1910-1911, 1912/1, 1912/2, 1913-1984, 19971998, 2000-2015, 2016/1, 2016/2, 20172026, 2027/1, 2027/2, 2028/10, 2028/7, 2028/9, 2028/11, 2028/4, 2028/2, 2029/1, 2029/3, 2029/4, 2030-2013, 2032/4, 2032/3, 2033/1, 2033/4, 2033/2, 2033/1, 2034/1, 2034/2, 2035, 2036/1, 2037-2039, 2040/1, 2040/2, 2040/3, 2041-2050, 2051/1, 2051/2, 2052, 2053/1, 2054-2056, 2057/1, 20060-2065, 2248, 2257-2261-2295, 2354, 2364-2375, Village-Shahpur, Bamheta, NH-24, Ghaziabad, U.P. Ms Agarwal Associated (Promoters) Ltd.
2. The total project/plot area and proposed built-up area of the project are respectively 7,47,435.0 mt sq. and 13,95,596.098 mt sq.
3. The FAR to be achieved are 11,09,386.31 sqm.
4. Parking facility is proposed for 8630 ECS.
5. The total water requirement is proposed as 5536 KLD & Total Fresh water requirements is proposed as 3778 KLD from Municipal Corporation.
6. The total waste water generation is proposed as 4,641 KLD to be treated in STP of 5550 KLD capacity.
7. Total power requirement is proposed as 32000 KVA to be supplied by PVVNL.
8. 10 X 1000 of DG Sets are proposed for power backup.

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

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

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

a. **General Conditions:**

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

*E.C. for Township Project "Aditya World City" at Village- Shahpur, Namah, NH-24, Ghazabad, U.P. M/s Anarwal Associates (Promoters) Ltd.*

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

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

*E.C. for Township Project "Aditya World City" at Village - Shahpur, Dambeta, NH-14, Ghazalbad, U.P. M/s Anarwal Associated (Promoters) Ltd.*

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

**b. Specific Conditions:**

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

-6-

K.C. In-charge Project "Aditya World City" at Village - Shahravathi, NIT-24, Ghaziabad, U.P. Mr. Anurag Anand (Promoter) Ltd.

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

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

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

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

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

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

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

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

  
(J. S. Yadav)

Member Secretary, SEIAA

No...../Praya/SEAC/1602/2012/DD(D) Dated: As above  
Copy with enclosure for Information and necessary action to:

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

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E.C. for Township Project "Ailtra World City" at Village - Shabour, Bamba, NII-24, Ghaziabad, U.P. Ms Agerwal Associated (Promoters) Ltd.

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

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

# State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

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

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

E-mail : docuplko@yahoo.com

Website : www.seiaaup.com

To,

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

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

Date 12 June, 2021

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

Dear Sir,

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

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

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

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

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



(Ashish Tiwari)

Member Secretary, SEIAA

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

**Copy for information and necessary action to:**

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

(Ashish Tiwari)

Member Secretary, SEIAA



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File No: 8873-8330

Government of India

Ministry of Environment, Forest and Climate Change

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

\*\*\*



Date 20/06/2024



To,

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

Subject:

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

Sir/Madam,

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

2. The particulars of the proposal are as below :

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

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

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

Annexure 1

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

### 1. Environmental Attributes

S. No	EC Conditions
1.1	<ol style="list-style-type: none"> <li>1. Since this is Township and Area Development project in which area for different purposes has been allotted, separate Environmental Clearance shall be taken for Group housing &amp; commercial development including health centre etc. having built-up area more than 20,000 sqm as per the provision of EIA Notification 2006 (as amended).</li> <li>2. Project proponent is advised to explore the possibility and getting the cement in a closed container rather through the plastic bag to prevent dust emissions at the time of loading/unloading.</li> <li>3. Project proponent should ensure that there will be no use of "Single use of Plastic" (SuP).</li> <li>4. In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs. GoI and others) anti-smog guns shall be installed to reduce dust during excavation.</li> <li>5. The project proponent will comply the use of fuel for backup power as per guidelines issued by CPCB from time to time.</li> <li>6. The project proponent will ensure that there is no mismatch/deviation between the project proposal submitted to SEIAA for environmental clearance and maps/drawings were approved by concerned development authority. In case of any mismatch/deviation, amended environmental clearance will be obtained by project proponent. In case of failure, the granted environmental clearance shall automatically deem to be cancelled.</li> <li>7. The project proponent shall ensure that the project site does not attract/infringe any buffer zone, wetland zone etc. of no activity identified/declared under law.</li> <li>8. Criteria/ norms provided by competent Authority regarding the seismic zone are followed for construction work. Provision of alarm system, to timely notify the residents, in case of occurrence of earthquake/other natural disasters/fire should be provided. A well defined evacuation plan should also be prepared and regular mock drills should be arranged for the residents. Rise of stairs should be constructed in a way, so that it should provide smooth movement.</li> <li>9. The project proponent should develop green belt in the said project as per the plan submitted and also follow the guidelines of CPCB/Development authority for green belt as per the norms. The project proponent will prepare working plan of plantation/green belt development showing type of plant species and their spacing in consultation with subject expert/ forest department and submit to the forest department and concerned regulatory authority and ensure their survival and sustainability.</li> <li>10. The proponent should provide electric vehicle charging facility as per the requirements at ground level and allocate the safe and suitable place in the premises for the same.</li> <li>11. Project proponent should invest the CSR amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.</li> <li>12. Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water not to be discharged outside the premises without the permission of the concerned authority.</li> <li>13. The project proponent will ensure full exploitation of potential of rain water harvesting for storage and recharging and also treated wastewater in order to reduce the withdrawal of fresh water and accordingly use the three sources of water supply namely stored rain water, treated wastewater and the fresh water. The project proponent shall also provide a flow measuring device along with flow integrator for monitoring the various sources of water supply namely fresh water, treated waste water and stored harvested rain water.</li> </ol>

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

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

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

**1. Statutory Compliance**

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

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

## 2. Air Quality Monitoring And Preservation

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

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

### 3. Water Quality Monitoring And Preservation

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

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

#### 4. Noise Monitoring And Prevention

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

### 5. Energy Conservation Measures

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

### 6. Waste Management

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

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

### 7. Green Cover

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

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

### 8. Transport

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

### 9.

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

### 10. Human Health Issues

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

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

### 11. Miscellaneous

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

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

## 12. Specific Conditions

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

### Additional EC Conditions

N/A

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

### Project Details Informed by the Project Proponent and their Consultant

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

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

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

### 5. Salient features of the project:

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

### 6. Land use details:

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

	Total	747435.00	100.00
7. Detailed area statement of the project:			
S. No.	Particulars	Area (in m <sup>2</sup> )	
1	Total License Area	748695	
2	Area Under Ponds	1260	
3	Net Plot area	747435	
4	Area Under Master Plan of Ghaziabad	52,371.84	
	Master Plan Green Belt (30 m wide)	34,376.87	
	Master plan Road (45 m wide)	17,994.97	
5.	Net Planning Area	695,063.16	
	Plotted (A)	180,544.65	
	Total Group Housing including green area (B)	184,109.60	
	Group Housing	1,56,469.6	
	Green in Group housing	27,640	
	EWS/LIG (C)	18,575.52	
	Total Commercial area including green area (D)	31,766.89	
	Commercial	28,590.2	
	Green in commercial	3176.69	
	Public/semi public	52,171.44	
	Anganwadi (E)	1,538.37	
	Nursery School (F)	6,659.35	
	Primary school (G)	6,191.56	
	High school (H)	8,136.94	
	Inter collage (I)	12036.56	
	Health center (J)	3,293.91	
	Sub post office (K)	366.95	
	Police Chowki (L)	3,052.43	
	Rail Reservation Center (M)	451.80	
	Community Cum marriage Hall (N)	1,528.28	
	Temple (O)	1,038	
	Dustbins	960	
	Sub station	4,068.99	
	STP	3,591.50	
	Green/ open	73,589.62	
	Road area	154,305.44	
6	GC as per Ghaziabad Bye Laws		
	Total permissible & Proposed Ground Coverage	212,927.22	
	Plotted @60% of A	108,326.79	
	Group Housing @50% of B	64,438.36	
	Commercial @50% of D	15,883.45	
	Anganwadi @ 35% of E	538.43	
	Nursery School @40% of F	2,663.74	
	Primary School @ 35% of G	2,167.05	
	High School @ 35% of H	2,847.93	
	Inter college @ 35% of I	4,212.79	
	Health Centre @ 40% of J	1,317.56	
	Post Office @ 10% of K	36.69	
	Police chowki @ 10% of K	305.24	
	Rail Reservation Centre @ 10% of M	45.18	
	Community cum marriage hall @ 40% of N	611.31	
	Temple @ 40% of O	415.2	
	EWS/LIG @ 49.1%	9,117.50	
7	FAR as per Ghaziabad Bye Laws		
	Total Permissible and proposed FAR Area	11,09,386.31	
	Plotted @ 2.00	361,089.30	
	Group Housing @3.75	5,86761.00	
	Commercial Area @ 2.75	78,623.00	

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

## 8. Solid waste details:

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

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

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

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

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

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

(Sanjeev Kumar Singh)  
Member Secretary, SEIAA

Signature Not Verified

Digitally Signed by: Member Secretary UP  
Member Secretary, SEIAA

Date: 22/06/2024



# उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड,

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

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

दिनांक 22/1/15

सेवा में,

मैसर्स अग्रवाल एसोसिएट्स प्रमोटर्स लि०,  
"अदित्या वर्ल्ड" भरत भवन, १० न्यू राजधानी इन्कलेव,  
प्रीती विहार, मेट्रो स्टेशन, विकास मार्ग, देहली-११००६२

