

BEFORE THE NATIONAL GREEN TRIBUNAL, NEW DELHI**ORIGINAL APPLICATION NO. 36 OF 2024****IN THE MATTER OF:**

AMARDEEP

...APPLICANT

VERSUS

STATE OF UTTAR PRADESH & ORS.

...RESPONDENT(S)

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THROUGH


MALAK MANISH BHATT
ADVOCATES FOR RESPONDENT NO. 6

C-7, Nizamuddin East,
New Delhi – 110013

Ph: +91 96505 92002

Email: malak@malakbhatt.com

(Enrolment No.: G/460/2011)

PLACE: NEW DELHI

DATE: 07.08.2024

BEFORE THE NATIONAL GREEN TRIBUNAL, NEW DELHI**ORIGINAL APPLICATION NO. 36 OF 2024****IN THE MATTER OF:**

AMARDEEP

...APPLICANT

VERSUS

STATE OF UTTAR PRADESH & ORS.

...RESPONDENT(S)

REPLY ON BEHALF OF RESPONDENT NO. 6 I.E., ANSAL LANDMARK TOWNSHIP PVT. LTD. TO THE COMPLAINT DATED 02.08.2023 FILED BY THE APPLICANT AMARDEEP

MOST RESPECTFULLY SHOWETH:

1. That the present reply is being filed by Respondent No. 6 i.e., M/s Ansal Landmark Township Pvt. Ltd. (hereinafter "**Answering Respondent**"). The signatory is fully competent, concerned and authorized official of the respondent company and has full, personal as well as professional knowledge of the present case, as being derived from the records of the respondent company maintained during its regular course of business. Copy of the said Board Resolution is annexed herewith as **ANNEXURE-R/1**.
2. That the instant complaint is filed with respect to the Sector 7-A of the Ansal Sushant City Project, Meerut, launched by the Answering Respondent and the averments stated herein-below are with respect to only Sector 7-A.

PRELIMINARY OBJECTIONS:

3. At the outset, it is pertinent to highlight that the Complainant has no locus standi to file the complaint under reply. The Complainant herein i.e., Mr. Amardeep, has filed the instant Complaint in his capacity as President of the Resident Welfare Association ("**RWA**") of Sector-7A, Ansal Sushant City, Vedvyas Puri, Meerut, Uttar Pradesh ("**site**"). However, the RWA, being a non-statutory body, is not authorized to enforce individual contractual disputes in a legal capacity. Pertinently, the contracts regarding maintenance and sanitation services are between the individual residents and M/s. Star Facility Management Pvt. Ltd. ("**SFML**"). Therefore, the complaint is devoid of legal standing and should be dismissed on this ground.
4. It is pertinent to mention here that the office of the Answering Respondent is one of the pioneers in the said field of construction of mega buildings, housing projects, etc. on pan India basis for the last more than 2 decades. It has successfully developed and completed various projects remarkably, well on time and without any complaints etc. upto the full satisfaction of its customers and in complete compliance of the applicable provisions of law.
5. It is further pertinent to mention here that the Answering Respondent is a law-abiding entity. Its takes due and proper care regarding compliance of applicable laws and especially environmental protection rules and regulations.

6. It is submitted that the complaint of the complainant is not maintainable because the contents of the same are highly false, vague, baseless, without any material particulars and details etc. and is malicious and by way of misuse and abuse of process of law. The contents and averments of the said complaint under reply are completely wrong and are nothing but a bundle of lies.
7. It is also submitted that the complaint of the complainant is not maintainable because the complainant has failed to show any violation of any applicable laws, rules and regulations being committed by the respondent office in any manner whatsoever.
8. It imperative to highlight that as the project proponent, the Answering Respondent has been diligently performing its duties in the development of the site. The project is still under development, and the Completion Certificate from MDA has not been obtained. Despite this, the Answering Respondent has ensured the provision of essential infrastructure and services to the residents. The responsibility for daily maintenance, including garbage collection, has been contracted to SFML, which has been actively managing these tasks.
9. It is apposite to state that the complaint under reply is not maintainable because the complainant has sought to initiate "fishing and roving" enquiry without any basis, details and material particulars and has been trying to mislead this Hon'ble Tribunal with malafide intentions. He has not placed on record any material, supporting

documents etc. alongwith specific details to show any violation of any environmental laws or to substantiate the allegations of neglect and deficiency in service by the Answering Respondent office.

10. It is submitted that the complaint under reply is bundle of lies, defamatory, libellous and liable to be rejected. Importantly, the Joint Inspection Report dated 15.03.2024 confirms that garbage collection is being carried out, albeit with some irregularities, and that the sewer line is operational.
11. Thus, the claims of the Complainant are based on isolated incidents and do not reflect the overall efforts and measures implemented by the project proponent and the service provider. The Answering Respondent reserves its rights to take suitable legal actions against the complainant in this regard.
12. Furthermore, a significant factor contributing to the alleged deficiencies in service is the substantial pending maintenance dues from the residents. **The accumulated dues amount to Rs. 16,58,194/- for individual residents who are currently residing there. Further, Rs. 1,79,33,077/- is due with respect to plots, inclusive of arrears, interest, principal, and GST.** These financial constraints impede the ability of SFML to provide consistent and high-quality maintenance services. Therefore, the Complainant has failed to acknowledge the impact of non-payment of dues on service delivery, which is a critical aspect of the issue.

13. Evidently, the Complainant, in his petition, has sought to shift the blame entirely onto the project proponent and the service provider, while failing to acknowledge his responsibilities and has infact presented a skewed perspective that does not accurately reflect the underlying issues. As per the governing bylaws and contractual agreements, the RWA is mandated to ensure the collection and management of maintenance charges related to the upkeep of common areas and services.
14. Pertinently, as the President of RWA, the Complainant is entrusted with the duty of ensuring that the RWA functions effectively and fulfills its obligations, including the collection of maintenance charges from all residents. The Complainant's role inherently involves overseeing the financial health of the RWA, ensuring that funds are collected in a timely manner, and facilitating the smooth operation of maintenance services.
15. Importantly, the substantial pending dues from residents demonstrate a clear lapse in the execution of duties by the Complainant resulting in a significant shortfall in the funds required for the upkeep of the colony. This financial deficit has directly impaired the ability of the service provider, SFML, to maintain the necessary standards of cleanliness, waste management, and infrastructure maintenance. The Complainant's inaction and negligence in ensuring the financial

compliance of residents has been a primary factor contributing to the current grievances.

16. That the complaint under reply is devoid of any material particulars, merits and supporting evidence. Thus, the Answering Respondent reserves its rights to file comprehensive reply/response thereto provided it is supplied with sufficient pleadings, details, material particulars, supporting documents etc (if any).

PARAWISE REPLY:-

1. That the contents of unnumbered para of the complaint is wrong, false, frivolous, baseless, vague, bald, vexatious and afterthought. It is submitted that the complaint is malicious, absurd, false, baseless, vexatious and inspired with ulterior motive. The said complaint is motivated to extort money from the respondent. There is no violation of any kind qua the applicable environmental laws or any other law which may affect the safety and lives of the inhabitant therein and the other surrounding people. All the requisite permissions/sanctioned etc. have already been taken by the respondent in this regard throughout the said project since beginning till completion. The respondent has already handed over the possession of thousands of unites to the respective flat, plot, shops and commercial units to their owners. The respondent has already provided all the agreed amenities and facilities to the flats/other properties owners, inter-alia water supply pipe line, sewerage, electricity etc.

