

**BEFORE THE HON'BLE NATIONAL GREEN
TRIBUNAL, PRINCIPAL BENCH, NEW DELHI
ORIGINAL APPLICATION NO. 542 OF 2025**

IN THE MATTER OF: -

AMISHA SINGH

... APPLICANT

VERSUS

CENTRAL POLLUTION CONTROL BOARD & ORS.

... RESPONDENTS

INDEX

S.NO.	PARTICULARS	PAGE NO.
1.	Reply on behalf of Respondent No.7 – Eldeco Infrabuild Limited to the Original Application filed by the Applicant along with the Supporting Affidavit	1-28
2.	ANNEXURE R7-I A copy of the Board Resolution authorising Ms. Aastha Vidhi to sign and verify the present Reply	29
3.	ANNEXURE R7-II A copy of the approved Layout Plan	30
4.	ANNEXURE R7-III A copy of the Environmental Clearance	31-38
5.	ANNEXURE R7-IV A copy of the Consent to Establish dated 27.02.2020	39-41
6.	ANNEXURE R7-V	42

	A copy of the Registration dated 06.08.2020	
7.	ANNEXURE R7-VI A copy of the U.P. RERA of October, 2020 for Phase II	43
8.	ANNEXURE R7-VII A copy of the Building Sanction Plan dated 22.10.2021	44-47
9.	ANNEXURE R7-VIII A copy of the Consent to Operate dated 28.07.2023	48-51
10.	ANNEXURE R7-IX A copy of the Sanction Letter dated 22.10.2021	52-55
11.	ANNEXURE R7-X A copy of the No Objection Certificate dated 22.10.2023	56-57
12.	ANNEXURE R7-XI A copy of the U.P. RERA Registration Form	58
13.	ANNEXURE R7-XII A copy of the Completion Certificate dated 16.06.2025	59
14.	ANNEXURE R7-XIII	60-63

	A copy of the revenue record of the Ghata no. 508 measuring 1260 sq. mtrs.	
15.	ANNEXURE R7-XIV A photo of the signboard	64
16.	Vakalatnama on behalf of Respondent No.7 – Eldeco Infrabuild Limited	65-66
17.	Proof of Service	67

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**REPLY ON BEHALF OF RESPONDENT NO.7 – ELDECO
INFRABUILD LIMITED TO THE ORIGINAL
APPLICATION FILED BY THE APPLICANT ALONG
WITH THE SUPPORTING AFFIDAVIT**

To,
The Hon'ble Chairperson and
The Hon'ble Companion Members of
The Hon'ble National Green Tribunal
Principal Bench, New Delhi

MOST RESPECTFULLY SHEWETH: -

At the very outset it is most humbly submitted that the contents of the Original Application under Reply are vehemently denied in their entirety except where they are specifically admitted herein. The present Reply to the Original Application is being filed on behalf of the Respondent No.7 – Eldeco Infrabuild Limited through Ms. Aastha Vidhi, Authorised Representative, who has been duly authorised by the Board of Directors of Respondent No.7. A copy of the Board Resolution authorising Ms. Aastha Vidhi to sign and verify the present Reply is annexed herewith and marked as **ANNEXURE R7-I**.

PRELIMINARY OBJECTION

1. At the outset, it is most humbly submitted that the Original Application under Reply is not maintainable as the Applicant has failed to make out a prima facie case against the Respondent No.7 herein. It is submitted that the Original Application under Reply is entirely baseless, concocted and without any merits.
2. It is submitted that the Applicant has not approached this Hon'ble Tribunal with clean hands and is guilty of *Suggestio Falsie and Suggestion Varie*. The facts stated by the Applicant are false to her knowledge.
3. Without prejudice, it is submitted that it is a basic principle of law that one who has approached a Judicial Fora to seek relief must do so with clean hands. Furthermore, one who seeks equity must do equity. Thus, for Applicant to claim any relief under the Act or in equity, the Applicant ought to have shown that she had actually performed her obligation and has complied with the provisions as permitted under law. Since, in the Original Application under Reply, the Applicant is filing the same without any supporting evidence and substantiating the alleged claims by way of any credible documents and further by hiding certain facts, has acted in violation of the settled principles of law. Therefore, for the said reason, the Original Application under Reply merits to be set-aside.
4. The Respondent No.7 states that the Respondent No.7 has put material on record to establish that averments made by

the Applicant regarding the Respondent No.7 usurping the lake or creating hindrance on approach or projecting the same to be a part of the project of the project proponent are all false. Thus, the Original Application under Reply is not maintainable.

5. It is, therefore, respectfully submitted that for the reasons mentioned hereinabove, the Original Application under Reply deserves to be dismissed as against Respondent No.7.

PRELIMINARY SUBMISSIONS

1. At the outset, it is most humbly submitted that the Original Application under Reply is not maintainable against the Respondent No.7 herein, as the Applicant has failed to make out even a prima facie case against Respondent No.7 herein. The Original Application under Reply in no manner even alleges any act or omission on the Respondent No.7. Thus, the Original Application under Reply merits to be dismissed on this ground alone.
2. It is submitted that Respondent No.7 Company – Eldeco Infrabuild Limited is a Private Limited Company incorporated under the provisions of the Companies Act, 1956 having its registered and communication office at 201-212, Splendor Forum, 2nd Floor Jasola District Centre, New Delhi, Delhi, India –110025.
3. It is submitted that Respondent No. 7 herein has been engaged in the business of real estate development under its flagship company, namely *Eldeco Infrastructure and*

Properties Limited, for several years. The Eldeco Group has, over the years, established a strong reputation for delivering numerous acclaimed projects featuring state-of-the-art infrastructure. The projects of Eldeco Group have satisfied many home buyers across various States.

4. Respondent No. 7 has developed the Project Eldeco City, Bareilly (hereinafter referred to as “the Project”), after acquiring the land as per the provisions of law, obtaining all the requisite statutory approvals and clearances from the competent authorities. The said Project is developed on land admeasuring approx. 35 acres.
5. It is submitted that to begin with the execution of the project, Respondent No.7 on 24.05.2019 obtained the approval of its Layout Plan from the Bareilly Development Authority (hereinafter referred to as “BDA”) vide reference No. MAP20180928114059417. A copy of the approved Layout Plan is annexed herewith and marked as **ANNEXURE R7-II**.
6. Subsequent thereto, on 30.09.2019, Environmental Clearance for the Project was granted by the State Level Environment Impact Assessment Authority, Uttar Pradesh, permitting development of the proposed residential Project. A copy of the Environmental Clearance is annexed herewith and marked as **ANNEXURE R7-III**.
7. Pursuant thereto, on 27.02.2020, the Uttar Pradesh Pollution Control Board granted Consent to Establish under the Water (Prevention and Control of Pollution) Act, 1974 and the Air

(Prevention and Control of Pollution) Act, 1981. A copy of the Consent to Establish dated 27.02.2020 is annexed herewith and marked as **ANNEXURE R7-IV**.