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

महोदय,

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

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

(क) स्थल:- मैसर्स अदित्या वर्ल्ड सिटी, प्रमोटर्स अग्रवाल एसोसिएट्स लि०,  
शाहपुर बम्हेटा, नेशनल हाइवे-२४,  
गाजियाबाद।

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

- 2 -

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

(घ) औद्योगिक उत्प्रवाह की मात्रा:- शून्य

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

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

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

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

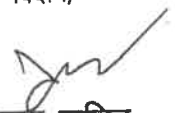
गैसर्स अदित्या वर्ल्ड सिटी, प्रमोटर्स गैसर्स अग्रवाल एसोसिएट्स लि०,  
शाहपुर बम्हेटा, नेशनल हाइवे-24, गाजियाबाद

- 5- घरेलू उत्प्रावह, जिसकी मात्रा 4641 के० एल० डी० से अधिक नहीं होगी। प्रस्तावानुसार एस० टी०पी० के माध्यम से बोर्ड द्वारा निर्धारित मानको के अनुरूप <sup>G.D.A. Main Layout</sup> निस्तारित किया जाये।
- 6- प्रदूषण नियंत्रण हेतु प्रस्तावित शुद्धिकरण संयंत्र तथा निर्माण कार्य आपूर्ति के लिए दिये गये आदेश की प्रति इस कार्यालय में 30.8.2015 तक अवश्य प्रस्तुत की जाये।
- 7- मैसर्स अग्रवाल एसोसिएट्स लिमिटेड, (प्रमोटर्स), की आवासीय परियोजना "अदित्य वर्ल्ड सिटी," शाहपुर बम्हेटा, गाजियाबाद में कुल बिल्डअप एरिया 93655.66.062 पर आवासीय एवं कामर्शियल परियोजना का निर्माण कार्य किया जाये। निर्माण कार्य में भूगर्भ जल का प्रयोग नहीं किया जायेगा।
- 8- संस्था द्वारा प्रस्तावानुसार 8689 के० एल० डी० उत्प्रावह के शुद्धिकरण हेतु 5550. के० एल० डी० क्षमता का एस० टी० पी० स्थापित किया जायेगा।
- 9- संस्था द्वारा शुद्धिकरण व्यवस्थाओं हेतु अलग से डी०जी० सेट स्थापित करें तथा उक्त हेतु अलग से विद्युत मीटर स्थापित करें।
- 10- सालिड वेस्ट मैनेजमेन्ट एम० एस० डब्लू रूल्स 2000 के प्राविधानों के अनुसार किया जाये।
- 11- म्युनिसीपल अथॉरिटी द्वारा बायोडिग्रेडिबल वेस्ट के निस्तारण हेतु सुविधा स्थापित न किये जाने की स्थिति में संस्था द्वारा उक्त का निस्तारण परिसर के अन्दर वर्मीकम्पोस्टिंग/बायोकम्पोस्टिंग के द्वारा किया जाये।
- 12- समस्त प्रस्तावित डी०जी०सेट पर ध्वनि रोधक व्यवस्थाओं के साथ साथ प्रस्तावानुसार चिमनी भी स्थापित की जाये।
- 13- संस्था प्रस्तावानुसार रेन वाटर हार्वेस्टिंग व्यवस्था स्थापित करें।
- 14- संस्था द्वारा पर्यावरण एवं वन मंत्रालय, भारत सरकार/स्टेट इन्वायरमेंट इम्पेक्ट असेसमेंट अथॉरिटी से पर्यावरणीय क्लीयरेंस प्राप्त किया जाये।
- 15- यह अनापत्ति प्रमाण पत्र की वैधता पाँच वर्ष या बैंक गारण्टी की वैधता तिथि से एक वर्ष कम जो पूर्व हो मान्य होगी।
- 16- संस्था को निर्गत बैंक गारण्टी पत्रांक- एफ-53202/सी-9/एन०ओ०सी०-जी-226/2098 दिनांक 2/9/2095 का अक्षरशः अनुपालन करना सुनिश्चित करें, अनुपालन न करने की दशा में संस्था द्वारा प्रेषित बैंक गारण्टी बोर्ड के पक्ष में अयमुक्त की जा सकती है, जिसकी पूर्ण जिम्मेदारी स्वयं संस्था के जिम्मेदार पदाधिकारियों की होगी।

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

भवदीय,

  
 सदस्य सचिव

पृष्ठांक सं०

/एन०ओ०सी०

तददिनांक :

प्रतिलिपि :

1. महाप्रबन्धक, जिला उद्योग केन्द्र, गाजियाबाद।
2. क्षेत्रीय अधिकारी, उ०प्र०प्रदूषण नियंत्रण बोर्ड, गाजियाबाद।

 मुख्य पर्यावरण अधिकारी  
 (वृत्त-1)



## UTTAR PRADESH POLLUTION CONTROL BOARD

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

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

Validity Period :03/09/2024 To 02/09/2029

Category : RED

Application Id : 27488916

Ref No. -

Dated:- 10/09/2024

217455/UPPCB/Ghaziabad(UPPCBRO)/CTE/GHAZIABAD/2024

To ,

Shri PRAHALAD SINGH

M/s Agarwal Associates Promoters Limited

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

Ghaziabad,,201002

GHAZIABAD

**Sub :** Consent to Establish for New Unit/Expansion/Diversification under the provisions of Water (Prevention and control of pollution) Act, 1974 as amended and Air (Prevention and control of Polution) Act, 1981 as amended.

Please refer to your Application Form No.- 27488916 dated - 31/07/2024. After examining the application with respect to pollution angle, Consent to Establish (CTE) is granted subject to the compliance of following conditions :

1. Consent to Establish is being issued for following specific details :

A- Site along with geo-coordinates :

B- Main Raw Material :

Main Raw Material Details		
Name of Raw Material	Raw Material Unit Name	Raw Material Quantity
Building Construction	Metric Tonnes/Day	.

C- Product with capacity :

Product Detail	
Name of Product	Product Quantity
Total Plot Area: 748695 sqm	.
Built-up Area 13,95,596.098 sqm	.
Integrated Township (Group Housing,	..
Commercial Development including Health Centre)	..

D- By-Product if any with capacity :

By Product Detail			
Name of By Product	Unit Name	Licence Product Capacity	Install Product Capacity
0	Metric Tonnes/Day	0	0

2. Water Requirement (in KLD) and its Source :

Source of Water Details		
Source Type	Name of Source	Quantity (KL/D)
Municipal Supply	Authority	5536.0

3. Quantity of effluent (In KLD) :

Effluent Details	
Source Consumption	Quantity (KL/D)
Domestic	5536.0

4. Fuel used in the equipment/machinery Name and Quantity (per day) :

Fuel Consumption Details		
Fuel	Consumption(tpd/kld)	Use
Others	0.5	Dual Fuel For 10x1000 KVA DG Set

5. For any change in above mentioned parameters, it will be mandatory to obtain Consent to Establish again. No further expansion or modification in the plant shall be carried out without prior approval of U.P. Pollution Control Board.

For any change in above mentioned parameters, it will be mandatory to obtain Consent to Establish again. No further expansion or modification in the plant shall be carried out without prior approval of U.P. Pollution Control Board.

2. You are directed to furnish the progress of Establishment of plant and machinery, green belt, Effluent Treatment Plant and Air pollution control devices, by 10th day of completion of subsequent quarter in the Board.
3. Copy of the work order/purchase order, regarding instruction and supply of proposed Effluent Treatment Plant/Sewerage Treatment Plant /Air Pollution control System shall be submitted by the industry till 02/09/2029 to the Board.
4. Industry will not start its operation, unless CTO is obtained under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and control of Pollution)Act, 1981 from the Board.
5. It is mandatory to submit Air and Water consent Application,complete in all respect, four months before start of operation, to the U.P. Pollution Control Board.
6. Legal action under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act,1981 may be initiated against the industry With out any prior information,in case of non compliance of above conditions.

**Specific Conditions:**

1. This CTE is being granted for Integrated Township (Group Housing, Commercial Development including Health Centre) to M/s Agarwal Associates Promoters Limited, Village- Shahpur Bamheta, Dasna, District-Ghaziabad for Plot Area-7,48,695 sqm and Built up Area-13,95,596.098 sqm. This CTE will be void if there is any change in above mentioned address or product. The applicant shall make an application along with prescribed fee for renewal/trail consent (CTO) at least 30 days before the operation of unit.
2. Prior to abstraction of ground water, unit shall obtain a No Objection Certificate from U.P. Ground Water Authority for abstraction of ground water and project shall provide the NOC of UPGWD for extracting ground water within 03 month, if required. The PP will be used only Municipal supply water as per proposal.
3. Project shall comply the provisions of Environment (Protection) Act 1986, Water (Prevention and Control of Pollution) Act, 1974 as amended, Air (Prevention and Control of Pollution) Act, 1981 as amended.
4. The project shall be obtained NOC form competent authority for disposal of rest treated water to nearby sewer line/drain.
5. At the project site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
6. Project shall develop proper green belt and rain water harvesting system as per Authority guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and manuring arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
7. Project shall comply the provisions of notification dt. 07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation GoI.
8. Project shall not start gaseous emission & sewage generation without prior consent of the board.
9. All construction activities shall be according to authority guidelines and after approval or approved plan.
10. This CTE is valid for the Establishment of unit only as mentioned above. In case of any change in production capacity, process, raw materials use etc. the unit will have to intimate the Board. For any enhancement of the above, fresh Consent to Establish has to be obtained from U.P. State Pollution Control Board.
11. The project shall comply with various Waste Management Rules as notified by MoEF & CC i.e. Plastic Waste Management Rules, 2016, Solid Waste Management Rules, 2016, Hazardous and Other Wastes (Management and Transboundary) Rules, 2016, E-waste (Management) Rules, 2016, Construction and Demolition Waste Management Rules, 2016.
12. Project shall not use ground water in construction activities. Only STP treated water shall be used.
13. Project shall be developed/constructed as per approved map from competent authority and submit approved plan to Board.
14. Unit will put tarpaulin scaffolding around the area of construction and the building for effective and efficient control of dust emission generated during construction of the project.
15. Storage of any construction material particularly sand will not be done on any part of street and roads in the projects area.
16. The construction material of any kind stored on site will be fully covered in all respect so that it does not disperse in the air in any form.
17. All the construction material & debris will be carried in trucks or vehicles which are fully covered and protected so as to ensure that the construction debris or construction material does not get dispersed into the air or atmosphere in any form whatsoever.
18. The dust emission from the construction sites will be completely controlled and all precautions will be taken in that behalf.
19. The vehicles carrying construction debris or construction material of any kind will be cleaned before it is permitted to ply on the road after unloading of such material.
20. Every worker working on the construction site and involved in loading, unloading and carriage of construction debris or construction material shall be provided with mask to prevent inhalation of dust particle.
21. All medical aid, investigation and treatment will be provided to the workers involved in the construction of building and carrying of construction of building and carrying of construction debris or construction material related to dust emission.
22. The transportation of construction material and debris waste to construction site, dumping site or any other place will be carried out in accordance with rules.
23. Fixing of sprinklers and creation of green air barriers will be done to control fugitive dust emission and improve environment.
24. Compulsory use of wet jet in grinding and stone cutting will be practiced.