2. It may be noted that Ansal Sushant City Project in Meerut was initiated by the respondent office namely Ansal Landmark Township Pvt. Ltd. It is supervising and managing the said project. Relevant documents pertaining to the same are asunder:
- i. A true copy of the Environment Clearance Certificate issued by MOEF is annexed herewith as **ANNEXURE-R/2**.
 - ii. A true copy of the Consent to Establish from UPPCB dated 11.09.2008 is annexed herewith as **ANNEXURE-R/3**.
 - iii. A true copy of the Consent to Operate Application processed on 22.09.2014 is annexed herewith as **ANNEXURE-R/4**.
 - iv. A true copy of the Fire & Life Safety NOC is annexed herewith as **ANNEXURE-R/5**.
 - v. A true copy of the Electrical Safety Certificate for Sec-7A issued on 07.04.2017 is annexed herewith as **ANNEXURE-R/6**.
 - vi. A true copy of the MDA Certificate for sewerage treatment 13.06.2014 is annexed herewith as **ANNEXURE-R/7**.
 - vii. A true copy of the Labour License Certificate valid from 24.07.2023 to 31.03.2028 is annexed herewith as **ANNEXURE-R/8**.
 - viii. A true copy of the Statement of Account of Respondent No. 6 is annexed herewith as **ANNEXURE-R/9**.
3. That it is suffice to say in view of the above-mentioned documents that the respondent has obtained required permissions and approvals from the concerned authorities and departments as per applicable laws,

rules and regulations in respect of the said project. The said project was developed/constructed within the purview of the permissible laws. The primary focus of the Answering Respondent was to ensure the compliance of all the applicable statutory laws since the initiation of the construction and it adhered to the same in its letter and spirit throughout. Thus, it is clear that the said complaint under reply is not maintainable either on law or on facts and is liable to be rejected being false, frivolous, baseless and unsubstantiated.

4. It is pertinent to mention here that the said project is a big township rather one of the biggest and prestigious township in North India. The first phase itself is sprawled in approximately 300 acres consisting of all modern high class facility being part of planned city. It has huge water tank with filtration plant and STP installation at multiple places.
5. The township is still in the development stage and is being developed phase-wise manner, whereafter it is handed over to the respective owners /applicants in the shape of flat, demarcated plots and commercial unit. The said township includes planned roads, sewage systems, water supply, electrical systems and green spaces in every sector. However, the Completion Certificate from the Meerut Development Authority (MDA) has not yet been obtained, and the colony has not been handed over to the Municipal Corporation, Meerut.
6. It is submitted that the allegations raised against the Answering Respondent is misplaced, as the primary responsibility for waste

management and public services lies with the Nagar Nigam (Municipal Corporation). The Answering Respondent has fulfilled its obligations as the project proponent by developing the infrastructure and engaging service providers; however, the ongoing maintenance and operational oversight are under the jurisdiction of the Nagar Nigam. Consequently, any deficiencies in service delivery cannot be attributed to Answering Respondent, as its role is limited to the initial development phase, and it is the Nagar Nigam that is accountable for the effective management of municipal services within the site, and they have appointed an authorised agency on their behalf.

7. The Answering Respondent has implemented effective waste management system, with garbage being collected by service provider staff and handed over to municipal vehicles operating in other sectors. Provisions for common dustbins have been made at convenient locations within the sector, although some bins have been damaged. It is essential to note that the primary responsibility for waste disposal lies with the Nagar Nigam, not Answering Respondent.
8. It is imperative to highlight that the township in Sector 7-A was developed in 2007 as a plotted scheme, and there was no outright sale of plots; the residents themselves constructed the plots. The Joint Inspection Report dated 05.04.2024 categorically states that a total of 171 plots have been developed and sold in said Sector 7-A. Presently, 28 houses are completed and being utilized for residential purposes by the owners, while 4 houses are in the construction stage.

Thus, the responsibility of the Answering Respondent is limited to providing the plots and basic infrastructure. The actual construction and maintenance of individual houses are the responsibility of the plot owners.

9. Additionally, the Answering Respondent though has developed the necessary infrastructure and implemented provisional waste management systems; however, the maintenance and enhancement of these services are constrained by the current economic situation as the Sector-7A is under development stage. It is important to note that the primary responsibility for municipal services, including waste management, lies with the Nagar Nigam who has appointed an authorised agency in this regard. Consequently, any alleged deficiencies in service quality cannot be attributed to a failure on the part of the Answering Respondent.
10. Pertinently, the sewer line in Sector-7A is operational with three out of four proposed external connections made. The fourth connection is blocked due to gradient issues, resulting in the need to pump out sewage from six to seven houses. The public sewer line leads to a common sewage treatment plant (STP) operated by the MDA, indicative of the fact that the primary maintenance responsibility lies with municipal authorities. It is further submitted that the responsibilities upon the project proponent with respect to the sewage connections have been duly fulfilled and the inactions are merely on the part of the MDA.

11. The Joint Inspection Report dated 05.04.2024, highlights that maintenance services are not being adequately provided in Sector-7A. This is primarily due to the significant outstanding maintenance charges owed by residents. The RWA, represented by the Complainant, has failed to ensure the timely collection of these charges, resulting in financial constraints that hinder the provision of services. The inability of RWA to collect maintenance fees has directly impacted the quality of services, for which the Answering Respondent cannot be held accountable.
12. In light of the foregoing, it is evident that the Answering Respondent has fulfilled its development obligations and that the primary responsibility for the ongoing maintenance and management of Sector-7A lies with the Nagar Nigam through its authorised agency and the RWA. The Complainant, in his capacity as President of the RWA, has failed to ensure the collection of maintenance charges, resulting in the current issues. Therefore, the complaint against the Answering Respondent is unfounded and should be dismissed.

THROUGH:

For Ansal Landmark Townships (P) Ltd.


Authorised Signatory/Director

NEW DELHI
DATE: .07.2024

MALAK M. BHATT
ADVOCATES FOR RESPONDENT NO. 6

C-7, NIZAMUDDIN EAST,
NEW DELHI - 110013
M: +91- 9650592002
E: malak@malakbhatt.com

BEFORE THE NATIONAL GREEN TRIBUNAL, NEW DELHI**ORIGINAL APPLICATION NO. 36 OF 2024****IN THE MATTER OF:**

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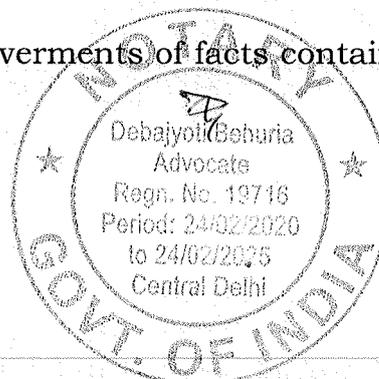
STATE OF UTTAR PRADESH & ORS.

...RESPONDENT(S)

AFFIDAVIT

I, F. N. Rai, Authorised Representative of Ansal Landmark Township Pvt. Ltd., having office at 115, Ansal Bhawan 16, Kasturba Gandhi Marg New Delhi – 110001, do hereby solemnly affirm and state as under:

1. That I am the concerned Authorized Representative of the Respondent No. 6 Company in the captioned matter and I am acquainted with all the facts and circumstances of the case and as such I am competent to swear the present affidavit.
2. That I have read and understood the contents of the accompanying Reply, which has been drafted and prepared by my Counsels under my instructions.
3. That I have read and understood the contents of the accompanying Reply and I hereby state that the averments of facts contained in the same are true and correct.



4. I also state that the annexures annexed to the present reply are true copies of their respective originals.

For Ansal Landmark Townships (P) Ltd.

DEPONENT

Authorised Signatory/Director

VERIFICATION:

I, the abovenamed deponent, do hereby solemnly verify that the contents of the aforesaid affidavit are true and correct to the best of my knowledge and belief and nothing has been concealed therefrom.

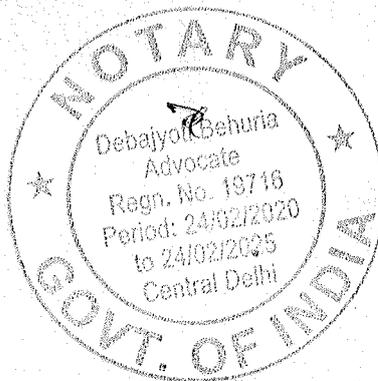
Verified at _____ on this _____ day of July, 2024.