8. Subsequently, on 06.08.2020, Respondent No.7 herein obtained the Registration of Phase I of the Project with Uttar Pradesh Real Estate Regulatory Authority (hereinafter referred to "U.P. RERA"). A copy of the Registration dated 06.08.2020 is annexed herewith and marked as **ANNEXURE R7-V**.
9. Thereafter, the Project and its respective phases were duly registered with the U.P. RERA. It is pertinent to mention here that the registration for Phase II was obtained in October, 2020. A copy of the U.P. RERA of October, 2020 for Phase II is annexed herewith and marked as **ANNEXURE R7-VI**.
10. That on 22.10.2021, Respondent No.7 herein obtained the Building Plan Sanction for Sanction for Local Shopping 4 (Commercial Building) from BDA vide File No. BDA/BP/21-22/0153. It is pertinent to mention here that the same is even valid till 21.10.2026. A copy of the Building Sanction Plan dated 22.10.2021 is annexed herewith and marked as **ANNEURE R7-VII**.
11. Thereafter, on 28.07.2023, Respondent No.7 herein obtained the Consent to Operate from the concerned authority and No Objection Certificate from Electrical Safety Department of the Government of Uttar Pradesh on 22.10.2023. A copy of the Consent to Operate dated

28.07.2023 is annexed herewith and marked as **ANNEXURE R7-VIII**. A copy of the Sanction Letter dated 22.10.2021 is annexed herewith and marked as **ANNEXURE R7-IX**. A copy of the No Objection Certificate dated 22.10.2023 is annexed herewith and marked as **ANNEXURE R7-X**.

12. It is submitted that, subsequently, registration for Eldeco City Mart, and RERA registration for EWS and LIG components along with other statutory permissions such as Consent to Operate, Environmental Compliance approvals, and Lift Safety NOC, etc were obtained. A copy of the U.P. RERA Registration Form is annexed herewith and marked as **ANNEXURE R7-XI**.
13. At this stage, it is pertinent to mention here that the Project was conceived and commenced only after receipt of the requisite approvals beginning from 2019 and has been developed strictly in accordance with the permissions so granted and the conditions stipulated therein.
14. In furtherance to abovementioned, upon completion of the development in accordance with the sanctioned plans, applicable building bye-laws, and statutory requirements, existing from the beginning of the Project. The Project was subjected to detailed inspection and strict scrutiny by the BDA and only after being satisfied with the compliance of all applicable norms and conditions, BDA issued the Completion Certificate on 16.06.2025, certifying that the construction and development had been duly completed in accordance with the existing provisions of law. A copy of

the Completion Certificate dated 16.06.2025 is annexed herewith and marked as **ANNEXURE R7-XII**.

15. In view of the above developments, the said Project is presently being inhabited by its occupants, and the construction and development activities are being carried out strictly in accordance with the approved layout plans. As on date, there are 977 residential plots, 196 EWS and LIG Units in the said Project. It is further submitted that possession have been provided to many Allottees and multiple third-party rights have already been created in respect of the said Project. Pertinently substantial number of Allottees have availed housing finance facilities from various financial institutions for acquisition of their respective plots/units and the same are likely to be directly and adversely affected by the present frivolous petition.
16. Despite Respondent No.7 complying with the statutory provisions and developing the project in accordance with the sanctioned plans, applicable building bye-laws, and statutory requirements, existing from the beginning of the Project, Respondent No.7 was shocked to know that the Applicant herein has initiated a lis against the Respondent No.7 herein.

LAKE

17. The lake in question does not form any part of the project of the project proponent. The Ghata No. 508 as mentioned by the Applicant in the Original Application under Reply do not form a part of the project of the project proponent.

18. As the lake does not form part of the project of the project proponent, the project proponent has not created any hinderance on the approach to the lake.
19. In view of the submissions made hereinabove, Respondent No. 7 humbly prays that the Original Application under Reply be dismissed with certain directions and exemplary costs.

PARA WISE REPLY

REPLY TO BACKGROUND

1. That the contents of Para 1 of the Original Application are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same. It is denied that there has allegedly been large scale environmental flouts and destruction of lakes. It is denied that the said destructions have allegedly been caused by Respondent No.7. It is submitted that the Respondent No.7 has acted in accordance with the applicable rules, regulations, approvals and relevant statutory provisions. It is further submitted that the Respondent No.7 has in complete compliance with the requisite framework, obtained all the required certificates and approvals from the concerned authorities.
2. That the contents of Para 2 of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same. It is vociferously denied that there has allegedly

been illegal encroachment, destruction and any commercialisation of government owned lakes natural water bodies situated in and around the Project. It is denied that Respondent No.7 has allegedly illegally encroached upon the Jheel. It is further denied that Respondent No.7 allegedly destroyed majority of the lakes. At the cost of repetition, it is stated that Applicant's contentions are based on vague and general statements, without providing any specific details or supporting documentation to establish the veracity of the same making the Claim unsustainable and bad in law.

3. That the contents of Para 3 of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same. It is submitted that the water reservoir adjacent to the clubhouse does not fall under Ghata No. 508 as alleged. It is submitted that the said water reservoir has been developed by the Respondent No.7 in terms of the requirement of approved Layout Plans. It is submitted that since the water reservoir forms a part of the approved map, establishes the separate identity of the water reservoir. It is submitted that the water reservoir developed by Respondent No.7 is on Ghata No. 509, which is inside the approved layout. Pertinently, at no point in time has the Jheel in Ghata No. 508 (1260 sq. mtrs.) been encroached upon or interfered with by Respondent No. 7.
4. That the contents of Para 4 of the Original Application under Reply are wrong and denied. It is denied that the sales representative of Respondent No.7 allegedly stated that the Project included a Government Jheel. It is denied that the

sales representative of Respondent No.7 allegedly stated that the alleged Government Jheel was allegedly being sold as the unique selling point of the Project. It is most humbly submitted that the water reservoir/pond existing within the Project has been developed with all the requisite approval and sanctions from concerned authorities and in accordance with the applicable laws and rules.

5. That the contents of Para 5 of the Original Application under Reply are wrong and denied. It is denied that a substantial portion of the said Government Jheel had allegedly been enclosed within the boundaries of the Project. It is denied that the access to the said Government Jheel had allegedly been restricted for general public. The said allegations have been made without any verifiable evidence or supporting proof which raises a serious concern regarding the credibility and maintainability of the claims so raised. It is further denied that Respondent No.7 is allegedly marketing the said Government Jheel as a private Jheel. It is submitted that the water body inside the Project of Respondent No.7 is on Ghata No. 509 and not on Ghata No. 508. It is submitted that the pond highlighted with iron boundary/barricading in the pictures attached by the Applicant is not Ghata no. 508. It is submitted that Ghata No. 508 (1260 sq. mtrs.) is a Jheel which is still in existence and has not been touched by Respondent No.7. It is further submitted that the photographs annexed by the Applicant pertain to an entirely different water body, which is an artificial water reservoir/pond developed inside the Project strictly in accordance with the approved layout plan.

REPLY TO STORY OF DISAPPEARING LAKE

6. That the contents of Para 6 of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same. Further, the reliance placed by the Applicant on Google imagery from the year 2017, reproduced to allege that other lakes have been occupied or encroached upon by Respondent No. 7, is wholly misconceived, misleading, and absolutely surprising, inasmuch as the said imagery is unauthenticated, and devoid of any evidentiary value. The same has been selectively relied upon without correlating the imagery to verified revenue records or any official document, thereby rendering the allegations baseless and untenable.