25. Under the Noise Pollution (Regulation and Control) Rule 2000, the industry shall take adequate measures for control of noise from its own sources within the premises so as to maintain ambient air quality standards in respect of noise to less than 75 dB(A) during day time and 70 dB(A).
26. The project shall provide adequate arrangement for fighting the accidental leakages/discharge of any air pollutant/gas/liquid from the vessel, machinery etc. which are likely to cause fire hazard including environmental pollution.
27. Project shall submit first compliance report with respect to conditions imposed within 30 days of issue of this permission.
28. Project shall ensure carbon offsetting as per Government Order (Environment Department) issued vide letter no. H17259/ 183/55-2-2018/09(writ)/2016 dated 15.03.2018.
29. A good housekeeping shall be maintained both within the project and in the premises. All hoods, pipes, valves, sewers and drains shall be leaking proof. Floor washings shall be admitted into the effluent collection system only and shall not be allowed to find their way into storm drains or open areas.
30. Separate power connection with energy meter shall be provided for the Pollution Control Equipment's and record of power consumption and chemicals consumption for the operation of pollution control equipment shall be maintained separately.
31. The applicant shall furnish to the visiting officer and / or the Board any information regarding the construction, installation or operation of the effluent treatment system / air pollution control equipment / secured storage area of Hazardous Waste and such other particulars as may be pertinent for preventing and controlling pollution.
32. The industry shall comply with ambient air quality standards of SO<sub>2</sub> - 80 g/m<sup>3</sup>; NO<sub>x</sub> - 80 g/m<sup>3</sup>, PM<sub>2.5</sub> - 60 g/m<sup>3</sup>; PM<sub>10</sub> - 100 g/m<sup>3</sup>; and other parameters as notified by MoEF & CC, GOI vide notification No. GSR 826(E), dated 16.11.2009 during operational phase of the project.
33. Concealing the factual data or submission of false information / fabricated data and failure to comply with any of the conditions mentioned in this order may result in withdrawal of this order and attract action under the provisions of relevant pollution control Acts.
34. The project is liable to pay compensation for any environmental damage caused by it, as fixed by the Hon'ble Supreme Court, High Court, National Green Tribunal, Central Pollution Control Board and Uttar Pradesh Pollution Control Board.
35. Wind breaking wall will be constructed around the construction site.
36. All approach roads & in campus roads should be sprinkled with water to suppress the dust emission.
37. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
38. Project shall not establish Hot Mix/Ready Mix/Wet Mix Plant without prior permission of Board.
39. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) directions issued time to time regarding use of cleaner fuel.
40. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) directions regarding DG sets.
41. The Board reserves its right to modify above conditions or stipulate any additional conditions including revocation of this order, in the interest of environment protection. In case of violation of above-mentioned conditions or any public complaint the CTE shall be withdrawn.
42. Project shall install anti-smog guns and PTZ camera at site and ensure registration on dustapp.ucep.in for self-declaration of dust control audit.
43. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) direction no. 76 and 77 regarding regulation of DG sets.
44. In the case of usage of ground water, the Project Proponent must obtain NOC from CGWA within one month from the date of issue of CTE, unless falling in exempted category as per MoJS Guidelines dated 24.09.2020 and amendments dated 29.03.2023 thereto.
45. The Project shall install 10x1000 KVA Gas Fired Gen Set along with the minimum stack and APCS as specified in E.P Rules 1986 with adequate acoustic enclosures on each DG sets. Under the Noise Pollution (Regulation and Control) Rule 2000, the project shall take adequate measures for control of noise from its own sources within the premises so as to maintain ambient air quality standards in respect of noise to less than 75 dB(A) during day time and 70 dB(A). Project shall use clean fuel as far as possible.
46. Project shall obtain permission of competent authority to discharge surplus sewage into CSTP.
47. As per Project Report 5536 KLD water will be required for domestic purposes. Project has proposed to installed STP of capacity 5550 KLD for treatment of 4641 KLD domestic effluent. Project shall ensure the compliance of Environment standards as per Environment (protection) Act 1986. Maximum quantity of treated water shall be used in gardening /flushing. The Unit will ensure the continuous and uninterrupted data supply from the OCEEMS to the CPCB server. The unit will follow the CPCB Guidelines for Utilization of Treated Effluent in Irrigation available in the CPCB

web portal.

48. Project proponent shall obtain separate Environmental Clearance for Group Housing & Commercial development including health centre etc having built up area more than 20,000 sqm as per provision of EIA Notification 2006 (as amended) in compliance of specific condition no. 1 mentioned in EC dated 20.06.2024

49. Project shall comply all conditions imposed in environmental clearance issue by SEIAA, U.P. vide EC identification no. EC24B3812UP5485066N dated 20.06.2024.

50. A Bank Guarantee of Rs. 10,00,000/- (Rs Ten lacs only) shall be submitted within 30 days including the above conditions which will be valid for two years otherwise this consent to establish shall be deemed to be withdrawn.

Please note that consent to Establish will be revoked, in case of, non compliance of any of the above mentioned conditions. Board reserves its right for amendment or cancellation of any of the conditions specified above. Industry is directed to submit its first compliance report regarding above mentioned specific and general conditions till 10/10/2024 in this office. Ensure to submit the regular compliance report otherwise this Consent to Establish will be revoked.

**Vivek  
Roy**

Digitally signed  
by Vivek Roy **CEO**  
Date: 2024.09.10 **C-1.**  
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Dated:- 10/09/2024

**Copy To -**

Regional Officer, U.P. Pollution Control Board, Ghaziabad.

**Vivek  
Roy**

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by Vivek Roy **CEO**  
Date: 2024.09.10 **C-1.**  
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**मिशन LIFE - पर्यावरण के लिए जीवन शैली**  
(Lifestyle For Environment)  
**जनसहभागिता का सन्देश**



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

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



**UTTAR PRADESH POLLUTION CONTROL BOARD**

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

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

**CONSENT ORDER**

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

**Dated : 30/09/2021**

**To ,**

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

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

**Reference Application No :13217449**

**Dated :30/09/2021**

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

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

Digitally signed by  
**VIVEK ROY**  
Date:  
2021.09.30  
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**For and on behalf of U.P. Pollution Control Board**

**CEO  
C-1.**

**Enclosed : As above  
(condition of consent):**

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

Digitally signed  
by **VIVEK ROY**  
Date:  
2021.09.30  
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**CEO  
C-1.**

## U.P. POLLUTION CONTROL BOARD, LUCKNOW

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

Consent Order No. 13217449/ Water

Dated : 30/09/2021

## CONDITIONS OF CONSENT

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

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

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

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

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

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

Industrial Effluent		
S.No	Parameter	Standard

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

## Specific Conditions:

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

**Issued with the permission of competent authority .**

**VIVEK** Digitally signed  
by **ROY**  
Date: 2021.09.30  
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**For and on behalf of U.P. Pollution Control Board :**

**CEO**  
**C-1.**



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

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

**CONSENT ORDER**

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

**Dated : 30/09/2021**

**To ,**

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

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

Reference Application No. 13217648

Dated : 30/09/2021

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

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

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signed by  
VIVEK ROY  
Date:  
2021 09 30  
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**For and on behalf of U.P. Pollution Control Board**

**CEO**  
**C-1.**

**Enclosed : As above**  
**(condition of consent):**

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

Digitally  
signed by  
VIVEK ROY  
Date:  
2021 09 30  
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**CEO**  
**C-1.**

**CONDITIONS OF CONSENT**

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

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

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

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

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

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

**Specific Conditions:**

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

**Issued with the permission of competent authority .**

VIVEK ROY  
Digitally signed  
by VIVEK ROY  
Date:  
2021.09.30  
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**For and on behalf of U.P. Pollution Control Board .**

**CEO  
C-1.**



### Uttar Pradesh Pollution Control Board

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

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

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

Date: 21/12/2023

To,

M/s

Agarwal Associates (Promoters) Limited

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

Application Id-  
23523456

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

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

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

S No	Product	Quantity	Unit
1	Group Housing Project	Total Plot Area 747435 SQM, Built up Area- 1395596.098 SQM	Metric Tonnes/Day