For Ansal Landmark Townships (P) Ltd.

DEPONENT

Authorised Signatory/Director

ATTESTED
DEBAJYOTI BEHURIA
NOTARY
GOVT. OF INDIA
CENTRAL DELHI
Regn No 19716



06 AUG 2024

CERTIFIED TRUE COPY OF RESOLUTION PASSED BY THE DIRECTORS OF ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED, AT THEIR MEETING HELD ON 27TH MARCH, 2024 AT NEW DELHI

Authorization to various officers / executives for doing the needful in relation to various legal matters of the Company in connection with the various Projects undertaken by the Company.

"RESOLVED THAT in supersession of all earlier resolutions passed by the Directors at their meeting held from time to time, approval of the Directors be and are hereby accorded to authorize and empower, severally, the following authorized signatory of the Company, to do or cause to be done all such acts, deeds and things as may be necessary for dealing with legal matters in respect of the various Projects of the Company situated in Delhi, NCR, Punjab, Haryana, Rajasthan and Uttar Pradesh etc. (herein after referred as Projects), on its behalf, in the manner mentioned hereunder:

1.	Shri Prashant Kumar	-	President (Finance & Accounts) & CFO
2.	Shri Gagandeep Singh	-	Vice President (Punjab Operation)
3.	Shri Nakul Ahluwalia	-	Asst. Vice President (HR & Admin)
4.	Shri Saurabh Vij	-	General Manager (S&M)
5.	Shri Amit Kumar Shukla	-	General Manager (Legal & Operations)
6.	Shri Vishal Gaur	-	General Manager (S&M)
7.	Shri Naveen Mathur	-	General Manager (C)
8.	Shri Rakesh Sobti	-	Addl. General Manager (S&M/CRM)
9.	Shri Asheem Sharma	-	Sr. Manager - Sales & Marketing
10.	Shri Manoj Vijayan	-	Manager (Coordination)
11.	Shri Ram Naresh Yadav	-	Manager (Accounts)
12.	Shri Arun Kumar Tiwari	-	Project Manager
13.	Shri Sandeep Kumar Mishra	-	Manager - Legal & Liaison
14.	Shri Dalbir Singh	-	Asst. Manager (S&M)
15.	Shri Sachiv Kumar	-	Executive - CRM
16.	Shri Prem Chand	-	Asst. Officer (Liaisoning)
17.	Shri Rajesh Sagar	-	Authorized Representative
18.	Shri F.N. Rai	-	Consultant (Legal)

a. to take all legal actions and/or steps, including incidental and consequential steps, for lodging, instituting, conducting, defending, conciliating, mediating, cases of the nature of civil, criminal and/or otherwise before Courts, Tribunals, Forums, Commissions, Appellate bodies, Arbitrators, or in any other judicial / quasi-judicial bodies etc. (herein after referred as Courts), and, in this regard, sign, verify, file and submit suits, pleadings, plaints, applications, complaints, affidavits, petitions, declarations, written statements, rejoinders, appeals, papers and vakalatnamas etc., to admit, take back, deny any document(s) in any Court /authorities and/or appoint and withdraw attorney/advocates/ legal experts etc., for and on behalf of the Company, as may be required, in connection with or in relation to the Projects of the Company.

b. to appear and represent the Company, before any Court/authorities, personally, or through advocate/counsel/ pleader/ attorney etc., and also to accept notices,

Ansal Properties & Infrastructure Ltd.

(An ISO 14001 : 2004 OHSAS 18001 : 2007)

115, Ansal Enclave, 16, Kasturba Gandhi Marg, New Delhi-110 001

Tel.: 23353550, 66302268 / 69 / 70 / 72

Website: www.ansalapi.com

CIN: L45101DL1967PLC004759

Email: customercare@ansalapi.com TOLL FREE NO. 1800 266 5565



compromise, refer to arbitration any dispute(s) and make statement/s etc. for and on behalf of the Company in any such proceedings in connection with or in relation to the said Projects.

- c. to sign and execute relevant form/s as may be required/ applicable under various laws/ statues.
- d. to do or cause to be done all such acts, deeds, and things and take all such steps as may be necessary, which are required or incidental, ancillary or consequential to the exercise of the above authorities and powers.

RESOLVED FURTHER THAT all acts, things or deeds, done or caused to be done, by aforesaid authorized persons for the above matters, before conferring this authorization, be and are hereby ratified and confirmed, as being done or caused to be done for and on behalf of the Company.

RESOLVED FURTHER THAT all such acts, deeds, matters and things, done or to be done by aforesaid authorized persons in connection with and to safeguard the interest of the Company, shall be binding on the Company and deemed to have been done by the Company itself.

RESOLVED FURTHER THAT above authorization in favour of aforesaid authorized persons shall remain in force till the date they remain in the employment of the Company/hold the position in the Company or such authorization gets revoked by the Company or any other resolution is passed by the Directors, modifying and/or revoking this authorization, whichever is earlier.

RESOLVED FURTHER THAT a certified true copy of this Resolution be forwarded wherever required under the signatures of any Director or Company Secretary of the Company."

Certified to be correct
 for **Ansal Properties & Infrastructure Limited**


 Pooja
Company Secretary


Ansal Properties & Infrastructure Ltd.

(An ISO 14001 : 2004 OHSAS 18001 : 2007)
 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110 001

Tel.: 23353550, 66302268 / 69 / 70 / 72

Website: www.ansalapi.com

CIN: L45101DL1967PLC004759

Email: customercare@ansalapi.com TOLL FREE NO. 1800 266 5565

No. 21- 70/2007-IA.III

Government of India

Ministry of Environment & Forests

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

Dated: 16th January

To

**M/s. Ansal Landmark Township (Pvt) Ltd.
306, Navarang House,
21, Kasturba Gandhi Marg,
New Delhi-110001**

**Subject- Construction of residential township “Sushant City” at Sector 3,
Vedvyaaspuri, Meerut by M/s. Ansal Landmark Township (Pvt.) Ltd.
Environmental Clearance- regarding**

Sir,

This has reference to your application No: API/P(SANC)/SCM/MOEF/06/1370 dated 15.12.2006 and subsequent letters dated 31.10.2007 and 21.12.2007 seeking prior environmental clearance for the above project under the EIA Notification, 1994. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., the Questionnaire, EIA, EMP and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee constituted by the competent authority in its meetings held on 10th to 11th August, 2007, 7th to 8th December, 2007 and 27th to 29th December, 2007 and awarded “Silver “grading to the project.

2. It is interalia, noted that the project involves the construction of residential project “Gateway Towers” on a plot area of 121.41 ha. It is proposed to develop 3100 plots, 6 Primary Schools, 6 Nursery Schools, 1 Intermediate College, a Club house, Health centre and 7 Shopping centres. The total water requirement is 8346 KLD. The total waste water generation is 5102 KLD. It is proposed to use the STP facility developed by Meerut Development Authority. Total solid waste generation will be 17 Metric Ton/day. The power requirement is 32 MVA. The total parking spaces proposed are for 630 cars. The total cost of the project is 218.00 crores.

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

PART A- SPECIFIC CONDITIONS

-

I. Construction Phase

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

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

airconditioned spaces while it is aspirational for non-airconditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

II. Operation Phase

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

PART – B. GENERAL CONDITIONS

- i) The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.

ii) Six monthly monitoring reports should be submitted to the Ministry at its Regional Office, Lucknow.

4. Officials from the Regional Office of MOEF, Lucknow who would be monitoring the implementation of environmental safeguard should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCI Regional office of MOEF, Lucknow.

5. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

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

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

8. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of clearance letters are available with the Uttar Pradesh State Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.envfor.nic.in>. The advertisement should be made within 15 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Lucknow.