7. That the contents of Para 7 of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same. It is denied that the Respondent No.7 had allegedly encroached into the natural lake/Jheel. It is submitted that only after receiving the due approvals from the concerned authorities for development and construction, the Project was carried out by Respondent No.7. Further, the allegations have been made without any verifiable documentary evidence and the same is liable to rejected.

8. That the contents of Para 8 of the Original Application under Reply are wrong and categorically denied. It is denied that the Respondent No.7 had allegedly encroached the natural

lakes/Jheel. It is denied that the Respondent No.7 had allegedly done any illegal work. It is further denied that the water spread area allegedly diminished. It is denied that there is allegedly systematic destruction of the natural water bodies. Pertinently, the destruction of natural water bodies by Respondent No. 7 is speculative and has been alleged without any verifiable evidence and the Applicant is put to strict proof to substantiate the claim.

9. That the contents of Para 9 of the Original Application under Reply are wrong and denied. It is denied that the Respondent No. 7 had allegedly carried out illegal construction and alleged landfill operations over and around the Jheel areas. It is further denied that permanent boundary wall has been erected in a manner so as to obstruct or, allegedly cutting off the natural drainage and allegedly enclosing parts of the alleged encroached lake within the limits of the Project. It is denied that any public water body or Jheel had allegedly been converted or encroached upon and has been taken within the Project boundary by Respondent No. 7. It is respectfully stated that, at the time of development of the Project, the Respondent undertook protective measures to prevent unauthorised entry, trespass, and encroachment upon the Project land. In furtherance thereof, temporary fencing was installed along the boundaries of the Project land parcels. The said fencing was purely a precautionary and bona fide measure adopted during the construction phase and was never intended to extend into or appropriate any part of the alleged Jheel. Notably, uninterrupted ingress and egress to the said *Jheel* has consistently been maintained through an open

passage, ensuring that its access, character, and sanctity remain unaffected at all times.

10. That the contents of Para 10 of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same. It is denied that Respondent No.7 has allegedly encroached or in any manner destroyed vast portions of natural lakes and wetlands. It is denied that other lakes have allegedly been erased entirely and allegedly replaced by concrete and real estate advertisements. It is further submitted that any alleged diminution, alteration, or extinguishment of natural lakes or wetlands in the area, assuming without admitting the same to be correct, is in no manner attributable to Respondent No. 7. The said allegations are wholly speculative in nature and lack any substantive value.

11. That the contents of Para 11 of the Original Application under Reply are wrong and denied. It is denied that Respondent No.7 has allegedly encroached the adjoining water bodies/Jheel. It is further denied that the boundary wall of the Project of the Respondent No.7 had allegedly erected adjoining water bodies. It is further submitted that the allegations contained in the said paragraph are malicious, motivated, and have been deliberately levelled to falsely implicate Respondent No. 7 and to create a misleading narrative before this Hon'ble Tribunal. The same are therefore liable to be rejected *in limine*.

12. That the contents of Para 12 of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same. It is further submitted that Respondent No. 7 has neither undertaken any activity resulting in the destruction of other natural Lakes or wetlands nor carried out any act that could have caused the alleged environmental degradation. All development activities by Respondent No. 7 have been carried out inside the said Project strictly in accordance with the approvals, clearances, and conditions imposed by the competent statutory authorities, and in conformity with applicable environmental norms. Pertinently, the Applicant has failed to place on record any scientific study, expert evidence/report, hydrological assessment, or documentary evidence establishing a co-relation between the alleged ecological impacts and any act or omission on the part of Respondent No. 7. In the absence of such proof, the allegations are speculative and cannot be attributed to Respondent No. 7 in any manner whatsoever.

13. That the contents of Para 13 of the Original Application under Reply are wrong and denied. It is denied that Respondent No.7 had allegedly violated Public Trust Doctrine, the Wetlands (Conservation and Management) Rules, 2017 and the citizens Right to a Clean and Healthy Environment under Article 21 of the Constitution of India. It is denied that the nature had allegedly been turned into a commodity and sold under the guise of urban development. It is further submitted that such serious allegations are purely speculative, uncorroborated and general in nature. In the absence of

specific pleadings and substantiating evidence, the allegations are liable to be rejected at the threshold.

REPLY TO FACTS OF GHATA NO. 508

14. That the contents of Para 14 of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same. It is denied that the construction over the area is allegedly unauthorised and illegal. It is pertinent to mention here that in the Para under Reply, the Applicant had herself admitted that Ghata No. 508 does not form a part of the Project undertaken by Respondent No.7. In view of the said categorical admission, the allegations of illegal or unauthorized construction in relation to Ghata No. 508 are self-contradictory, untenable, and liable to be rejected outright. Further, it is submitted that as per the official revenue records, Ghata No. 508 measuring 1260 sq. mtrs., continues to be recorded as a Jheel, and the said status is clearly reflected in the revenue entries thereby affirming the classification of Ghata No. 508 as a Jheel in the official records maintained by the competent revenue authorities. A copy of the revenue record of the Ghata no. 508 measuring 1260 sq. mtrs. is annexed herewith and marked as **ANNEXURE R7-XIII.**
15. That the contents of Para 15 of the Original Application under Reply are wrong and denied. It is denied that the Jheel in question has illegally been enclosed within the Project area of Respondent No.7. It is denied that the construction debris was allegedly found dumped on parts of the Jheel. It is further

denied that the Jheel/waterbody has allegedly been blocked by permanent boundaries. It is denied that Respondent No.7 had allegedly destroyed the natural ecology and public access. It is emphatically stated and categorically denied that Respondent No. 7 has encroached upon any public way, pathway, road, or access in any manner whatsoever. All development and construction activities have been carried out strictly within the demarcated and approved boundaries, in accordance with sanctioned plans and statutory approvals granted by the competent authorities, and no obstruction or infringement of any public way has occurred at any point in time.

16. That the contents of Para 16 of the Original Application under Reply are wrong, misconceived, hence denied *in toto*. It is specifically denied that the Jheel on Gata No. 508 has allegedly partially disappeared or diminished in any manner. It is further denied that the Jheel on Gata No.508 is located within the premises of the Project developed by Respondent No.7. It is further denied that the said Jheel is allegedly being dumped with waste and construction debris. It is denied that the partial Jheel that exists today is allegedly located within the premises of the Project. It is denied that the said Jheel is allegedly surrounded by a permanent boundary wall. It is submitted that, during the course of construction of the Project, and in order to safeguard the Project land Parcels from illegal trespassing and encroachments, the Respondent erected fencing around the Project land Parcels. The said fencing was erected in good faith solely to protect the Project during construction, without any intention to encroach upon

the Jheel. Further, a passage leading towards the alleged Jheel has at all times been kept open, thereby preserving its access and integrity at all times. Further, it is respectfully submitted that, as per official revenue and government records, the Jheel on Ghata No. 508 measures 1260 sq. mtrs., and the said area continues to remain unchanged. The reports submitted by the concerned government departments, which have been duly placed on record, clearly indicate that no reduction, alteration, or encroachment upon the said Jheel has been reported or noted by any competent authority.