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

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

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

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

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

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

#### Industrial Effluent Quality Standard

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

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

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

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

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

#### Air Pollution Source Details

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

#### Emission Quality Standards

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

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

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

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

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

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

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

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

**General Conditions:-**

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

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

**Specific Conditions:-**

1. The unit shall not abstract the ground water under any circumstances without prior permission from the UPGWD. Water shall be obtained from legally permissible sources only. If the project fails to comply with this condition then this consent shall automatically stand revoked.
2. The Unit shall comply with various provisions of Air (Prevention and Control of Pollution) Act 1981 as amended, Water (Prevention and Control of Pollution) Act 1974 as amended and all other applicable rules notified under E.P. Act 1986.
3. The Unit shall dispose the hazardous waste through authorized recyclers/TSDF and comply with the provisions of Hazardous and Other Wastes (Management and Trans-boundary Movement) Amendment Rules, 2016 and The Solid Waste Management Rules, 2016.
4. The treated effluent/sewage shall be used for irrigation purposes as much as possible. The guidelines developed by the CPCB for the utilization of treated effluent for the irrigation purposes is available at the URL <http://cpcb.nic.in/NGT/Guidelines-UTE-Irrigation.pdf>.
5. The Unit shall comply with the provisions of notification dt.07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation, GOI.
6. The Unit shall submit the point wise compliance report of the CTO/CTE issued by the Board earlier and the audited balance sheet for the current year and the details of fees deposited during last three years within a month failing which consent would be deemed void.
7. At the site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
8. The Unit shall ensure proper operation and maintenance of Sewage Treatment Plant. Also independent flow meters, logbook and electric meter should be installed for Sewage treatment plant.
9. The Unit should be operated in such a way so that there is no adverse impact on public and environment.
10. The Unit shall develop proper green belt and rain water harvesting system as per guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and maneuvering arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
11. This consent is valid only for products and quantity mentioned above. The Unit shall obtain prior approval before making any modification in product/process /fuel/ Plant machinery failing which consent would be deemed void.
12. The Unit shall submit quarterly monitoring reports of treated effluent from a certified / approved laboratory under E.P. Act 1986.
13. The Unit will ensure the continuous and uninterrupted data supply from the OCEEMS to the CPCB server. The unit shall maintain strict supervision on fluctuations in operating parameters with respect to each treatment unit of the Sewage treatment plant.
14. If the CPCB or UPPCB issues the Closure order against the Unit this consent order stands automatically suspended for that period.
15. Unit shall install flow meters on inlet and final outlet of STP and maintain log book.
16. Project shall maintain records regarding generation & disposal of municipal solid waste and submit necessary permission from competent authority for disposal of solid waste generated in project.
17. At the Unit site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
18. This consent is only valid for emission generated from DG Sets. Project shall obtain CTE before installing any other source of emission i.e. DG Sets etc.
19. The Unit shall abide by orders / directions issued by Hon'ble Supreme Court Hon'ble High Court,

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

20. Unit shall comply with Board's OM dated 27-02-2020 regarding stringent norms in CEPI areas.

21. Unit shall establish Miyawaki forest as per the GO no. 1011/81-7-2021-09(rit)/2016 dated 13.10.2021 of Deptt. of Environment, forest and climate change and BG of Rs. 50,000/- be deposited within a months time along with the proposal for proposed plantation.

22. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) direction no. 65 and other direction issued time to time regarding use of cleaner fuel.

23. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) direction no. 75 regarding GRAP.

24. Unit shall operate and maintain/upgrade the air pollution control device in such manner that emission should be as per norms prescribed by CAQM.

25. Unit shall submit latest stack monitoring report from NABL approved laboratory within one month.

26. Project shall ensure to maintain MLSS in aeration tank of STP.

27. Unit shall operate and maintain/upgrade the air pollution control device in such manner that emission should be as per norms prescribed by CAQM.

28. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) direction no. 76 and 77 regarding regulation of DG sets.

29. The project shall ensure compliance of the orders passed by the Hon'ble National Green Tribunal, New Delhi.

30. Project Proponent shall also install digital water metres connected to central Concerned of UPPCB/CPCB.

31. In respect of establishments having water supply from the local bodies and also extracting ground water, there should be separate digital metres in respect of both sources.

32. Project shall install Dual plumbing systems and recycling of treated gray water for toilet flushing, floor washing, gardening to reduce around 30% of fresh potable water requirement.

33. Environmental compensation, if any, imposed against the project will be deposited by the PP.

PRADEEP  
SHARMA

Digitally signed by  
PRADEEP SHARMA  
Date: 2024.01.17  
22:01:08 +05'30'

**CEO-1**

Copy to:

Regional Officer, UPPCB, Ghaziabad.

PRADEEP  
SHARMA

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PRADEEP SHARMA  
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**CEO-1**



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



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

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



REGIONAL LABORATORY GHAZIABAD, U.P. POLLUTION CONTROL BOARD  
INS-2, SECTOR-16, VASUNDHARA, GHAZIABAD-201012, Phone: 0120-2883720



Certificate  
No. TC-9573

**TEST REPORT: WATER LABORATORY(WASTE WATER)**

Customer/Unit Name & Address	M/s Aggarwal Associate Promoters Pvt Ltd "Aditya world city" NH-24 Gzb	ULR No. TC957323000000
		Report No. UPPCB/Gzb/WW/03/25/183
		Report issue Date (dd/mm/yyyy)
		Customer Ref. No:
		Any other information

Quantity:	2 Litre	Sample Receiving Date:	18.03.25
Batch No.	UPPCB/Gzb/WW/03/25	Date of Analysis Started:	18.03.25
Laboratory Code:	UPPCB/Gzb/WW/03	Date of Completion of Analysis:	24.03.25
Sample Type:	Crab	Date of Sampling:	18.03.25
Sampling Location :	Final outlet of S.T. P(S-3)		
Sample collected by:	Anshul Sharma, A.E.E		

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

Method of Sampling- Standard Methods for the Examination of Water and Wastewater; APHA, AWWA, and WEF, Ed24', 2023

S.No.	Name of test Parameters	Standards prescribed by C.P.C.B	Unit	Result	Test Method
1.	pH at 25°C	5.5-9.0	-	7.4	4500 H+ B Electrometric Method
2.	Total Suspended Solids	100.0	mg/L	76.0	2540 D Total Suspended Solids dried at 103-105°C
3.	Total Dissolved Solids	-	mg/L	1200.0	2540 C Total Dissolved Solids dried at 180°C
4.	Total Solids	-	mg/L	1276.0	2540 B Total Solids dried at 103-105°C
5.	B.O.D	30.0	mg/L	20.0	3 days 27°C IS 3025 ( Part 44); 1993 Bio Chemical Oxygen Demand
6.	COD	250.0	mg/L	132.0	5220 B Open Reflux Method

Analysed By

(L.A)/J.R.F

Reviewed By

Authorized Signatory

(A.S.O)

(Regional Officer/Technical Manager)

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



REGIONAL LABORATORY GHAZIABAD, U.P. POLLUTION CONTROL BOARD  
INS-2, SECTOR-16, VASUNDHARA, GHAZIABAD-201012, Phone: 0120-2883720

Certificate  
No. TC-9573

**TEST REPORT: WATER LABORATORY (WASTE WATER)**

Customer/Unit Name & Address	M/S Aggarwal Associate Promoters Pvt Ltd Aditya World City "NH-24 GZB	ULR No. TC957323000000
		Report No. UPPCB/GZB/WW/03/25/183A
		Report issue Date (dd/mm/yyyy)
		Customer Ref. No:
		Any other information

Quantity:	2 Litre	Sample Receiving Date:	18.03.25
Batch No.	UPPCB/GZB/WW/03/25	Date of Analysis Started:	18.03.25
Laboratory Code:	UPPCB/GZB/WW/03	Date of Completion of Analysis:	29.03.25
Sample Type:	Grab	Date of Sampling:	18.03.25
Sampling Location :	Final outlet of STP (City of Aditya)		
Sample collected by:	Anshul Sharma, A.E.E		

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

Method of Sampling - Standard Methods for the Examination of Water and Wastewater; APHA, AWWA, and WEF, Ed24, 2023

S.No.	Name of test Parameters	Standards prescribed by C.P.C.B	Unit	Result	Test Method
1.	pH at 25°C	5.5-9.0	-	7.5	4500 H+ B Electrometric Method
2.	Total Suspended Solids	100.0	mg/L	78.0	2540 D Total Suspended Solids dried at 103-105°C
3.	Total Dissolved Solids	-	mg/L	1300.0	2540 C Total Dissolved Solids dried at 180°C
4.	Total Solids	-	mg/L	1378.0	2540 B Total Solids dried at 103-105°C
5.	B.O.D	30.0	mg/L	22.0	3 days 27°C IS 3025 ( Part 44): 1993 Bio Chemical Oxygen Demand
6.	COD	250.0	mg/L	138.0	5220 B Open Reflux Method

Analysed By

(L.A)/J.R.F

Reviewed By

(A.S.O)

Authorized Signatory

(Regional Officer/Technical Manager)

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



REGIONAL LABORATORY GHAZIABAD, U.P. POLLUTION CONTROL BOARD  
INS-2, SECTOR-16, VASUNDHARA, GHAZIABAD-201012, Phone: 0120-2883720



Certificate  
No. TC-9573

**TEST REPORT: WATER LABORATORY (WASTE WATER)**

Customer/Unit Name & Address	M/s Aggarwal Associate Promoters Pvt Ltd "Aditya World City" NH-24 Gzb	ULR No. TC957323000000
		Report No. UPPCB/Gzb/Wo/03/25/183B
		Report issue Date (dd/mm/yyyy)
		Customer Ref. No:
Any other information		

Quantity:	2 litre	Sample Receiving Date:	18.02.25
Batch No.	UPPCB/Gzb/Wo/03/25	Date of Analysis Started:	18.03.25
Laboratory Code:	UPPCB/Gzb/Wo/03	Date of Completion of Analysis:	24.03.25
Sample Type:	Grab	Date of Sampling:	18.02.25
Sampling Location :	Final outlet of STP (Luxwiro estate)		
Sample collected by	Anshul Sharma, A.E.E		