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

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

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

(Bharat Bhushan)
Director (IA)
bbhushan98@yahoo.com
Tel: 24360795

Copy to: -

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

(Bharat Bhushan)
Director (IA)



उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड

'शिकप भवन' तृतीय तल, बी-ब्लॉक, विभूति खण्ड,
गोमती नगर, लखनऊ

संदर्भ संख्या

382/15 / सी-3/एमओसी/42/मेरठ/21/01

दिनांक 11.11.08

सेवा में

श्री

अराल लेट मार्क यजमान प्रॉपर्टी

एन.एम. अन्सल भवन,

16, बाज्जी 0 मार्ग

नई दिल्ली-110002

विषय पर्यावरणीय प्रदूषण को दृष्टि से / नई इकाई की स्थापना हेतु / कार्यक्षेत्र कक्षाई की (यजमान) अंगण-ने
विशेषतः / संसर्ग / की, उर्वरीकृत / हेतु अनापत्ति प्रमाण पत्र निर्गमन

महोदय

कृपया उपरोक्त विषयक अपने आदेशन पत्र दि. नं. 15-3-04 का संदर्भ लें। आपके आवेदन पर विचार किया गया है तथा कृपया अवगत हो कि उद्योग को पर्यावरणीय प्रदूषण के दृष्टिकोण से निम्नलिखित विशिष्ट शर्तों एवं सामान्य शर्तों (संलग्नक) को सभुचित अनुपालन के साथ शर्त अनापत्ति स्वीकृत की जाती है।

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

(क) स्थल : रोमट - 3

वेर अनापत्ति, मेरठ

(ख) उत्पादन : अनापत्ति पर्यवेक्षण कुल क्षेत्रफल = 122000 हेक्टेयर

A. U. Chairman, J.P. Panel

C.O.O. (P.P. Panel) MPB

MPB (at) MPB do. Meerth

Dr. Meerth file (original) 11/11/08

CC of President (Sanctions) from
b) J.K. for info
S.D.

(iv) मुख्य कच्चे माल

आवासीय कच्ची निर्माण हेतु।

(v) मोल्ड
ऑटोमैटिक उत्प्रेषण की मात्रा

लगभग = ५ एम०एल०डी०

(vi) प्रयुक्त स्थान

शून्य

उपरोक्त 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, उत्प्रेषण शुद्धिकरण संयंत्र तथा वायु प्रदूषण नियंत्रण उपकरणों की स्थापना में कड़ी गयी प्रगति रिपोर्ट इस कार्यालय में प्रत्येक माह की दसवीं तारीख तक निरंतर प्रेषित करें।

3. उद्योग इकाई में परीक्षण उत्पादन तक प्रारम्भ नही करें जब तक कि यह बोर्ड से जल एवं वायु अधिनियमों के अन्तर्गत सहमति प्राप्त न कर ले। जल एवं 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 प्रथाग आवेदन का उल्लेख करते हुए इस कार्यालय में अवश्य ही जमा कर दिया जाए। यदि उद्योग उपरोक्त का प्रस्तावित नहीं करता है तो उक्त अधिनियमों के वैधानिक प्रावधानों के अन्तर्गत उद्योग के विरुद्ध बिना किसी पूर्व सूचना के विधिक कार्यवाही की जा सकती है।

3. परेनु उत्पाद, विपणन मात्रा से अधिक नहीं होगी। संदर्भ टैक एवं लोक विट के माध्यम से बोर्ड द्वारा निर्धारित मानकों के अनुरूप शुद्धिकृत कर निस्तारित किया जाए।
6. प्रयुक्त निष्करण हेतु प्रस्तावित शुद्धिकरण संयंत्र तथा निर्माण कार्य आपूर्ति के लिये दिये गए आदेश की प्राप्ति इस कार्यालय में दिनांक तक अवश्य प्रस्तुत की जाए।
7. परियोजना हेतु पर्यटन एवं मनोरंजन, भारत सरकार द्वारा पर्यवर्द्ध स्विकृति पत्र दिनांक १६-१०-८ में विहित शर्तों को अक्षरशः अनुपालन सुनिश्चित किया गया।
8. परियोजना से जनित परेनु अलम्बन के शुद्धिकरण हेतु प्रस्तावित सीवेज उपचार केंद्र की स्वयंभू के अंतर्गत ही अत्यावश्यक योजना का संचालन सुनिश्चित किया गया।
9. परियोजना से जनित नगरीय क्षेत्र अर्थात् या निस्तारण नगरीय डेम अर्थात् (प्रकल्प एवं उपकरण) निम्न २००० के अधिनियम अनुसार सुनिश्चित किया गया।
10. परियोजना के संचालन में जो भी जन एवं वासु अधिनियम के अन्तर्गत राज्य बोर्ड से सहमति प्राप्त करना सुनिश्चित किया गया।
11. राज्य बोर्ड के पत्र सं. १८००२/एम३/एमजेसी/१८/२००६-०८/३० दिनांक ०८-०९-०८ में अतिरिक्त सहायक शर्तों को समाविष्ट करके कुल रकम ५,००,०००/- (पांच लाख) की ऋण मातृ १५ दिन के अन्दर राज्य बोर्ड में जमा की जाये।

कृपया ध्यान दें कि उपर्युक्त लिखित विशिष्ट शर्तों एवं सामान्य शर्तों का प्रभावी एवं सतोषजनक अनु
 मूलन पर बोर्ड द्वारा निर्दिष्ट अनापत्ति प्रमाण-पत्र निरस्त कर दिया जाएगा। बोर्ड का अधिकार सुरक्षित
 अनापत्ति की शर्तों में संशोधन किया जाय अथवा निरस्त कर दिया जाय। उपर्युक्त विशिष्ट एवं सामान्य शर्त
 शब्दों में उल्लेख द्वारा इस कार्यालय में दिनांक 14-12-2008 तक प्रथम अनुमूलन आख्या अ
 प्रेषित की जाए। अनुमूलन आख्या नियमित प्रेषित की जाए अन्यथा अनापत्ति निरस्त कर दी जाएगी।

भवदीय

सदस्य

पुष्पक / एन. ओ. सी. / सदस्य दिनांक

सहायक, जिला प्रशासन कक्षा / मंत्र

उपकर प्रशासक, ए. प्र. प्रदूषण नियंत्रण बोर्ड, लखनऊ।

सदस्य, अखिल भारतीय ए. प्र. प्रदूषण नियंत्रण बोर्ड / मंत्र

मुख्य पर्यावरण अधिकारी

(ग) मुख्य कार्य माल

आवासीय कार्यों की निर्माण हेतु

(घ) परिसर
औद्योगिक उत्सर्गवाहकी मात्रा

लगभग ५ एम०एल०डी०

(ब) प्रयुक्त ईंधन :

शून्य

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

2 उद्योग में सभी आवश्यक चक्र, संयंत्र, हरित पेंटिका, उत्सर्गवाह 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।

उद्योग इकाई में परीक्षण उत्सर्गवाह तब तक प्रारम्भ नहीं करें जब तक कि वह बोर्ड में जल एवं वायु अधिनियमों के अन्तर्गत सहमति प्राप्त न कर लें। जब एवं वायु सहमति प्राप्त करगे 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 अवरुद्ध की जाया कर दिया जाए। यदि उद्योग उपरोक्त का अनुपालन नहीं करता है तो उक्त अधिनियमों के वैधानिक प्रावधानों के अन्तर्गत उद्योग के विरुद्ध बिना किसी पूर्व सूचना के विधिक कार्रवाई की जा सकती है।