17. That the contents of Para 17 of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same. It is denied that Respondent No.7 has allegedly extended its encroachment beyond the boundaries of the Project into adjoining areas comprising other lakes/jheels and water bodies. Further the Project site and its surroundings, including the relevant *Ghata* numbers, has been inspected from time to time by the concerned authorities, and no discrepancy, encroachment, or deviation has been found or reported against Respondent No. 7 in any such inspection. In such circumstances, the allegations raised by the Applicant are frivolous, vexatious, and constitute an abuse of the process of law.
18. That the contents of Para 18 of the Original Application under Reply are wrong and denied. It is specifically denied that any representative of Respondent No.7 allegedly informed the Applicant that Phase 2 and Phase 3 of the Project would be

developed on the encroached area, or on land forming part of, or previously constituting, a natural lake or water body.

19. That the contents of Para 19 of the Original Application are a matter of record. It is further submitted that pursuant to the inspections carried out, the concerned authorities have duly filed their respective reports, wherein no irregularity, encroachment, or violation has been observed or recorded against Respondent No. 7.
20. That the contents of Para 20 of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same. It is denied that the surrounding land, allegedly acquired by the Respondent No.7, allegedly consists of water bodies. It is submitted that the present development is limited to approved layout only ie.,144128.27 sqm. It is specifically denied that the surrounding land allegedly acquired by Respondent No. 7 comprises or consists of any lakes, water bodies, or wetlands, as falsely alleged. It is respectfully submitted that Respondent No. 7 is legally bound to obtain all requisite and applicable permissions and approvals for any future development in the surrounding areas as and when required. Accordingly, any apprehension of future expansion is wholly unfounded, exaggerated, and unwarranted.
21. That the contents of Para 21 of the Original Application under Reply are misplaced, wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same. It is denied that Respondent No.7 has allegedly intruded upon the natural lake area. It is

denied that Respondent No.7 has illegally altered any jheel. It is submitted that no document has been placed on record evidencing the existence of an erstwhile lake on the said Project land.

22. That the contents of Para 22 of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same. It is denied that the Jheel area has allegedly been completely taken within the Project, allegedly converted into a landscaped private water feature and promoted as a leisure spot for residents. It is denied that the remaining area of the Jheel has allegedly been filled with construction land. It is submitted that the waterbody constructed within the Project premises is in accordance with the approved development plan and statutory approvals. It is further submitted that the said waterbody has no relation with the waterbody identified in Ghata No. 508 which is outside the Project Land.

23. That the contents of Para 23 of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same. It is further submitted that the Jheel in question falls in Ghata no. 508 measuring 1260 sq. mtrs. and is classified as Category 6-1 land, i.e., submerged land-non-agricultural land, as per the official revenue records. The said Jheel is not a perennial water body and does not retain water throughout the year and being a shallow Jheel, it receives water primarily during the monsoon season. It is further submitted that the Applicant has attempted to discredit the

reports submitted by the competent authorities without placing on record any cogent evidence. Such an approach raises serious concerns regarding the credibility and bona fides of the Applicant and the authenticity of the allegations so made.

24. That the contents of Para 24 of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. Further, the photograph referred to in Paragraph 24 does not pertain to Ghata No. 508, on the contrary, it pertains to Ghata No. 509 which forms the part of said Project. The Applicant has, in fact, annexed a photograph of a different water body located adjacent to the Clubhouse, which forms an integral part of the approved layout plan and is a Groundwater recharge reservoir. Pertinently, the same has always been a part of the approved layout plan and the same has received requisite approval from the authorities. It is further submitted that as per applicable norms for projects exceeding 10 acres, a reservoir covering at least 1% of the total plan area is mandatorily required to be constructed within the Project land in consultation with the Ground Water Department. In compliance thereof, out of the total approved plot area of 144128.27 sq. metres, an area of 1438 sq. metres has been duly utilised for development of a groundwater recharge reservoir (also reflected in the approved layout). The images relied upon by the Applicant on page nos. 18, 19, 20, 57, 58 and 60 are images of the said approved reservoir/pond, which forms an integral part of the sanctioned layout plan. Further, the Respondent No. 7 has also installed a signboard around the reservoir clearly demarcating it as an approved

water recharge reservoir/pond forming an integral part of the sanctioned layout plan, which in fact has been conveniently omitted by the Applicant in order to advance a misleading narrative and unnecessarily sensationalise the issue. Further, the satellite images of the Project placed on record do not reflect any encroachment by Respondent No. 7 and the same has also not been corroborated by any relevant piece of evidence. A photo of the signboard is annexed herewith and marked as **ANNEXURES R7-XIV**.

REPLY TO GROUNDS

25. That the contents of Para 25 of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same.
 - A. That the contents of Ground A of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same. It is submitted that Ghata No. 508 stands duly recorded as a "*Jheel*" in the revenue records, a position which the Applicant herself has acknowledged. However, despite such acknowledgment, the Applicant has failed to place on record any cogent material, site plan, or official survey establishing that the said Jheel has been included within the boundary limits of the Project. Further, the Jheel continues to measure 1260 sq. mtrs., which remains constant with the prevailing revenue records.

- B. That the contents of Ground B of the Original Application under Reply are wrong and denied. It is denied that Respondent No.7 has allegedly occupied and is in possession of the adjoining area of the Jheel. It is denied that the Respondent No.7 is allegedly developing the said area for future residential purposes. It is further denied that the passage to Jheel is allegedly inaccessible for general public. The fencing installed by Respondent No. 7 has been strictly confined to its own land parcels, ensuring no public way is obstructed. Therefore, no part of the Jheel has been encroached by the Respondent No.7.
- C. That the contents of Ground C of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same. It is denied that Respondent No.7 had allegedly left no pathway for common person to access the Jheel.
- D. That the contents of Ground D of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same. It is denied that Respondent No.7 had allegedly encroached large scale of land.
- E. That the contents of Ground E of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same.

- F. That the contents of Ground F of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same.
- G. That the contents of Ground G of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same.
- H. That the contents of Ground H of the Original Application under Reply are wrong and denied. It is denied that Respondent No. 7 actions allegedly constitute a violation of the Wetlands (Conservation and Management) Rules, 2017 and the Environment (Protection) Act, 1986. It is denied that Respondent No.7 had allegedly altered and destroyed a notified or recorded wetland area/Lake/Jheel.
- I. That the contents of Ground I of the Original Application under Reply are wrong and denied. It is denied that the Respondent No.7 had allegedly enclosed and privatised a government land. It is denied that the any act of Respondent No.7 constitutes an act of encroachment on public property. It is further denied that any of the Respondent No.7 allegedly attracts penal consequence under the BNS and Public Premises (Eviction of Unauthorised Occupants) Act, 1971.
- J. That the contents of Ground J of the Original Application under Reply are wrong and denied. It is denied that

Respondent No.7 has allegedly misrepresented facts before the authorities and general public. It is denied that Respondent No.7 has illegally encroached government Jheel. It is further denied that Respondent No.7 allegedly portrayed government Jheel as a private Jheel.