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

Method of Sampling- Standard Methods for the Examination of Water and Wastewater; APHA, AWWA, and WEF, Ed24, 2023

S.No.	Name of test Parameters	Standards prescribed by C.P.C.B	Unit	Result	Test Method
1.	pH at 25°C	5.5-9.0	-	7.1	4500 H+ B Electrometric Method
2.	Total Suspended Solids	100.0	mg/L	74.0	2540 D Total Suspended Solids dried at 103-105°C
3.	Total Dissolved Solids	-	mg/L	1000.0	2540 C Total Dissolved Solids dried at 180°C
4.	Total Solids	-	mg/L	1074.0	2540 B Total Solids dried at 103-105°C
5.	B.O.D	30.0	mg/L	19.0	3 days 27°C IS 3025 ( Part 44): 1993 Bio Chemical Oxygen Demand
6.	COD	250.0	mg/L	124.0	5220 B Open Reflux Method

Analysed By

(L.A)/J.R.F

Reviewed By

(A.S.O)

Authorized Signatory

(Regional Officer/Technical Manager)

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

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## State Level Environment Impact Assessment Authority, Uttar Pradesh

Uploaded on  
www.seiaaup.in

## Directorate of Environment, U.P.

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

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

E-mail : doeuplko@yahoo.com

Website : www.seiaaup.in, www.seiaaup.com

To,

Mr. Beer Singh,  
Authorized Signatory,  
M/s Utility Estates (P) Ltd.,  
G-79, Preet Vihar, Delhi-110092

Ref. No. 201...../Parya/SEAC/2120/2014/AD(Sub)

Date: 18/5 April, 2015

Sub: Environmental Clearance for Affordable Housing Project at Khasra No- 2243, 2244, 2246, 2247, 2375, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2388, 2396, 2399, 2400, 2401, 2402, 2403, 2406, 2407, 2410, 2411, 2422, Village Shahpur-Bamheta, Ghaziabad, U.P. M/s Utility Estates (P) Ltd., & Others.

Dear Sir,

Please refer to your letter dated 10/03/2014, 04/08/2014, 09/11/2014 and 21/02/2015 addressed to the Secretary, SEAC, Directorate of Environment, U.P., Lucknow on the subject as above. The matter was considered by the State Level Expert Appraisal Committee in its meetings held on dated 05/08/2014 and 21/02/2015. The committee noted that the terms of reference in the matter were issued through letter dated 17/10/2014. The final EIA submitted by the project proponent through letter dated 09/11/2014.

A presentation was made by Shri Beer Singh, representative of project proponent along with their consultant M/s Grass Roots Research & Creation India (P) Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The environmental clearance is sought for Affordable Housing Project Khasra No- 2243, 2244, 2246, 2247, 2375, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2388, 2396, 2399, 2400, 2401, 2402, 2403, 2406, 2407, 2410, 2411, 2422, Village Shahpur-Bamheta, Ghaziabad, U.P. M/s Utility Estates (P) Ltd., & Others.
2. Area details of the project is as follows:

S.No.	Particulars	Area (m <sup>2</sup> )
1.	Plot area	77,651
2.	Area under Master Plan (Green + Road)/other land	2,865
3.	Land in Possession	74,786
4.	Area Under Green (@ 15% of Remaining Plot area)	11,217.900
5.	Plot area (Land in possession – Green area)	63,568.100
6.	Area Proposed for facilities	11,531
7.	Facilities	
a)	Inter College	4,000
b)	High School	2,000
c)	Primary School	2,000
d)	Nursery School	1,000
e)	Health Centre	800
f)	Sub Station (11 kVA)	500
g)	Anganwadi	500
h)	Sub Post Office	100
i)	ATM	81
j)	C.R.R.C	100
k)	Dustbin	300
l)	Kiosks	150

7.	Net Plot Area	52,037.100
8.	Permissible Ground Coverage (@ 45% of Net plot area)	23,416.695
9.	Proposed Ground Coverage (@ 23.68% of Net plot area)	12,325.434
10.	Total Permissible FAR (@ 1.75+0.875 = 2.625)	1,36,597.388
	• Basic FAR (@1.75 of Net plot area)	91,064.925
	• Purchasable FAR (@ 50% of basic FAR i.e. 0.875)	45,532.463
11.	Proposed FAR (@ 2.624)	1,36,561.955
12.	Permissible incentive FAR against EWS & LIG	16,605.225
13.	Proposed incentive FAR against EWS & LIG	16,597.034
14.	Permissible Convenient Shopping (@ 0.5% of FAR)	682.987
15.	Proposed Convenient Shopping	681.117
16.	Stilt Area	10,023.165
17.	Fire escape staircase	4,625.156
18.	Mumty Area	679.258
19.	Machine Room	795.652
20.	Built up Area	1,80,813.22

### 3. Salient features of the project are as follows:

PROJECT FEATURES	DESCRIPTION
Estimated Population	18,988 Nos.
Estimated Water Requirement	904 ML (Agency: Private Water Tanker)
Construction Phase	1,606 KLD (Agency: Municipal Supply)
Operation Phase	STP Capacity = 1600 KLD
Estimated waste water Generation	Approx. 1348 KLD
Power Demand	11,000 KVA
Power Back-up	5,000 KVA (10 X 500 KVA each)
Source of Power	Uttar Pradesh Power Corporation Limited
Solid Waste Generation	9,174 kg/day
Rain water harvesting pits	11 Pits
Parking Facilities Required	As per MoEF norms: 1366 ECS
	As per Ghaziabad bye-laws: 2449 ESS or 4898.00 m <sup>2</sup>
	559 ECS
Proposed	2450 ESS or 4900 m <sup>2</sup>
	562 ECS

### 4. Water requirement of the project is as follows:

S. N.	Description	Area (in m <sup>2</sup> )	Total Occupancy	Rate of water demand (lpcd)	Total Water Requirement (KLD)
A.	<b>Domestic Water</b>				
1.	<b>Residential Development</b>				
	• Main D.Us.		13,640	86	1173.04
	• EWS		1,365	86	117.39
	• LIG		1,365	86	117.39
	• Incentive Units against EWS & LIG		1,695	86	145.77
2.	<b>Commercial Area</b>		23	30	0.69
	• Staff				
3.	<b>Visitors</b>		900	15	13.5
	<b>Total domestic water demand (1+2+3)= 1567.78</b>				<b>1568 KLD</b>
B.	<b>Horticulture and Landscape development</b>	11217.920		11/sqm/day	11.22
C.	<b>DG Sets Cooling (10x500 KVA each)</b>			0.9 l/KVA/hr	27
	<b>Grand Total (A+B+C) = 1606.22 say 1606 KLD</b>				

### 5. Solid waste generation details of the project is as follows:

S.N.	Category	Kg per capita per day	Waste generated (kg/day)
1.	Residents		

	• Main D.U.s. (13,640)	@ 0.5	6820
	• EWS (1,365)	@ 0.5	682.5
	• LIG (1,365)	@ 0.5	682.5
	• Incentive EWS/LIG(1,695)	@ 0.5	847.5
2.	Commercial • Staff (23)	@ 0.25	5.75
3.	Visitors (900)	@ 0.15	135
4.	Landscape waste (2.77 acres)	@ 0.2 kg/acre/day	0.55
	<b>TOTAL SOLID WASTE GENERATED</b>		<b>9,174 kg/day</b>

6. The Project proposal falls under Category –8(b) of EIA Notification, 2006 (as amended).

Based on the recommendations of the State Level Expert Appraisal Committee (meeting held on 21/02/2015), the State Level Environment Impact Assessment Authority (meeting held on 19/03/2015) has decided to grant the Environmental Clearance to the project subject to the effective implementation of the following general and specific conditions:

**A. General Conditions:**

1. This environmental clearance does not create or verify any claim of applicant on the proposed site/activity.
2. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.
3. It shall be ensured that obtain the no objection certificate from the U P pollution control board before start of construction.
4. It shall be ensured that no construction work or preparation of land by the project management except for securing the land is started on the project or the activity without the prior environmental clearance.
5. The proposed land use shall be in accordance to the prescribed land use. A land use certificate issued by the competent Authority shall be obtained in this regards.
6. All trees felling in the project area shall be as permitted by the forest department under the prescribed rules. Suitable clearance in this regard shall be obtained from the competent Authority.
7. A suitable plan for providing shelter, light and fuel, water and waste disposal for construction labour during the construction phase shall be provided along with the number of proposed workers.
8. Measures shall be undertaken to recycle and reuse treated effluents for horticulture, DG cooling, HVAC purposes, plantation etc.
9. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
10. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
11. Hazardous/inflammable/Explosive materials likely to be stored during the construction and operation phases shall be as per standard procedure as prescribed under law, Necessary clearances in this regards shall be obtained.
12. Solid wastes shall be suitably segregated and disposed. A separate and isolated municipal waste collection center should be provided. Necessary plans should be submitted in this regards.

13. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
14. Water sprinklers and other dust control measures should be undertaken to take care of dust generated during the construction and operation phases. Necessary plans in this regard shall be submitted.
15. Suitable noise abatement measures shall be adopted during the construction and operation phases in order to ensure that the noise emissions do not violate the prescribed ambient noise standards. Necessary plans in this regard shall be submitted.
16. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
17. Sewage effluents shall be kept separate from rain water collection and storage system and separately disposed. Other effluents should not be allowed to mix with domestic effluents.
18. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
19. The Green building Concept suggested by Indian Green Building Council, which is a part of CII-Godrej GBC, shall be studied and followed as far as possible.
20. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
21. Make suitable provisions for using solar energy as alternative source of energy. Solar energy application should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. Present a detailed report showing how much percentage of backup power for institution can be provided through solar energy so that use and polluting effects of DG sets can be minimized.
22. Make separate provision for segregation, collection, transport and disposal of e-waste.
23. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
24. Fly ash should be used as building material in the construction as per the provision of fly ash notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project lies within 100 km of Thermal Power Station).
25. The treated effluents should normally not be discharged into public sewers with terminal treatment facilities as they adversely affect the hydraulic capacity of STP. If unable, necessary permission from authorities should be taken.
26. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
27. An energy audit should be annually carried out during the operational phase and submitted to the authority.
28. Project proponents shall endeavor to obtain ISO: 14001 certification. All general and specific conditions mentioned under this environmental clearance should be included in the environmental manual to be prepared for the certification purposes and compliance.
29. Smoke meters should be installed as warning measures for accidental fires.