- 7/1
6. धरोतु उत्साह, जिसकी मात्रा से अधिक नहीं होगी। शेषिक ढेक एव लोक पिट के माध्यम से बोर्ड द्वारा निर्धारित मानकों के अनुरूप सुविधित कर निस्तारित किया जाए।
 8. प्रदूषण नियन्त्रण हेतु प्रस्तावित सुद्विकरण समंत्र तथा निर्माण कार्य आपूर्ति के लिये दिये गए आदेश की प्रति इस फायालिय में दिनांक तक अमरय प्रस्तुत की जाए।
 10. परियोजना हेतु पर्यावरण एवं वन मंत्रालय, भारत सरकार द्वारा पर्यावरणीय स्वीकृति पत्र दिनांक 14/12/2007 में निहित शर्तों का अक्षरशः अनुपालन सुनिश्चित किया जाय।
 11. परियोजना से जनित धरोतु जलमयल के सुद्विकरण हेतु प्रस्तावित सीवेज उपचार संयंत्र की स्थापना के उपरान्त ही जलवासीय योजना का संचालन सुनिश्चित किया जाय।
 12. परियोजना से जनित नगरीय ठोस अपशिष्ट का निस्तारण नगरीय ठोस अपशिष्ट (प्रबन्ध एवं हथलन) नियम 2000 के प्राविधानों अनुसार सुनिश्चित किया जाय।
 13. परियोजना के संचालन से पूर्व जल एवं वायु अधिनियम के अन्तर्गत राज्य बोर्ड से सहायति प्राप्त करना सुनिश्चित किया जाय।
 14. राज्य बोर्ड के पत्र सं० एफ 32002/सी३/एमओसी-49/मेरठ/2006-08/20 दिनांक 02/09-08 में उल्लिखित साधेदनशरील शर्तों को समतुल्य प्रकृति में हुए रू० 4,00,000/- (पांच लाख) की बैंक गारन्टी 15 दिन के अन्दा राज्य बोर्ड में जमा की जाये।

कृपया ध्यान दें कि उपर्युक्त लिखित विशिष्ट शर्तों एवं सामान्य शर्तों का (भाकी) एक सरोचनपूर्ण अनुपालन व करने पर बोर्ड द्वारा निर्गत अनाभति प्रमाण-पत्र निरस्त कर दिया जाएगा। बोर्ड का अधिकार सुनिश्चित है कि अनाभति की शर्तों में सरोचन किया जाय अथवा निरस्त कर दिया जाय। उपर्युक्त विशिष्ट एवं सामान्य शर्तों के अन्तर्ग में उद्योग द्वारा इस कार्यालय में दिनांक १५/१२/२००८ तक प्रथम अनुपालन आख्या अथवा प्रेषित की जाए। अनुपालन आख्या निर्गमित प्रेषित की जाए अन्यथा अनाभति निरस्त कर दी जाएगी।

भवदीय

सचिव

पृष्ठांक सं.

/एच. ओ. सी.

सदर दिनांक

प्रतिरिति

१. महाप्रबन्धक, जिला उद्योग बोर्ड, मेरठ

२. सचिव, अधिकारी, उ. प्र. प्रदूषण नियंत्रण बोर्ड, लखनऊ।

३. क्षेत्रीय अधिकारी, उ. प्र. प्रदूषण नियंत्रण बोर्ड, मेरठ

उद्योग नियंत्रण अधिकारी



Established since 1987

Ansal Landmark Townships Pvt.

Office : 216, Ansal Bypass, 16, Kirti Nagar, Connaught Marg, New Delhi-11
 Phone : 01-11-2335950, 011-232269 - 77 Fax : 011-23322613, 2623



AM/P(SANC)/MoEF/Merut/10/14/

Date: 22.09.2014

To,
 The Chief Environment Officer,
 Circle-3,
 UP Pollution Control Board,
 Building No. TC-12V,
 Ashuvi Khand, Gomti Nagar,
 Lucknow-226 010.

Subject: Application for Consent to operate under Air & Water Act of Sushant City, Merut, U.P.
 Ref: Show cause issued vide letter no. F48981/c-3/44/52/meerut/2013-14 dated 16/09/2014.
 Dear Sir,

In reference to the subject matter and the show cause raised vide the referred letter, we wish to clarify the same as under:

Sl. No.	Particulars	Remark
1	CA certificate	We have already submitted the CA certificate with the CTO application form. However, we are enclosing a copy of the same as Annexure -1 for your reference.
2	Details of effluent generation, quantity and quality	Total amount of waste water generated at the site is 230 KLD and is channelized to the STP provided by MDA for the treatment.
3	Details of rain water harvesting	The site has provided a centralized rain water harvesting scheme. A copy of the sample scheme is enclosed for your reference as Annexure-2.
4	Details of landscaping at site	Total Designated Greens comprise of approx. 35 Acres and Roadside Plantation covers approx. 28 Acres.
5	Details of solid waste generation and disposal	Total amount of Solid waste generation at site is approx. 1.28 MT/day. The waste generated will be collected, segregated and disposed at designated sites.
6	Copy of proof of adequacy of fee deposited till 2015	The total fee submitted is Rs. 1,00,000/- for the consent for year 2014-2015. Copy of the DD is enclosed as Annexure-3 for your reference.
7	Copy of the NOC issued by the board.	Copy is enclosed for your ready reference as Annexure-4.

Kindly look into the matter and grant us the consent at the earliest.

Thanking you,

Yours sincerely,

For Ansal Landmark & Township Pvt. Ltd.

(Authorised Signatory)

01/4/2017
 सहायक निदेशक, विद्युत सुरक्षा
 20 प्रो प्रायम, गाजियाबाद जिला
 F-6, (प्रथम तह) फ्लोर नगर-IIIrd
 गाजियाबाद

प्राप्तकर्ता के हस्ताक्षर उपरोक्त
 बैंक की मुहर सहित

प्रपत्र सं० निरीक्षण/6.
 सहायक निदेशक, विद्युत सुरक्षा,
 मेरठ जोन, मेरठ।
 दिनांक 07.04.2017

संख्या 49 वि०सु०नि०/मेरठ जोन/निरी०/नियम-48.
 दिनांक 07.04.2017

संबंध में,
 सर्वश्री अंसल लैण्डमार्क टाउनशिप (प्रा०) लि०,
 सुशान्त सिटी, सेक्टर-3, वेदव्यासपुरी,
 मेरठ।

विषय- भारतीय विद्युत नियमावली, 1956 के नियम-46 के अन्तर्गत बिजली अधिष्ठापनों का सामयिक निरीक्षण एवं जांच।
 (अधिष्ठापन का स्थान- उपरोक्त, निरीक्षण शुल्क ₹० 54,750.00 जो चालान सं०-आर 111354, दिनांक 13.12.2016 द्वारा ट्रेजरी, राजनगर, गाजियाबाद में जमा किया गया।)

विद्युत अधिष्ठापन/लोड विवरण

1. ट्रांसफार्मर-630 के०वी०ए० X 02 नं०
2. ट्रांसफार्मर-500 के०वी०ए० X 01 नं०
3. ट्रांसफार्मर-400 के०वी०ए० X 01 नं०

प्रिय महोदय,

प्रमाणित किया जाता है कि निदेशालय के श्री उदयमान सिंह, सहायक निदेशक द्वारा आपको उपरोक्त परिसर सेक्टर-3, 6, 4A, 7A एवं सेक्टर ZP में अधिष्ठापित विद्युत अधिष्ठापन का दिनांक 07.04.2017 को निरीक्षण करने पर देखा गया कि यह :-

(1) भारतीय विद्युत नियमावली, 1956 के सम्बन्धित नियमों का पालन करता है।

(2) पिछले मूठ-मात्र दिए गए वर्णन के अनुसार भारतीय विद्युत नियम 1956 के अन्तर्गत सन्तोषजनक नहीं है। अतः सुरक्षा के हित में आपसे अनुरोध है कि आप अपने अधिष्ठापन को किसी स्टाइपे-सजाई के लोडिंग-कॉन्ट्रोल से ठीक करने का शीघ्र प्रयत्न करें और भारतीय विद्युत नियम 1956 से सम्बन्धित नियमों का पूर्ण अनुपालन करने अपनी रिपोर्ट लिखित रूप में एक माह के अन्दर मुझे प्रेषित करें।