- K. That the contents of Ground K of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same. It is submitted that the Applicant has failed to place on record any authenticated report, technical study, expert opinion, or other credible material to substantiate the serious allegations levelled against Respondent No. 7. In the absence of any credible or scientific evidence, the assertions made under this Ground are speculative and incapable of being sustained in law. Accordingly, the said Ground is liable to be rejected.

REPLY TO INTERIM PRAYER

- A. That the contents of Para 26(a) of the Original Application under Reply are denied in toto. It is respectfully submitted that any revocation of permissions or halting of constructions and transfer in favour of homebuyers would cause grave and irreparable prejudice to bona fide Allottees who have invested their lifelong savings in the Project. Such homebuyers have planned their finances and housing on the legitimate expectation that the duly approved project would result in lawful conveyance. Halting the construction and transfers of conveyance at this stage would leave homebuyers

in a state of prolonged uncertainty, expose them to continuing financial liabilities such as loan repayments and rent, and effectively penalise them for no fault of their own. The resultant hardship would defeat the very object of consumer and real estate regulatory frameworks, which seek to protect the interests of genuine homebuyers and ensure certainty and stability in housing transactions.

- B. With respect to contents of para 26(b) of the Original Application, it is submitted that Respondent No. 7 has no right, title, or interest whatsoever in respect of the Jheel recorded under Ghata No. 508, which stands reflected as such in the revenue records. Accordingly, the interim prayer 26(b) does not pertain to the Project of Respondent no. 7.

In view of the submissions made hereinabove, it is respectfully prayed that this Hon'ble Tribunal may be pleased to dismiss the Original Application under Reply.

REPLY TO JURISDICTION

- C. That the contents of Para 27 of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same.

REPLY TO LIMITATION

- D. That the contents of Para 28 (wrongly mentioned as Para 27) of the Original Application under Reply are wrong and denied except and to the extent the same forming a matter of record. The Applicant is put to strict proof of the same. It is

submitted that the present Original Application is barred by limitation under Section 14 of the National Green Tribunal Act, 2010. The alleged cause of action, if any, pertains to events, approvals, and developments which took place much prior to the filing of the present Application. The Applicant has failed to disclose any continuing cause of action or furnish any explanation for the inordinate and unexplained delay in approaching this Hon'ble Tribunal. On this ground alone, the Original Application is liable to be dismissed.

E. That the contents of Prayer clause are denied in toto.

PRAYER

In light of the facts and circumstances stated hereinabove, it is most humbly prayed that this Hon'ble Tribunal may most graciously be pleased to: -

- i. Dismiss the Original Application under Reply along with exemplary cost;
- ii. Pass any other such Order as this Hon'ble Tribunal may deem fit.

AND FOR THIS ACT OF KINDNESS RESPONDENT NO.7 SHALL REMAIN HUMBLY GRATEFUL AND SHALL FOREVER DUTYBOUND PRAY.

FILED BY: -

Harshit Kiran

**VAIBHAV AGNIHOTRI
SKV ASSOCIATES
ADVOCATES FOR RESPONDENT NO.7
A-118, THIRD FLOOR
DEFENCE COLONY
NEW DELHI- 110024**

**PLACE: NEW DELHI (T): 011-46572411; +91-9213431484
DATE: 19.02.2026 E-MAIL: admin@skvassociates.com**

BEFORE THE HON'BLE NATIONAL GREEN
TRIBUNAL, PRINCIPAL BENCH, NEW DELHI
ORIGINAL APPLICATION NO. 542 OF 2025

IN THE MATTER OF: -

AMISHA SINGH

... APPLICANT

VERSUS

CENTRAL POLLUTION CONTROL BOARD & ORS.

... RESPONDENTS

AFFIDAVIT

I Aastha Vidhi, aged about 35 years, D/o, Shri. Ram Gopal Mishra, Authorized Representative of the Respondent No.7 – Eldeco Infrabuild Limited with its Office at 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, Delhi - 110025 do hereby solemnly affirm and declare as follows:

1. I say that I am the Authorized Representative of the Respondent No.7 Company in the above captioned matter and as such I am authorized to sign and swear this Affidavit. I am well conversant with the facts and circumstances of the case.
2. I have read and understood the accompanying Reply and I state that the contents stated therein are true to my knowledge and derived from the records available with me.
3. I say that averments stated herein are true to my knowledge and no part of it is false and nothing material has been concealed therefrom.



Aastha Vidhi
For Eldeco Infrabuild Limited
DEPONENT
Authorized Signatory/Director

VERIFICATION

Verified at New Delhi on this **17 FEB 2026** day of February, 2026 that the contents of the above affidavit are true and correct to the best of my knowledge and belief and nothing material has been concealed therefrom.

For Elder Infra Build Limited



DEPONENT
Authorised Signatory/Director



ATTESTED

Notary Public
(INDIA)

17 FEB 2026

ANNEXURE R7-I

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF ELDECO INFRABUILD LIMITED ("THE COMPANY") AT ITS MEETING HELD ON MONDAY, 16TH FEBRUARY 2026 AT 09:00 AM AT 201-212, SPLENDOR FORUM, 2ND FLOOR, JASOLA DISTRICT CENTRE, NEW DELHI-110025

AUTHORISATION TO REPRESENT THE COMPANY IN LEGAL CASES

"RESOLVED THAT in supersession of all the previous resolutions passed by the Board of Directors in this regards, Mr. Piyush Agarwal, S/o Mr. R.S. Agarwal, R/o- Flat No.3022, IFCI, Apartment, Plot No.4, Sector-23, Dwarka, New Delhi-110075, Ms. Aastha Vidhi, D/o Late Mr. Ram Gopal Mishra R/o B-96, First Floor, Sector-50, Noida-201301 and Mr. Rohit, S/o Mr. Surender Singh, R/o 70/2, Baiyanpur khurd, Sonipat, Haryana-131001(hereinafter referred as "**Authorized Representatives**"), be and are hereby severally authorized to act on behalf of the Company for pursuing case/s of any nature filed by/against (present or future) the Company, for filing replies, written statements in any District Commission/court/tribunal/ quasi-judicial body in/outside India on behalf of the Company.