**B. Specific Conditions:**

1. 5% land of total plot area should be allocated to pond.
2. Internal road should be as per Development Authority bye-laws.
3. Adequate green cover not less than 33% of the plotted area should be provided within the premises.

4. For the treatment for total sewage, a full-fledged STP is to be provided with 20% more capacity than waste water generated during operation phase. 100% waste water is to be treated in captive STP conforming to prescribed standards of receiving body for designated use. Monitoring of STP to be done daily till its stabilization.
5. Recycling of water as proposed shall be undertaken with regular testing and monitoring of treated water.
6. Dedicated power supply for STPs is to be ensured during operation. Sludge of STP is to be used in-house as manure and surplus manure should be managed by giving it to end users.
7. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost /4.0 crore in the matter, shall be prepared and approved by Board of Directors of the company. A copy of resolution as above shall be submitted to the authority.
8. Isolated place for Municipal Solid Waste handling and the disposal shall be provided in accordance with Municipal Solid Waste (Management and Handling Rules), 2000 (as amended).
9. Organic waste converter for solid waste management shall be installed and plan submitted.
10. LEDs should be used in all common areas and corridors. 100% solar lighting is to be provided in the common areas/common stairs.
11. Parking guideline as per Ghaziabad Development Authority should be followed. Parking for disabled persons should be explored.
12. All entry/exit point should be bell mouth shaped.
13. To discharge excess treated waste water into public drainage system, permission from the competent authority to be taken prior to any discharge.
14. 100 % provision of Rain Water Harvesting is to be made. RWH shall be initially done only from the roof top. RWH from green and other open areas shall be done only after permission from CGWB.
15. Height of the stack should be provided as discussed based on combined DG sets capacity and be 6mt higher than the tallest building.
16. Post project monitoring for air, water (surface+ ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines.
17. Crèche to be provided during the construction/operation phase.
18. Provision of separate room for senior citizen with proper amenities shall be made.
19. Protection shall be provided on the windows of the high rise flats for security of residents.
20. Criteria/ norms provided by competent Authority regarding the seismic zone to be followed for construction work.
21. Dual plumbing should be adopted.
22. Unless and until all the environmental issues are sorted out the occupancy will be restricted and would be only allowed after achieving the Permission from the competent authority.
23. The project proponent shall ensure that the project site does not attract/infringe any buffer zone of no activity identified/declared under law.
24. Land scape plan with list of trees is to be submitted.
25. Ground water should not be extracted for the purpose of construction or otherwise. In case of default the Environmental Clearance will deem to be cancelled.
26. Sprinkler to be used for curing and quenching and ready mix concrete may be used for construction.
27. Possibilities of use of treated waste water for irrigation purposes should be explored.
28. No fresh water will be used for irrigation purpose.
29. Mobile toilets, safe drinking water facility, sanitation facility and eco friendly fuels etc. Shall be made available to the temporary residents/workers at the project site including the proper treatment and the disposal of the wastes.
30. Running/maintenance cost of STP and other environmental facilities should be computed and included into customer brochure.

The SEIAA also directed the project proponent that the proposal of CSR activity is also be submitted to District Magistrate/Chief Development Officer of District-Ghaziabad.

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

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

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

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

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

(J.S. Yadav)

Member Secretary, SEIAA

No...../Parya/SEAC/2120/2014/AD(Sub) Dated: As above

Copy for Information and necessary action to:

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

(Dr. A. A. Khan)  
Nodal Officer, SEIAA, UP,  
Directorate of Environment, U.P.



# उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड,

टी० सी० 12 वी, विभूति खण्ड,  
गोमती नगर, लखनऊ

FG 9981

03-12-15

संदर्भ संख्या . /सी-1/एन०ओ०सी/जी-1015/2015.

दिनांक

सेवा में,

मैसर्स यूटिलिटी स्टेट्स प्रा० लि०,  
जी-७६, प्रीती विहार, विकास मार्ग,  
देहली-११००६२

विषय : मैसर्स यूटिलिटी स्टेट्स प्रा० लि०, ग्राम शाहपुर बम्हेटा, परगना डासना, तहसील व  
जिला-गाजियाबाद पर्यावरणीय प्रदूषण की दृष्टि से ग्रुप हाउसिंग परियोजना की स्थापना हेतु  
अनापत्ति प्रमाण-पत्र निर्गमन।

महोदय,

कृपया उपरोक्त विषयक अपने आवेदन पत्र दिनांक-16/02/2015 का संदर्भ लें। आपके आवेदन पर विचार किया गया तथा कृपया अवगत हों कि उद्योग को पर्यावरण प्रदूषण के दृष्टिकोण से निम्नलिखित विशिष्ट शर्तों एवम् सामान्य शर्तों (संलग्नक) के समुचित अनुपालन के साथ सशर्त अनापत्ति स्वीकृत की जाती है।

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

(क) परियोजना स्थल:- मैसर्स यूटिलिटी इस्टेस प्रा० लि०, खसरा नं० 2243, 2244, 2246, 2247, 2375, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2185, 2388, 2396, 2399, 2400, 2401, 2402, 2403 2406, 2407 2410, 2411, 2422, शाहपुर बम्हेटा, परगना, डासना, गाजियाबाद द्वारा भूखण्ड क्षेत्रफल ७७६५९, बिल्टअप एरिया १८०८१३.२२ वर्ग मीटर पर ग्रुप हाउसिंग परियोजना का निर्माण का कार्य किया जाये।

(ख) परियोजना का : भूखण्ड क्षेत्रफल 77651 वर्ग मी०,

विवरण:- बिल्टअप एरिया 180813.22 वर्ग मीटर पर

ग्रुप हाउसिंग परियोजना निर्माण किया जायेगा।

- 2 -

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

(घ) औद्योगिक उत्प्रवाह की मात्रा:- शून्य

घरेलू उत्प्रवाह की मात्रा:- 1348 कि० ली० / दिन

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

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

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

मैसर्स यूटिलिटी स्टेटस प्रा० लि०, ग्राम शाहपुर बम्हेटा, परगना डासना, तहसील व जिला-गाजियाबाद

- 5- घरेलू उत्प्रवाह, जिसकी मात्रा 1348 के० एल० डी० से अधिक नहीं होगी। प्रस्तावानुसार एस० टी०पी० के माध्यम से बोर्ड द्वारा निर्धारित मानको के अनुरूप निस्तारित किया जाये।
- 6- प्रदूषण नियंत्रण हेतु प्रस्तावित शुद्धिकरण संयंत्र तथा निर्माण कार्य आपूर्ति के लिए दिये गये आदेश की प्रति इस कार्यालय में 30.12.2015 तक अवश्य प्रस्तुत की जाये।
- 7- मैसर्स यूटिलिटी इस्टेटस प्रा० लि०, खसरा नं० 2243, 2244, 2246, 2247, 2375, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2388, 2396, 2399, 2400, 2401, 2402, 2403, 2406, 2407, 2410, 2411, 2422, शाहपुर बम्हेटा, परगना, डासना, गाजियाबाद द्वारा भूखण्ड क्षेत्रफल ७७६५९ बिल्टअप एरिया १,८०,८९३.२२ वर्ग मीटर पर ग्रुप हाउसिंग परियोजना का निर्माण का कार्य किया जाये। निर्माण कार्य में भूगर्भ जल का प्रयोग नहीं किया जायेगा।
- 8- संस्था द्वारा प्रस्तावानुसार जनित उत्प्रवाह के शुद्धिकरण हेतु १६०० कि० ली०/दिन क्षमता का एस० टी० स्थापित किया जाये।
- 9- संस्था द्वारा शुद्धिकरण व्यवस्थाओं हेतु अलग से डी०जी० सेट स्थापित करें तथा उक्त हेतु अलग से विद्युत मीटर स्थापित करें।
- १०- सालिड वेस्ट मैनेजमेन्ट एम० एस० डब्लू रूल्स २००० के प्राविधानों के अनुसार किया जाये।
- ११- म्युनिसीपल अथॉरिटी द्वारा बायोडिग्रेडिबुल वेस्ट के निस्तारण हेतु सुविधा स्थापित न किये जाने की स्थिति में संस्था द्वारा उक्त का निस्तारण परिसर के अन्दर वर्मीकम्पोस्टिंग/बायोकम्पोस्टिंग के द्वारा किया जाये।
- १२- समस्त प्रस्तावित डी०जी०सेट पर ध्वनि रोधक व्यवस्थाओं के साथ साथ प्रस्तावानुसार चिमनी भी स्थापित की जायें।
- १३- संस्था प्रस्तावानुसार रेन वाटर हार्वेस्टिंग व्यवस्था स्थापित करें।
- १४- केंद्रीय भूजल प्राधिकरण, जल संसाधन मंत्रालय भारत सरकार से भूगर्भ जल दोहन हेतु आवश्यक अनापत्ति प्रमाण पत्र प्राप्त किया जाये।
- १५- यह अनापत्ति प्रमाण पत्र की वैधता पाँच वर्ष या बैंक गारण्टी की वैधता तिथि से एक वर्ष कम जो पूर्व हो मान्य होगी।
- १६- संस्था को निर्गत बैंक गारण्टी पत्रांक- एफ-६६८५७/सी-१/एन०ओ०सी०-जी-१०२५/२०१५ दिनांक ७/०६/२०१५ का अक्षरशः अनुपालन करना सुनिश्चित करें, अनुपालन न करने की दशा में संस्था द्वारा प्रेषित बैंक गारण्टी बोर्ड के पक्ष में अवमुक्त की जा सकती है, जिसकी पूर्ण जिम्मेदारी स्वयं संस्था के जिम्मेदार पदाधिकारियों की होगी।