(3) कृपया परिसर के विद्युत अधिष्ठापन से सम्बन्धित अर्थपेटिस को मेन्टेन रखें तथा प्रत्येक 08 माह में अर्थ रजिस्ट्रेंस मापें तथा मानक अनुसार अर्थ रजिस्ट्रेंस को मेन्टेन रखें।

2. विद्युत अधिष्ठापन में यदि किसी प्रकार का परिवर्तन किया जाता है तो प्रयोग में लाये जाने से पूर्व इस निदेशालय से जांच अवश्य करावें।

3. उक्त निरीक्षण रिपोर्ट/प्रमाणक विद्युत अधिष्ठापन के सामयिक निरीक्षण से सम्बन्धित है, यह प्रता प्रमाणक अथवा स्थल के स्वामित्व को प्रमाणित नहीं करता है।

4. समस्त विद्युत अधिष्ठापन को पेट्रोलिंग गैंग द्वारा नियमित निरीक्षण करते हुए कमियों को समय से दूर कराया जाना सुनिश्चित करें, जिससे आवासीय उपभोक्ताओं की सुरक्षा हेतु कोई अप्रिय स्थिति उत्पन्न न हो।

भवदीय

विद्युत सुरक्षा, उत्तर प्रदेश शासन
मेरठ जोन, मेरठ।
सहायक निदेशक,
विद्युत सुरक्षा, उत्तर प्रदेश शासन,
मेरठ जोन, मेरठ।

प्रपत्र सं० निरीक्षण/6.
सहायक निदेशक,
विद्युत सुरक्षा, उत्तर प्रदेश शासन,
मेरठ जोन, मेरठ।
दिनांक 07.04.2017

संख्या 50 मि०सु०नि०/मेरठ ज०न/निरी०/नियम-46.

स्थान में

सर्वश्री अंसल लैण्डमार्क टाउनशिप (प्रा०) लि०,
सुशांत सिटी, सेक्टर-3, वैदव्यासपुरी,
मेरठ।

विषय- भारतीय विद्युत नियमावली, 1956 के नियम-46 के अन्तर्गत बिजली अधिष्ठापनों का सामयिक निरीक्षण एवं जांच।

(अधिष्ठापन का स्थान- उपरोक्त, निरीक्षण शुल्क ₹० 54,760.00 जो प्रालान सं०-आर 111354, दिनांक 13.12.2016, द्वारा ट्रेजरी, राजनगर, गाजियाबाद में जमा किया गया।)

विद्युत अधिष्ठापन/लोक विवरण

1. डी०जी०सेट-250 के०वी०ए० X 03 नं०
2. डी०जी०सेट-62.5 के०वी०ए० X 01 नं०
3. डी०जी०सेट-40 के०वी०ए० X 01 नं०
4. डी०जी०सेट-15 के०वी०ए० X 01 नं०

प्रिय महोदय,

प्रमाणित किया जाता है कि निदेशालय के श्री उदयमान सिंह, सहायक निदेशक द्वारा आपके उपरोक्त मॉरिसर सेक्टर-3, 5, 4A, 7A एवं सेक्टर ZP में अधिष्ठापित विद्युत अधिष्ठापन का दिनांक 07.04.2017 को निरीक्षण करने पर देखा गया कि वह :-

(1) भारतीय विद्युत नियमावली, 1956 के सम्बन्धित नियमों का पालन करता है।

(2) पिछले पृष्ठ पर दिए गए वर्णन के अनुसार भारतीय विद्युत नियम, 1956 के अन्तर्गत सम्बन्धित नहीं है।

अतः सुरक्षा के दृष्टि में आपसे अनुरोध है कि आप अपने अधिष्ठापन को निरीक्षण करने के समीप उपरोक्त प्रमाणित सेक्टर में ठीक कराने का शीघ्र प्रयत्न करें और भारतीय विद्युत नियम, 1956 से सम्बन्धित नियमों का पूर्ण अनुपालन करके अपनी रिपोर्ट लिखित रूप में एक माह के अन्दर मुझे प्रेषित करें।

नोट- 1. कृपया मॉरिसर के विद्युत अधिष्ठापन से सम्बन्धित अर्धपिटेस को भेन्टेन रखें तथा प्रत्येक 06 माह में अर्धपिटेस रजिस्ट्रेशन नाम पर त्रयो मानका अनुसार अर्ध रजिस्ट्रेशन को भेन्टेन रखें।

2. विद्युत अधिष्ठापन में यदि किसी प्रकार का परिवर्तन किया जाता है तो प्रयोग में लाये जाने से पूर्व इस निदेशालय से जांच अवश्य कराये।

3. उक्त निरीक्षण रिपोर्ट/प्रमाणक विद्युत अधिष्ठापन के सामयिक निरीक्षण से सम्बन्धित है, यह पता

कराया जाना सुनिश्चित करे, जिससे आवासीय उपभोक्ताओं की सुरक्षा हेतु कोई अप्रिय स्थिति उत्पन्न न हो।
भवदीय,



सहायक निदेशक,
विद्युत सुरक्षा, उत्तर प्रदेश शासन,
मेरठ जोन, मेरठ।

प्रतिनिधि सूचना एवं उचित कार्यवाही हेतु उक्त प्राथमिक अधिकारी (सब-डिवीजनल आफिसर) विद्युत सुरक्षा/एम्प्लॉय जिला को प्रेषित।

सहायक निदेशक,
विद्युत सुरक्षा, उत्तर प्रदेश शासन,
मेरठ जोन, मेरठ।

Me. Ho.

Meerut Development Authority, Meerut.

पत्रांक: 1101 अन्व. 3/14/14

दिनांक: 13-6-14

प्रेषक,

सचिव,
मेरठ विकास प्राधिकरण,
मेरठ।

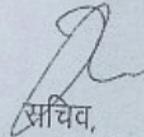
सेवा में,

क्षेत्रीय अधिकारी,
उ०प्र० प्रदूषण नियन्त्रण बोर्ड,
पाकेट टी,
सी-3/2 पल्लवपुरम फेस-2,
मोदीपुरम, मेरठ।

महोदय,

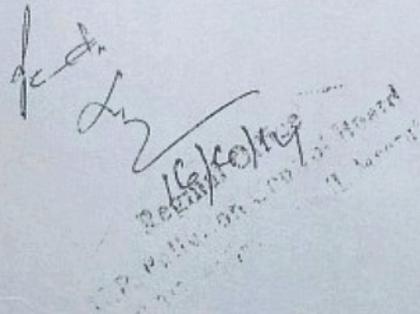
कृपया अन्सल लैण्ड मार्क टाउनशिप प्रा०लि० के पत्र दिनांक 05-06-2014 के क्रम में अवगत कराना है कि प्राधिकरण की वेदव्यासपुरी योजना में मै० अन्सल लैण्ड मार्क टाउनशिप प्रा०लि० को बल्क सैल में भूमि आवंटित की गई थी, जिस पर फर्म द्वारा भवनों का निर्माण कर लिया गया है। इन भवनों में निवास कर रहे आवंटियों के सीवेज का निरस्तारण प्राधिकरण द्वारा निर्मित 15 एम०एल०डी० के एस०टी०पी० के द्वारा किया जा रहा है।

भवदीय,



सचिव,
मेरठ विकास प्राधिकरण,
मेरठ।

o/c
11.6.14
AE



ANNEXURE R-8

प्रपत्र-2

(नियम 24(1) देखें)

पंजीयन प्रमाण - पत्र

श्रम विभाग

उत्तर प्रदेश शासन

संख्या- DU7005290/ के०आर०भ०औ०अ०सन्नि०कर्म०

दिनांक - 24/07/2023

कार्यालय उप श्रमायुक्त, उत्तर प्रदेश, श्रम विभाग, जिला कार्यालय, मेरठ

भवन निर्माण और अन्य सन्निर्माण कर्मकार (नियोजन का विनियमन और सेवा की शर्त) अधिनियम, 1996 की धारा 7 की उपधारा (3) के और अधिनियम के अधीन बनाये गये नियमों के अधीन उपाबद्ध में अधिकथित शर्तों के अधीन रहते हुए ANSAL LANDMARK TOWNSHIPS PVT LDT को निम्नलिखित विशिष्टियों से युक्त रजिस्ट्रीकरण प्रमाण-पत्र प्रदान किया जाता है :-