RESOLVED FURTHER THAT the above mentioned authorized signatory be and is hereby authorized to exercise the following powers on behalf of the Company, in connection with the subject matters:-

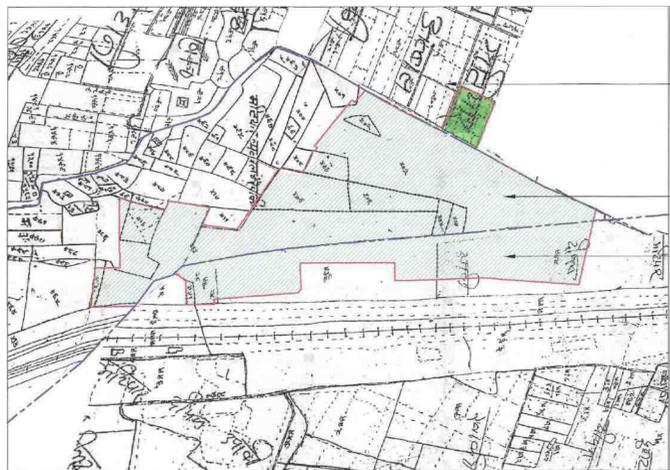
1. To sign, verify, application, pleadings, affidavits, or any other application, papers or documents as may be required for filing cases (Civil or Criminal) for and on behalf of the Company and/or instituted against the Company and/or also for impleading as a party in any case/s.
2. To appear and represent the Company through attorney before any court/tribunal/quasi-judicial body, where case/s may be filed by the Company or instituted against the Company.
3. To file a connected appeal/revision/review etc and engaged an attorney for that purpose.
4. To make statement on oath or otherwise with regard to the fact of the case that may be filed by the Company and/or instituted against the Company or any other information relevant thereto.
5. To sign, verify or prosecute the suit, plaint, petition, complaint, written statement, application, pleadings, affidavits, appeals, review, vakalatnama or any other application, papers or documents as may be required for proper prosecution of the case/s.
6. To summon witnesses, examine/cross examine the witness and also to lead evidence, exhibit documents and the like.
7. To apply for and get certified copies of any order, decree or any other documents.
8. To generally, do all other acts, deeds and things as may be conducive and/or incidental to the acts, deeds and things herein above stated."

For Eldeco Infrabuild Limited

For Eldeco Infrabuild Limited

Mohan Singh Rawat **Director**
Director
DIN: 00042221

ELDECO INFRABUILD LIMITED
(Formerly known as Apollo Infracon Limited)



PART OF SAZRA PLAN OF VILLAGE DOHNA PRITAM RAI, BILWA & PIPERIA (GHANGHORA) (SCALE:- N.T.S)

ANNEXURE R7-II



PART OF MASTER PLAN OF VILLAGE DOHNA PRITAM RAI, BILWA & PIPERIA (GHANGHORA) (SCALE:- N.T.S)

Examined By Ajay Kumar Garg (Junior Engineer), Ambarish Kumar Srivastav (Secretary), ASHEESH SHIVPURI (CTP), Avinash Chandra Arya (Junior Engineer), Motan Lal (Executive Engineer), Ram Kuntal Chaudhary (Asst Engineer)

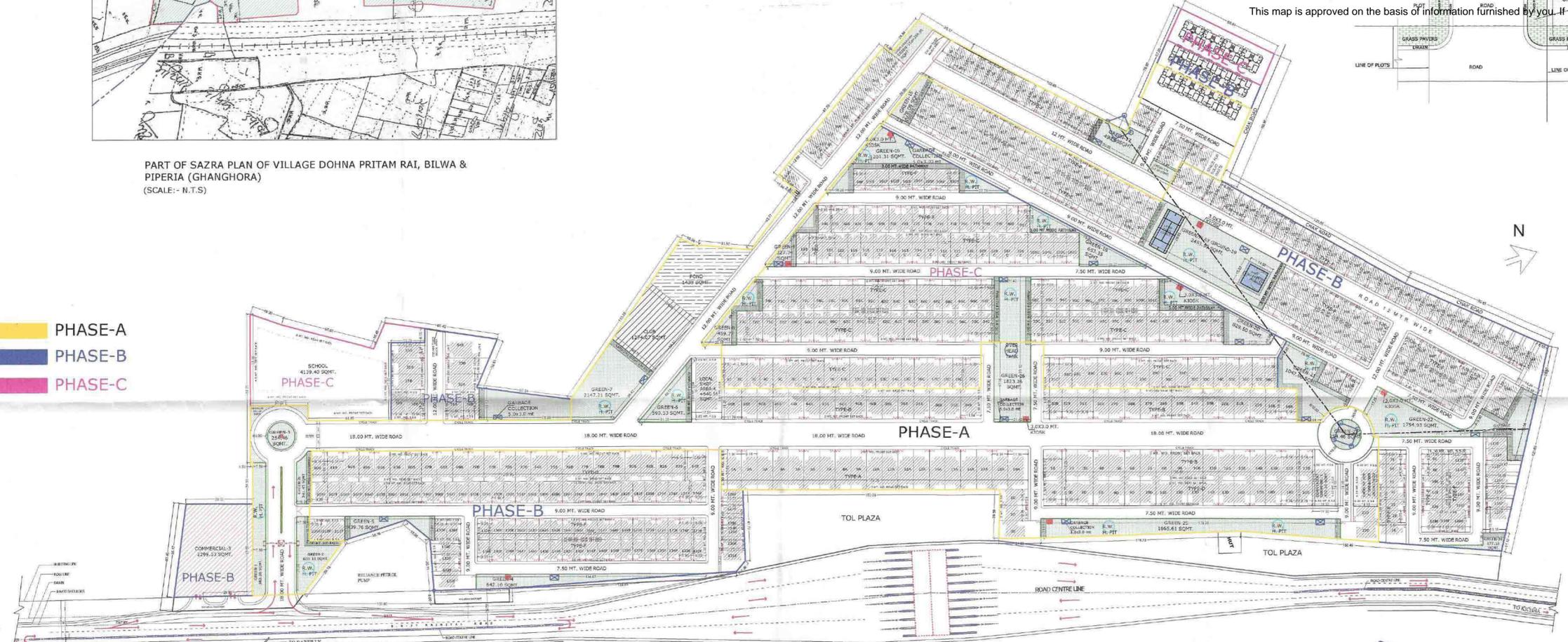
PROJECT:- REVISED RESIDENTIAL LAYOUT PLAN FOR THE T-1 BELONGING TO BANYAN INFRACON PVT. LTD. THROUGH ITS MANAGER SHREE VIKAS MALHOTRA G-8, VIKAS DEEP DISTT. CENTRE LAXMI NAGAR, 2. POPULAR INFRA TECH PVT. LTD THROUGH ITS DIRECTOR SHREE SANJEEV MOHA BL-14, SECOND FLOOR, ANANAD VIHAR, JAIL ROAD HARI NAGAR, NEW DELHI. 3. WELCOME INFRA DEVELOPERS PVT. LTD THROUGH ITS DIRECTOR SHREE VIKAS MALHOTRA BL-14, SECOND FLOOR, ANANAD VIHAR, JAIL ROAD HARI NAGAR, NEW DELHI. 4. MARS BUILDTECH PVT. LTD THROUGH ITS DIRECTOR SHREE SANJEEV MOHA BL-14, SECOND FLOOR, ANANAD VIHAR, JAIL ROAD HARI NAGAR, NEW DELHI. 5. WELCOME INFRA BUILD PVT. LTD THROUGH ITS DIRECTOR SHREE VIKAS MALHOTRA JAIL ROAD HARI NAGAR, NEW DELHI. 6. M/S BUILDTECH PVT. LTD THROUGH ITS MANAGER SHREE SANJEEV MOHA DUVY, D-71 GALLI NO.-3, LAXMI NAGAR, DELHI. 7. M/S GLAZE REALTEK PVT. LTD THROUGH ITS DIRECTOR SHREE VIKAS MALHOTRA G-8, VIKAS DEEP DISTT. CENTRE LAXMI NAGAR, NEW DELHI.