-४-

कृपया ध्यान दें कि उपर्युक्त लिखित विशिष्ट शर्तों एवम् सामान्य शर्तों का प्रभावी एवम् संतोषजनक अनुपालन न करने पर बोर्ड द्वारा निर्गत अनापत्ति प्रमाण पत्र निरस्त कर दिया जायेगा। बोर्ड का अधिकार सुरक्षित है कि अनापत्ति की शर्तों में संशोधन किया जाये अथवा निरस्त कर दिया जाय। उपर्युक्त विशिष्ट एवं सामान्य शर्तों के संबंध में उद्योग द्वारा इस कार्यालय में 30.12.2015 तक प्रथम अनुपालन आख्या अवश्य प्रेषित की जाए। अनुपालन आख्या नियमित प्रेषित की जाए अन्यथा अनापत्ति निरस्त कर दी जाएगी।

भवदीय

सदस्य सचिव

तददिनांक :

पृष्ठांकन सं०

/एन०ओ०सी०

प्रतिलिपि :

1. क्षेत्रीय अधिकारी, उ०प्र०प्रदूषण नियंत्रण बोर्ड, गाजियाबाद।

मुख्य पर्यावरण अधिकारी  
(वृत्त-1)

अग्रवाल /-



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

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

**CONSENT ORDER**

**Ref No. - 138322/UPPCB/Ghaziabad(UPPCBRO)/CTO/water/GHAZIABAD/2021**

**Dated : 25/11/2021**

**To ,**

Shri Mr. Beer Singh Pundir

M/s Utility Estates Pvt. Ltd. UH Realcon Pvt. Ltd. Shubhhomes Realcon Private Limited

Khasra No. 2243, 2244, 2246, 2247, 2375, 2377, 2378, 2379, 2380, 2381,

2382,2383,2384,2385,2388, 2396,2399, 2400, 2401, 2402, 2403, 2406, 2407, 2410,2411,2422, Vill.

Shahpur Bamheta, Pargana Dasna, Tehsil & District - Ghaziabad, U.P

GHAZIABAD

**Sub :** Consent under Section 25/26 of The Water (Prevention and control of Pollution) Act, 1974 (as amended) for discharge of effluent to M/s. Utility Estates Pvt. Ltd. UH Realcon Pvt. Ltd. Shubhhomes Realcon Private Limited

**Reference Application No :13635032**

**Dated :25/11/2021**

1. For disposal of effluent into water body or drain or land under The Water (Prevention and control of Pollution) Act,1974 as amended (here in after referred as the act ) M/s. Utility Estates Pvt. Ltd. UH Realcon Pvt. Ltd. Shubhhomes Realcon Private Limited is hereby authorized by the board for discharge of their industrial effluent generated through ETP for irrigation/river through drain and disposal of domestic effluent through septic tank/soak pit subject to general and special conditions mentioned in the annexure ,in refrence to their foresaid application .
2. This consent is valid for the period from 21/10/2021 to 31/12/2025 .
3. In spite of the conditions and provisions mentioned in this consent order UP Pollution Control Board reserves its right and powers to reconsider/amend any or all conditions under section 27(2) of the Water (Prevention and Control of Pollution) Act, 1974 as amended .

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

**VIVEK ROY** Digitally signed  
by VIVEK ROY  
Date: 2021.12.08  
19:05:24 +05'30'

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

**CEO  
C-1.**

**Enclosed : As above  
(condition of consent):**

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

**VIVEK ROY** Digitally signed  
by VIVEK ROY  
Date: 2021.12.08  
19:05:42 +05'30'

**CEO  
C-1.**

## U.P. POLLUTION CONTROL BOARD, LUCKNOW

Annexure to Consent issued to M/s.Utility Estates Pvt. Ltd. UH Realcon Pvt. Ltd. Shubhhomes  
Realcon Private Limited vide

Consent Order No. 13635032/ Water

Dated : 25/11/2021

## CONDITIONS OF CONSENT

- This consent is valid only for the approved production capacity of Integrated Township (Total Land Area 77651 sqm and Total Built up Area 152119.773 sqm).
- The quantity of maximum daily effluent discharge should not be more than the following :

Effluent Discharge Details			
S.No	Kind of Effluent	Maximum daily discharge,KL/day	Treatment facility and discharge point
1	Domestic	1348 KLD	STP

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

Domestic Effluent		
S.No	Parameter	Standard
1	Total Suspended Solids	As per EP Act 1986
2	BOD	As per EP Act 1986
3	COD	As per EP Act 1986
4	Oil & Grease	As per EP Act 1986
5	Quantity of Discharge	1348 KLD

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

Industrial Effluent		
S.No	Parameter	Standard

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

**Specific Conditions:**

1. The unit shall not abstract the ground water under any circumstances without prior permission from the CGWA/UPGWD. Water shall be obtained from legally permissible sources only. If the project fails to comply with this condition then this consent shall automatically stand revoked.
2. The Unit shall comply with various provisions of Air (Prevention and Control of Pollution) Act 1981 as amended, Water (Prevention and Control of Pollution) Act 1974 as amended and all other applicable rules notified under E.P. Act 1986.
3. The Unit shall dispose the hazardous waste through authorized recyclers/TSDf and comply with the provisions of Hazardous and Other Wastes (Management and Trans-boundary Movement) Amendment Rules, 2016 and The Solid Waste Management Rules, 2016.
4. The treated effluent/sewage shall be used for irrigation purposes as much as possible. The guidelines developed by the CPCB for the utilization of treated effluent for the irrigation purposes is available at the URL <http://cpcb.nic.in/NGT/Guidelines-UTE-Irrigation.pdf>.
5. The Unit shall comply with the provisions of notification dt.07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation, GOI.
6. The Unit shall submit the point wise compliance report of the CTO/CTE issued by the Board earlier and the audited balance sheet for the current year and the details of fees deposited during last three years within a month failing which consent would be deemed void.
7. At the site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
8. The Unit shall ensure proper operation and maintenance of Sewage Treatment Plant. Also independent flow meters, logbook and electric meter should be installed for Sewage treatment plant.
9. The Unit should be operated in such a way so that there is no adverse impact on public and environment.
10. The Unit shall develop proper green belt and rain water harvesting system as per guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and maneuvering arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
11. This consent is valid only for products and quantity mentioned above. The Unit shall obtain prior approval before making any modification in product/process /fuel/ Plant machinery failing which consent would be deemed void.
12. The Unit shall submit quarterly monitoring reports of treated effluent from a certified / approved laboratory under E.P. Act 1986.
13. The Unit will ensure the continuous and uninterrupted data supply from the OCEEMS to the CPCB server. The unit shall maintain strict supervision on fluctuations in operating parameters with respect to each treatment unit of the Effluent treatment plant.
14. If the CPCB or UPPCB issues the Closure order against the Unit this consent order stands automatically suspended for that period.
15. As per office record, Bank Guarantee of Rs. 10 Lakh was submitted in favour of Board by unit, which was valid till 14.09.2020. Project may be directed to submit renewed bank guarantee for compliance of directions issued by Board as the project is under construction.
16. Unit shall obtain revised CTO for rest part of project for which EC was obtained.
17. Unit shall install separate STP of adequate capacity for treatment of sewage if quantity of sewage generation become more than 1000 KLD.
18. The Unit shall abide by orders / directions issued by Hon'ble Supreme Court Hon'ble High Court, Hon'ble National Green Tribunal, Central Pollution Control Board and U.P Pollution Control Board for protection and safe guard of environment from time to time.
19. Unit shall comply with Board's OM dated 27-02-2020 regarding stringent norms in CEPI areas.

Issued with the permission of competent authority .

**VIVEK**  
**ROY**  
 Digitally signed  
 by VIVEK ROY  
 Date: 2021.12.08  
 19:06:04 +05'30'

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

CEO  
 C-1.



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

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

**CONSENT ORDER**

**Ref No. - 138558/UPPCB/Ghaziabad(UPPCBRO)/CTO/air/GHAZIABAD/2021**

**Dated : 25/11/2021**

**To ,**

Shri Mr. Beer Singh Pundir  
M/s Utility Estates Pvt. Ltd. UH Realcon Pvt. Ltd. Shubhhomes Realcon Private Limited  
Khasra No. 2243, 2244, 2246, 2247, 2375, 2377, 2378, 2379, 2380, 2381,  
2382,2383,2384,2385,2388, 2396,2399, 2400, 2401, 2402, 2403, 2406, 2407, 2410,2411,2422, Vill.  
Shahpur Bamheta, Pargana Dasna, Tehsil & District - Ghaziabad, U.P  
**GHAZIABAD**

**Sub :** Consent under section 21/22 of the Air (Prevention and control of Pollution) Act, 1981 (as amended) to M/s. Utility Estates Pvt. Ltd. UH Realcon Pvt. Ltd. Shubhhomes Realcon Private Limited

Reference Application No. 13673045

Dated : 25/11/2021

1. With reference to the application for consent for emission of air pollutants from the plant of M/s Utility Estates Pvt. Ltd. UH Realcon Pvt. Ltd. Shubhhomes Realcon Private Limited. under Air Act 1981. It is being authorised for said emissions, as per the standards, in environment, by the Board as per enclosed conditions .
2. This consent is valid for the period from 21/10/2021 to 31/12/2025 .
3. In spite of the conditions and provisions mentioned in this consent order UP Pollution Control Board reserves its right and powers to reconsider/amend any or all conditions under section 21 (6) of the Air (Prevention and Control of Pollution) Act, 1981 as amended.  
This consent is being issued with the permission of competent authority .