1. उस स्थान का डाक पता / अवस्थिति जहाँ नियोजक द्वारा निर्माण अथवा अन्य निर्माण कार्य किया जाता है Iris Garden sector 3 Ansal sushantcity Meerut ,MEERUT,250001
2. नियोजक का नाम और पता जिसमें भवन निर्माण अथवा अन्य निर्माण कार्य की अवस्थिति भी सम्मिलित है AJAY PAL SHARMA, Iris Garden, Sector 3, Ansal Sushant City Meerut
3. स्थापन का नाम और स्थायी पता ANSAL LANDMARK TOWNSHIPS PVT LDT,MEERUT, B - 200 Second Floor , Block B , Ansal Plaza Mall Khelgaon New Delhi 110049
4. उस कार्य की प्रकृति जहाँ भवन निर्माण कर्मकार नियोजित हैं या नियोजित किये जाने हैं Other
5. नियोजक द्वारा किसी भी दिन नियोजित किये जाने वाले भवन निर्माण कर्मकारों की अधिकतम संख्या 350
6. कार्य प्रारंभ होने और समाप्त होने की संभावित तारीख 01/04/2023 से 31/03/2028
7. भवन निर्माण कर्मकारों के नियोजन के लिए सुसंगत अन्य विशिष्टियाँ

निम्न कार्य के लिए

Other

प्रधान नियोजन का नाम व पता

AJAY PAL SHARMA, Iris Garden, Sector 3, Ansal Sushant City Meerut

यहाँ ऊपर प्रदान किया गया रजिस्ट्रीकरण निम्नलिखित शर्तों के अधीन है अर्थात् :-

- (क) रजिस्ट्रीकरण प्रमाण-पत्र अस्थानान्तरानीय होगा
- (ख) किसी भी दिन नियोजित कर्मकारों या स्थापन में भवन निर्माण कर्मकारों की संख्या रजिस्ट्रीकरण प्रमाण-पत्र में विनिर्दिष्ट अधिकतम संख्या 10 से अधिक नहीं होगी

www.shiksha.nic.in/admin/aters/Enq_Feedback.aspx

https://www.geotaxwin.in/ReportForm_EstimateCertificate.aspx?Param=1/1/1/006290

- इस नियमों से क्या अपवादों के सिवाय, रजिस्ट्रीकरण प्रमाण पत्र के प्रदान के लिए सदस्य की हुई योग्य अप्रतिदेय होगी।
- (द) सफल निष्पत्ति सदस्य को रजिस्ट्रार द्वारा सजेय मजदूरी दर एस नियोजन में जहाँ वह लागू है, न्यूनतम मजदूरी अधिनियम 1948 (1948 का 2) के अधीन निर्दिष्ट दरों से कम नहीं होगी और जहाँ दर किसी कन्ट्रैक्ट समझौते या थ्रूट द्वारा नियत की गयी है वह इस प्रकार नियत दरों से कम नहीं होगी।
- (इ) नियोजन अधिनियम और उनके अधीन बने नियमों के उपबन्धों का अनुपालन करेगा।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

बाल मजदूरी हटाने, बचपन बचाए

कार्यालय 0512-2218879

Page No. 1
 Project 804 - SUSHANT CITY PLOTS - MEERUT
 Customer K0264 - KARAN MALHOTRA
 Nominee
 Broker M22 - MARUTI OVERSEAS
 Status Resident Indian
 Area 200 (SQ METER)
 F/H S/O RAJENDRA KUMAR MALHOTRA
 C. Address 171/3, THAPAR NAGAR, MEERUT, Uttar Pradesh, PIN-250001, INDIA.

ANSAL LANDMARK TOWNSHIPS (P) LTD

74
Statement of Account

As On : 03/07/2024

Interest Type : Simple

Up to Date : 03/07/2024

Calculate Interest : From beginning

Interest Rates : Receivable : 18

Grace Period : 15

Date 03/07/2024

Time 02:19:53 PM

Unit No. VIIIC0048

Registry No.

Unit Status Booking Approved

Unit Type P200 - PLOT

Net Cost 1148160.00, Rate: 5740.80 ✓

Phone 1111

E-Mail

39

ANNEXURE - 9

Tran Date	Doc No.	Particulars	Debit (Rs.)	Credit (Rs.)	Balance (Rs.)	Due Date	Interest Calculation		
							Days	Product	Interest (Rs.)
24/08/2006	10333	Adj. Rcpt.- BASIC PRICE ()		300000.00	300000.00 Cr.	24/08/2006	7	0.00	0.00
31/08/2006	10541	Local Cheque (239525 25/08/2006)		54420.00	354420.00 Cr.	31/08/2006	8	0.00	0.00
24/08/2006		Inst No. 1 Due BASIC	353072.00		1348.00 Cr.	08/09/2006	122	0.00	0.00
24/12/2006		Inst No. 2 Due BASIC	117690.00		116342.00 Dr.	08/01/2007	7	814394.00	401.62
15/01/2007	13624	Local Cheque (476519 12/01/2007)		116342.00	15/01/2007	55	0.00	0.00	
24/02/2007		Inst No. 3 Due BASIC	117690.53		117690.53 Dr.	11/03/2007	13	1529976.89	754.51
24/03/2007	15250	Local Cheque (476525 08/03/2007)		117690.00	0.53 Dr.	24/03/2007	305	161.65	0.08
08/01/2008		Inst No. 4 Due BASIC	117690.00		117690.53 Dr.	23/01/2008	57	6708360.21	3308.23
20/03/2008	26501	Local Cheque (475521 19/03/2008)		117691.00	0.47 Cr.	20/03/2008	70	0.00	0.00
14/05/2008		Inst No. 5 Due BASIC	117690.00		117689.53 Dr.	29/05/2008	55	6472924.15	3192.13
23/07/2008	30496	Local Cheque (287577 22/07/2008)		97570.00	20119.53 Dr.	23/07/2008	13	261553.89	128.99
21/07/2008		Inst No. 6 Due BASIC	-20120.53		1.00 Cr.	05/08/2008	38	0.00	0.00
28/08/2008		Inst No. 7 Due BASIC	114816.00		114815.00 Dr.	12/09/2008	220	25259300.00	12456.64
20/04/2009	35437	Adj. Rcpt.- BASIC PRICE ()		131416.00	16601.00 Cr.	20/04/2009	379	0.00	0.00
19/04/2010		Inst No. 9 Due BASIC	57407.84		40806.84 Dr.	04/05/2010	217	8855084.28	4366.89
22/11/2010		Inst No. 8 Due BASIC	114815.68		155622.52 Dr.	07/12/2010	51	7936748.52	3914.01
27/01/2011	45463	Local Cheque (192965 25/01/2011)		155622.00	0.52 Dr.	27/01/2011	428	222.56	0.11
30/03/2012	57138	Local Cheque (192972 29/03/2012)		86113.00	86112.48 Cr.	30/03/2012	0	0.00	0.00
30/03/2012	57138	Local Cheque (192972 29/03/2012)		53277.00	139389.48 Cr.	30/03/2012	0	0.00	0.00
30/03/2012	57138	Local Cheque (192972 29/03/2012)		40000.00	179389.48 Cr.	30/03/2012	0	0.00	0.00
30/03/2012	57138	Local Cheque (192972 29/03/2012)		3700.00	183089.48 Cr.	30/03/2012	0	0.00	0.00
30/03/2012	57138	Local Cheque (192972 29/03/2012)		82348.00	265437.48 Cr.	30/03/2012	14	0.00	0.00
29/03/2012		ST ALLIE (Cr.: Local Cheque (192972 29/03/2012) HOLD)	1236.21		264201.27 Cr.	13/04/2012	0	0.00	0.00
29/03/2012		ST ALLIE (Cr.: Local Cheque (192972 29/03/2012) WATER)	381.10		263820.17 Cr.	13/04/2012	4464	0.00	0.00
Gross Total			1092368.83	1356189.00	263820.17 Cr.			Total Interest	28523.21
								Interest Paid	53277.00
Net Total			1092368.83	1356189.00	263820.17 Cr.			Net Interest	-24753.79