Approved On 24 May 2019 Valid Till 23 May 2024

Approval certificate issued separately is integral part of this approved plan

This map is approved on the basis of information furnished by you. If any information is found incorrect then this approval will stand as cancelled.

- PHASE-A
PHASE-B
PHASE-C

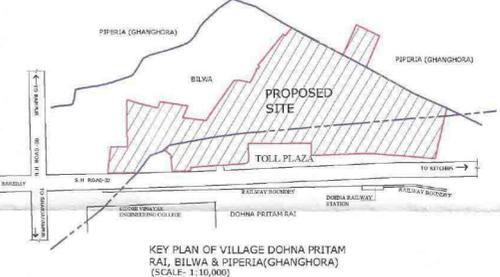


LAYOUT PLAN SCALE-1:1000

AREA UNDER PARKS, GREEN, POND & OPEN PATHWAY

- GREEN -1 = 583.38 SQ.MT.
GREEN -2 = 603.18 SQ.MT.
GREEN -2a = 241.45 SQ.MT.
GREEN -3 = 254.46 SQ.MT.
GREEN -3a = 151.13 SQ.MT.
GREEN -4 = 642.10 SQ.MT.
GREEN -5 = 439.76 SQ.MT.
GREEN -6 = 590.53 SQ.MT.
GREEN -7 = 2147.21 SQ.MT.
GREEN -8 = 459.77 SQ.MT.
GREEN -9 = 327.34 SQ.MT.
GREEN -15 = 278.08 SQ.MT.
GREEN -15a = 256.90 SQ.MT.
GREEN -16 = 1201.31 SQ.MT.
GREEN -17 = 490.69 SQ.MT.
GREEN -17a = 111.60 SQ.MT.
GREEN -18 = 653.35 SQ.MT.
GREEN -19 = 254.59 SQ.MT.
GREEN -20 = 829.50 SQ.MT.
GREEN -21 = 1047.60 SQ.MT.
GREEN -22 = 1754.93 SQ.MT.
GREEN -23 = 254.46 SQ.MT.
GREEN -24 = 177.13 SQ.MT.
GREEN -25 = 1665.21 SQ.MT.
GREEN -26 = 1823.24 SQ.MT.
POND = 1438.00 SQ.MT.
TOTAL GREEN = 20857.90 SQ.MT.

POND FOR WATER RECHARGE AREA= 1438 SQMT
GARBAGE COLLECTION AREA 15 SQMT @1NO. FOR 500 PERSON
TOTAL REQ. GARBAGE COLLECTION AREA=5515/500=165.45 SQMT
TOTAL PROVIDED GARBAGE COLLECTION AREA=285 SQMT



KEY PLAN OF VILLAGE DOHNA PRITAM RAI, BILWA & PIPERIA (GHANGHORA) (SCALE:- 1:10,000)

- NOTE:- ALL RAIN WATER SHALL SLOPE TOWARDS GROUND WATER RECHARGING PIT. ALL THE PLOTS OTHER THAN THE TYPICAL PLANS SHALL BE CONSTRUCTED AS/ BLDG. BYE LAWS. THE AREA OF UNEQUAL SIZE PLOTS OF HAVE BEEN TAKEN BY POLYLINE. THE DIMENSION OF TRAPEZIUM SHAPED PLOTS HAVE BEEN TAKEN OF THE CENTER. TRAPEZIUM SHAPED PLOTS AREA CALCULATED BY POLYLINE.

Table with 2 columns: AREA UNDER SCHEME and AREA UNDER ROAD WIDENING. Values include 1,411.87 sqmt, 945.79 sqmt, 1,431.84 sqmt, 4,135.40 sqmt, 1,39,045.06 sqmt, etc.

Table with 3 columns: S/N, TYPE, and TOTAL NO. OF PLOTS. Lists various plot types and their counts.

REQUIRED COMMON AREA (STAIRCASE/LOBBY) 1 COMMON AREA=4 UNITS (ONE BLOCK) NO OF COMMON AREA FOR 196 UNITS 156/4=39 BLOCKS (COMMON AREA OF BLOCKS) AREA REQUIRED FOR 1 COMMON AREA (STAIRCASE) BLOCK=10 SQMT TOTAL AREA REQUIRED FOR 49 COMMON AREA BLOCKS=10x49=490 SQMT TOTAL F.A.R AREA (UNITS AREA+COMMON AREA)=5488+490=5978 SQMT TAKING FAR = 2.0 REQUIRED PLOT AREA FOR EWS & LIG = 5978/2 = 2989 SQMT. PROVIDED PLOT FOR LIG & EWS = 3537.40 SQ.MT.

SHEET TITLE

LAYOUT SUB DRG

LEGEND

GARBAGE COLLECTION
KIOSK

SCALE

AS SHOWN

OWNERS SIGN

ARCHITECT

ANUPAM ARCHITECTS & INTERIOR DESIGNERS
B-340, RAJENDRA NAGAR, BAREILLY.
Mob. 98970 54783

Multiple tables showing plot details for Type A, Type B, Type C, Type D, Type E, Type F, Type G, Type H, Type I, Type J, Type K, Type L, Type M, Type N, Type O, Type P, Type Q, Type R, Type S, Type T, Type U, Type V, Type W, Type X, Type Y, Type Z. Each table lists plot number, size, area, and other specifications.

ANNEXURE R7-III**Directorate of Environment, U.P.**

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

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

E-mail : doeuplko@yahoo.com

Website : www.seiaaup.in

To,

Shri Amit Kumar
Authorized Signatory,
M/s Eldeco Infrabuild Ltd,
201-212, 2nd Floor, Splendour Forum,
Jasola District Centre, Jasola, New Delhi- 110025

Ref. No. 284 /Parya/SEAC/4872/2019Date: 30 September, 2019

Sub: Environmental Clearance for Proposed "Residential Township" at Village- Bilwa Dohna Pritam Rai and Piperia (Ghanghora), District-Bareilly, U.P., M/s Eldeco Infrabuild Ltd.

Dear Sir,

Please refer to your application/letters 17/06/2019, 25/06/2019, 05-08-2019 & 07-08-2018 addressed to the Chairman/Secretary, State Level Environment Impact Assessment Authority (SEIAA) and Director, Directorate of Environment Govt. of UP on the subject as above. The State Level Expert Appraisal Committee considered the matter in its meetings held on dated 02/07/2019 and SEIAA in its meeting dated 07/09/2019.