Digitally signed  
by VIVEK ROY  
Date: 2021.12.08  
19:06:53 +05'30'

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

**CEO  
C-1.**

**Enclosed : As above  
(condition of consent):**

**VIVEK  
ROY** Digitally signed  
by VIVEK ROY  
Date:  
2021.12.08  
19:07:03  
+05'30'

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

**CEO  
C-1.**

## U.P. Pollution Control Board

Dated : 25/11/2021

## CONDITIONS OF CONSENT

1. This consent is valid only for the approved production capacity of Integrated Township (Total Land Area 77651 sqm and Total Built up Area 152119.773 sqm).
2. This consent is valid only for products and quantity mentioned above. Industry shall obtain prior approval before making any modification in product/ process /fuel/ plant machinery failing which consent would be deemed void.
- 3(a) The maximum rate of emission of flue gas should not be more than the emission norms for the stacks.

## 3(b) Air Pollution Source Details.

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

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

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

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

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

**Specific Conditions:**

1. The Unit shall comply with various provisions of Air (Prevention and Control of Pollution) Act 1981 as amended, Water (Prevention and Control of Pollution) Act 1974 as amended and all other applicable rules notified under E.P. Act 1986.
2. The Unit shall dispose the hazardous waste through authorized recyclers/TSDF and comply with the provisions of Hazardous and Other Wastes (Management and Trans-boundary Movement) Amendment Rules, 2016 and The Solid Waste Management Rules, 2016.
3. The Unit shall submit the point wise compliance report of the conditions imposed in the CTO/CTE issued by the Board earlier and the audited balance sheet for the current year and the details of fees deposited within a month failing which consent would be deemed void.
4. At the Unit site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
5. This consent is only valid for emission generated from DG Sets. Project shall obtain CTE before installing any other source of emission i.e. DG Sets etc.
6. The Unit shall develop proper green belt and rain water harvesting system as per guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and maneuvering arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
7. This consent is valid only for products and quantity mentioned above. The Unit shall obtain prior approval before making any modification in product/process /fuel/ Plant machinery failing which consent would be deemed void.
8. The Unit will ensure the continuous and uninterrupted data supply from the OCEMS to the CPCB server.
9. If the CPCB or UPPCB issues the Closure order against the Unit this consent order stands automatically suspended for that period.
10. The Unit shall abide by orders / directions issued by Hon'ble Supreme Court Hon'ble High Court, Hon'ble National Green Tribunal, Central Pollution Control Board, Commission for Air Quality Management and U.P Pollution Control Board for protection and safe guard of environment from time to time.
11. As per office record, Bank Guarantee of Rs. 10 Lakh was submitted in favour of Board by unit, which was valid till 14.09.2020. Project may be directed to submit renewed bank guarantee for compliance of directions issued by Board as the project is under construction.
12. Unit shall obtain revised CTO for rest part of project for which EC was obtained.

**Issued with the permission of competent authority .**

**VIVEK** Digitally signed  
by VIVEK ROY  
Date:  
2021.12.08  
19:07:13 +05'30'

**ROY**

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

**CEO  
C-1.**



REGIONAL LABORATORY GHAZIABAD, U.P. POLLUTION CONTROL BOARD  
INS-2, SECTOR-16, VASUNDHARA, GHAZIABAD-201012, Phone: 0120-2883720



Certificate  
No. TC-9573

**TEST REPORT: WATER LABORATORY (WASTE WATER)**

Customer/Unit Name & Address	M/S AOA Urban Homes M/s Utility Estate Pvt Ltd Vill - Shalipur Boombeta Gz	ULR No. TC95732300/000
		Report No. UPPCB/GZ/WW/03/25/184
		Report issue Date (dd/mm/yyyy)
		Customer Ref. No: Any other information

Quantity:	2 litre	Sample Receiving Date:	18.03.25
Batch No.	UPPCB/GZ/WW/03/25/6	Date of Analysis Started:	18.03.25
Laboratory Code:	UPPCB/GZ/WW/03/25	Date of Completion of Analysis:	24.03.25
Sample Type:	Crab	Date of Sampling:	18.03.25
Sampling Location :	Final outlet of S.T.P		
Sample collected by	Anshul Sharma, A.E.E		

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

Method of Sampling- Standard Methods for the Examination of Water and Wastewater; APHA, AWWA, and WEF, Ed24, 2023

S.No.	Name of test Parameters	Standards prescribed by C.P.C.B	Unit	Result	Test Method
1.	pH at 25°C	5.5-9.0	-	7.1	4500 H+ B Electrometric Method
2.	Total Suspended Solids	100.0	mg/L	80.0	2540 D Total Suspended Solids dried at 103-105°C
3.	Total Dissolved Solids	-	mg/L	1420.0	2540 C Total Dissolved Solids dried at 180°C
4.	Total Solids	-	mg/L	1500.0	2540 B Total Solids dried at 103-105°C
5.	B.O.D	30.0	mg/L	24.0	3 days 27°C IS 3025 ( Part 44): 1993 Bio Chemical Oxygen Demand
6.	COD	250.0	mg/L	146.0	5220 B Open Reflux Method

**Analysed By**

(L.A)/J.R.F

**Reviewed By**

(A.S.O)

**Authorized Signatory**

(Regional Officer/Technical Manager)

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



कार्यालय प्रभागीय निदेशक सामाजिक वानिकी प्रभाग, गाजियाबाद

पत्रांक- 4555 / 35-3, गाजियाबाद, दिनांक . 20 मार्च 2025  
सेवा में

अपर जिलाधिकारी (भू0/अ0),  
गाजियाबाद।

## ANNEXURE-III

विषय:- माननीय हरित प्राधिकरण, नई दिल्ली में योजित ओ0ए0 संख्या-1343/2024 हरीश यादव बनाम स्टेट ऑफ यू0पी0 व अन्य में पारित आदेश दिनांक 05.12.2024 के अनुपालन के संबंध में।

संदर्भ:- आपका पत्रांक-223/एस0टी0-ए0डी0एम0/2025 दिनांक-18.03.2025।

महोदया,

उपरोक्त संदर्भित पत्र के क्रम में अवगत कराना है कि माननीय हरित प्राधिकरण, नई दिल्ली की ओ0ए0 संख्या-1343/2024 हरीश यादव बनाम स्टेट ऑफ यू0पी0 व अन्य में पारित आदेश दिनांक 05.12.2024 के निर्गत आदेश में कहा गया है कि प्रतिवादी संख्या-2 मै0 अग्रवाल एसोसिएट प्रमोटर्स लिमिटेड (इंटीग्रेटेड टाउनशिप आदित्य वर्ल्ड सिटी, ग्राम-शाहपुर बम्हेटा, डासना, जिला-गाजियाबाद) द्वारा टाउनशिप को विकसित करने में अवैध रूप से 400 से 500 वृक्षों का पातन किया गया है। इस पिटीशन में कार्यालय प्रभागीय निदेशक, सामाजिक वानिकी प्रभाग, गाजियाबाद प्रतिवादी संख्या-13 के क्रम पर है। आपके द्वारा उपरोक्त प्रकरण के संबंध में अनुपालन आख्या उपलब्ध कराने हेतु अधोहस्ताक्षरी से अनुरोध किया गया है, जिसके क्रम में अधोहस्ताक्षरी द्वारा उप प्रभागीय वनाधिकारी गाजियाबाद द्वारा मौके स्थल की जांच कराई गयी। उप प्रभागीय वनाधिकारी गाजियाबाद द्वारा की गयी जांच के आधार पर आदित्य वर्ल्ड सिटी, ग्राम-शाहपुर बम्हेटा, डासना, जिला-गाजियाबाद में मौके पर किसी प्रकार का अवैध पातन वर्तमान में नहीं पाया गया। चूंकि अधिकांश जगहों पर आवासीय परिसर (टाउनशिप) का निर्माण हो चुका है, इसलिये वर्तमान में मौके की स्थिति के आधार पर वर्ष 2008-09 में अवैध पातन के साक्ष्यों की सटीक जानकारी का उपलब्ध होना संभव नहीं है। साथ ही अवगत कराना है कि उपरोक्त प्रकरण में गूगल अर्थ के माध्यम से आदित्य वर्ल्ड सिटी, ग्राम-शाहपुर बम्हेटा, डासना, जिला-गाजियाबाद में वृक्षों के अवैध रूप से पातन को टाइम लैप्स के माध्यम से देखा गया, जिसमें यह पाया गया कि वर्ष-2009 से गूगल अर्थ का डेटा उपलब्ध है, उक्त समय अवधि में कुछ स्थलों पर हरे मैदानों जैसा दिखाई दे रहा है। कहीं पर भी घना हरा क्षेत्र (छतरी) दिखाई नहीं दे रहा है जिससे किसी वृक्ष के संदर्भ में सटीक टिप्पणी कर पाना संभव नहीं है। गूगल अर्थ के टाइम लैप्स डेटा के आधार पर उक्त स्थल पर जनवरी 2011 के उपरांत ही यहां कोई निर्माण कार्य दिखाई दे रहा है, अतः इससे पूर्व में वृक्षों के होने का साक्ष्य एवं पातन के संदर्भ में कोई टिप्पणी कर पाना संभव नहीं है।

संलग्नक - उपरोक्तानुसार

भवदीय,

प्रभागीय निदेशक,  
सामाजिक वानिकी प्रभाग,  
गाजियाबाद।

पत्रांक:- / दिनांकित।

1. प्रतिलिपि जिलाधिकारी गाजियाबाद को सूचनार्थ प्रेषित।

*Admlh*  
22.3.25

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प्रभागीय निदेशक,  
सामाजिक वानिकी प्रभाग,  
गाजियाबाद।