Page No. 2
Project 804 - SUSHANT CITY PLOTS - MEERUT
Customer K0264 - KARAN MALHOTRA
Nominee
Broker M22 - MARUTI OVERSEAS
Status Resident Indian
Area 200 (SQ METER)
F/H S/O RAJENDRA KUMAR MALHOTRA
C. Address 171/3, THAPAR NAGAR, MEERUT, Uttar Pradesh, PIN-250001, INDIA

ANSAL LANDMARK TOWNSHIPS (P) LTD
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Statement of Account
As On : 03/07/2024
Interest Type : Simple
Up to Date : 03/07/2024
Calculate Interest : From beginning
Interest Rates : Receivable : 18
Grace Period : 15

Date 03/07/2024
Time 02:19:53 PM
Unit No. VIIC0048
Registry No.
Unit Status Booking Approved
Unit Type P200 - PLOT
Net Cost 1148160.00, Rate: 5740.80
Phone 1111
E-Mail

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Charge Wise Summary

SL.No	Charge	Dues	Received (Net)	Balance
1	BASIC PRICE	1090751.52	1176864.00	86112.48 Cr.
2	POWER BACKUP	0.00	40000.00	40000.00 Cr.
3	WATER CONNECTION CHARGES	0.00	3700.00	3700.00 Cr.
4	INFRASTRUCTURE DEVELOPMENT	0.00	82348.00	82348.00 Cr.
5	SERVICE TAX ALLIED CHARGES	1617.31	0.00	1617.31 Db.
6	INTEREST RECEIVED	28523.21	53277.00	24753.79 Cr.
Total		1120892.04	1356189.00	235296.96 Cr.

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ANSAL LANDMARK TOWNSHIPS PRIVATE LIMITED
 B-200, SECOND FLOOR, BLOCK-B, ANSAL PLAZA MALL
 KHELGAON, SOUTH DELHI

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INDIA DELHI
Customer Ledger
 As On : 05-07-2024

Run Date 05-Jul-2024
 Time 11:14 AM
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Name of project	SUSHANT CITY PLOTS - MEERUT(804) Ansal Sushant City, Meerut, Meerut, MEERUT, UTTAR PRADESH, INDIA PIN Code: 250501				
Name of party	MR. KARAN MALHOTRA Application no : E4FAPP/07064/1		Booking No : E4BOOKING/01447/1		
Basic cost	1148160	Discount : 0	Adjustment Amount : 0	Net Basic Cost 1148160 ✓	
Cost breakup	Basic Cost + Extra Charges + Other Charges(Adhoc) + Taxes				
	1148160	+ 139667.31	+ 53277	+ 17748	Total cost without tax : 1341103.83 Total cost with tax : 1358851.83
Payment plan	PLAN-804				
Due as on 05-Jul-2024	1157647.83 (85.19%)		Basic : 1157647.83 + Tax: 0		
Received till 05-Jul-2024	1368191 (100.69%)		Basic : 1368191 + Tax: 0		
Balance as on 05-Jul-2024	210543.17 Advance		Basic : -210543.17 + Tax: 0		
Total Due (with Future Bills)	-9339.17		Basic : -27087.17 + Tax: 17748		

Property details							
Unit No	Block/Tower	Floor	Super Built-Up	Built-Up	Carpet	Rate	Amount
VIIIC048 Plot (Plots)	LOTS - MEERU	0	0.000	0.000	0.000	5740.8	1148160

Cost Breakup Without Tax						
Revenue Head	Rate	Quantity	Discount	Adjustment Amount	Gross	
Unit Cost	5741 ✓	200	0	0	1148160	
Infrastructure Development Charges	82348	1	0	0	82348	
Water Connection Charges_18	3700	1	0	0	3700	
Power Backup_18	40000	1	0	0	40000	
Opening STax	1617	1	0	0	1617.31	
Holding Charges	12002	1	0	0	12002	

Detail of Amount Due and Payment Received upto 05-Jul-2024					
Date	Particulars	Doc Type	Debit	Credit	Balance
30/06/2017	Doc No.:E4INV/02496/2 Before 31- march Due : 31/03/2023(Total Basic: 12002.00 Total Tax: 0.00)	INV	12,002.00		12,002.00 D
30/06/2017	Doc No.:E4INV/02498/2 Before 31- march Due : 31/03/2023(Total Basic: 1617.31 Total Tax: 0.00)	INV	1,617.31		13,619.31 D
30/06/2017	Doc No.:E4INV/02500/2 Before 31- march Due : 31/03/2023(Total Basic: 1090751.52 Total Tax: 0.00)	INV	1,090,751.52		1,104,370.83 D
30/06/2017	E4BOOKING/01447/1-Unit Cost-(7797) Document No.: E4RECEIPT/07207/1 (Basic: 1090751.52 Tax: 0)	RECEIPT		1,090,751.52	13,619.31 D
30/06/2017	E4BOOKING/01447/1-Holding Charges-(7799) Document No.: E4RECEIPT/07209/1 (Basic: 12002 Tax: 0)	RECEIPT		12,002.00	1,617.31 D
31/03/2023	Doc No.:E4INV/12786/2 Opening Interest&" E4BOOKING/01447/1(1289) Adhoc : Interest Charge (Opening) Due : 31/03/2023(Total Basic: 53277 Total Tax: 0)	INV	53,277.00		54,894.31 D
31/03/2023	E4BOOKING/01447/1-Interest Charge (Opening)-(7798) Document No.: E4RECEIPT/07208/1 (Basic: 53277 Tax: 0)	RECEIPT		53,277.00	1,617.31 D
31/03/2023	E4BOOKING/01447/1-Power Backup_18-(11710) Document No.: E4AMR/01609/2 (Basic: 40000 Tax: 0)	RECEIPT		40,000.00	38,382.69 C
31/03/2023	E4BOOKING/01447/1-Water Connection Charges_18-(11711) Document No.: E4AMR/01610/2 (Basic: 3700 Tax: 0)	RECEIPT		3,700.00	42,082.69 C
31/03/2023	E4BOOKING/01447/1-Infrastructure Development Charges-(11712) Document No.: E4AMR/01611/2 (Basic: 82348 Tax: 0)	RECEIPT		82,348.00	124,430.69 C
31/03/2023	E4BOOKING/01447/1-Unit Cost-(11709) Document No.: E4AMR/02730/2 (Basic: 57408.48 Tax: 0)	RECEIPT		57,408.48	181,839.17 C
31/03/2023	E4BOOKING/01447/1-On Account-12726 Document No.: E4RECEIPT/13508/1 (Basic: 28704.00 Tax: 0)	RECEIPT		28,704.00	210,543.17 C
Periodic Ledger Total			1,157,647.83	1,368,191.00	210,543.17 C

Late Payment Fee Accrued	Late Payment Fee Waived	Late Payment Fee Paid	Late Payment Fee Outstanding
0.00	0.00	0.00	0.00

INDIA DELHI
Customer Ledger
 As On : 05-07-2024

Run Date 05-Jul-2024
 Time 11:14 AM
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Date	Particulars	Doc Type	Debit	Credit	Balance
Ledger Summary					
Net Received : 1368191					
DocType	Debit_Basic	Debit_Tax	Credit_Basic	Credit_Tax	Total
INVOICE CRM	1157647.83	0			1157647.83
MR(RE)			1368191	0	1368191
Balance					-210543.17