A presentation was made by the project proponent alongwith their consultant M/s Ind Tech House Consult. The proponent, through the documents submitted and the presentation made, informed the committee that:-

- 1- The environmental clearance is sought for "Residential Township" at Village- Bilwa Dohna Pritam Rai and Piperia (Ghanghora), District-Bareilly, U.P., M/s Eldeco Infrabuild Ltd.
- 2- Total plot area and built-up area of the project is 1,44,128.27 sq. m. and 1,46,543.91 sqm respectively.
- 3- Total Residential Units are 977 nos. Total EWS & LIG Units are 196 nos.
- 4- Salient features of the project:

SN	Description	Particulars	Unit
GENERAL			
1	Gross Plot Area	144128.27	SQM
2	Area under Road widening	943.79	SQM
3	Net Plot Area	143184.48	SQM
4	Proposed Built Up Area	146543.91	SQM
5	Cost Of Project	225.907	CR
6	Residential Plotted Units	977	Nos.
7	EWS & LIG Units (98+98)	196	Nos.
8	Expected Population	9440	PERSONS
9	Permissible Ground Coverage Area	50114.57	SQM
10	Proposed Ground Coverage Area	49710.77	SQM
11	Permissible FAR Area	171829.37	SQM
12	Proposed FAR Area	132844.87	SQM
13	Non FAR, & Other Areas	13699.04	SQM
14	Proposed Built Up Area	146543.91	SQM
FACILITIES			
15	Commercial	4	NO
16	Club	1	NO.
17	School	1	NO.
WATER			
18	Total Water Requirement	713	KLD
19	Fresh Water Requirement	419	KLD



20	Waste Water Generation	556	KLD
21	Proposed STP Capacity	670	KLD
22	Treated Water Available For Reuse	445	KLD
23	Recycled Water	294	KLD
24	Surplus Treated Water	151	KLD
RAIN WATER HARVESTING			
25	No of RWH of Pits Proposed	26	NOS
PARKING			
26	Required Parking	826.50	ECS
27	Proposed Parking	910	ECS
GREEN AREAS			
28	Proposed Green Area	20857.9	SQM
WASTE GENERATION			
29	Municipal Solid Waste Generation	2.83	TPD
30	Quantity Of E-Waste Generation- Kg/Day	1.7	KG/DAY
31	Quantity Of Hazardous Waste Generation	0.3	LTS/DAY
32	Quantity Of Sludge Generated From STP	191	KG/DAY
POWER			
33	Total Power Requirement	9051	KW
34	DG Set Backup	160	KVA

5- Population details;

Particulars	Units	Density Factor	Total
Residential Units	977	5	4885
EWS and LIG	196	4	784
Sub-Total			5669
Non Residential			
Commercial			963
Club			1000
School			1241
Sub-Total			3204
Total Visitors			567
Total Population			9440

6- Water requirement details:

	POPULATION/ REA/UNIT	RATE IN LTS	TOTAL QTY IN KL
RESIDENTIAL			
DOMESTIC	5669	65	368
FLUSHING	5669	21	119
NON RESIDENTIAL (Working)			
DOMESTIC	3204	15	48
FLUSHING	3204	30	96
VISITORS			
DOMESTIC	567	5	3
FLUSHING	567	10	6
TOTAL POPULATION	9440		
GARDENING	20857.9	3.5	73
DG COOLING	0	0	0.0
TOTAL WATER REQUIREMENT			713

Head	Source	Quantity
Fresh Water Requirement	Bareilly Nagar Nigam	419 KLD
Treated Water Requirement	On site STP	294 KLD
➤ Estimated waste water Generation: 556 KLD		



- Treated water usage: 294 KLD
- Proposed STP (Capacity): 670 KLD
- Proposed treatment methodology : MBBR
- Treatment up to tertiary level.
- STP shall have power back-up for uninterrupted operation during power failure.
- Treated waste water will be used for flushing & gardening.

7- The quantity of surplus treated water 150 KLD will be generated on the peak load and on full occupancy of project, which will take time to be so. In case BDA fails to provide the external services, we (the project proponent) will get the MOU signed by nearby land owners during operation phase.

8- Solid waste details:

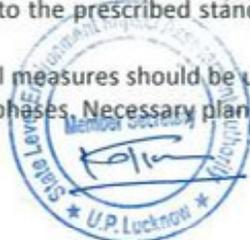
Waste Category	Quantity	Unit
Total Waste Generation	2.83	TPD
Organic Waste Generation	1.69	TPD
Sludge Generation	191	KG/Day
Hazardous Waste Generation (DG Waste Oil)	0.3	Ltrs/ Day

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

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 02/07/2019 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held 07-09-2019 decided to grant the Environmental Clearance for proposed project along with subject to the effective implementation of the following general & specific conditions:-

General Conditions:

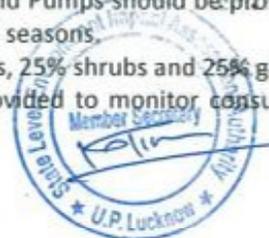
1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.
2. It shall be ensured that obtain the no objection certificate from the U P pollution control board before start of construction.
3. It shall be ensured that no construction work or preparation of land by the project management except for securing the land is started on the project or the activity without the prior environmental clearance.
4. The proposed land use shall be in accordance to the prescribed land use. A land use certificate issued by the competent Authority shall be obtained in this regards.
5. All trees felling in the project area shall be as permitted by the forest department under the prescribed rules. Suitable clearance in this regard shall be obtained from the competent Authority.
6. Impact of drainage pattern on environment should be provided.
7. Surface hydrology and water regime of the project area within 10 km should be provided.
8. A suitable plan for providing shelter, light and fuel, water and waste disposal for construction labour during the construction phase shall be provided along with the number of proposed workers.
9. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.
10. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
12. Hazardous/inflammable/Explosive materials likely to be stored during the construction and operation phases shall be as per standard procedure as prescribed under law, Necessary clearances in this regards shall be obtained.
13. Solid wastes shall be suitably segregated and disposed. A separate and isolated municipal waste collection center should be provided. Necessary plans should be submitted in this regards.
14. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
15. The emissions and effluents etc. from machines, Instruments and transport during construction and operation phases should be according to the prescribed standards. Necessary plans in this regard shall be submitted.
16. Water sprinklers and other dust control measures should be undertaken to take care of dust generated during the construction and operation phases. Necessary plans in this regard shall be submitted.



17. Suitable noise abatement measures shall be adopted during the construction and operation phases in order to ensure that the noise emissions do not violate the prescribed ambient noise standards. Necessary plans in this regard shall be submitted.
18. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
19. Sewage effluents shall be kept separate from rain water collection and storage system and separately disposed. Other effluents should not be allowed to mix with domestic effluents.
20. Hazardous/Solid wastes generated during construction and operation phases should be disposed off as prescribed under law. Necessary clearances in this regard shall be obtained.
21. Alternate technologies for solid waste disposals (like vermin-culture etc.) should be used in consultation with expert organizations.
22. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
23. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Fully impermeable pavements shall not be constructed. Construction of pavements around trees shall be as per scientifically accepted principles in order to provide suitable watering, aeration and nutrition to the tree.
24. The Green building Concept suggested by Indian Green Building Council, which is a part of CII-Godrej GBC, shall be studied and followed as far as possible.
25. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
26. Ensure usage of dual flush systems for flush cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.
27. Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.
28. Ensure use of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. Make suitable provisions for using solar energy as alternative source of energy. Solar energy application should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. Present a detailed report showing how much percentage of backup power for institution can be provided through solar energy so that use and polluting effects of DG sets can be minimized.
30. Make separate provision for segregation, collection, transport and disposal of e-waste.
31. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
33. Prepare and present disaster management plan.
34. The project proponents shall ensure that no construction activity is undertaken without obtaining pre-environmental clearance.
35. A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
36. 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).
37. 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.
38. 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.
39. 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.



40. 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.
41. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
42. High rise buildings should obtain clearance from aviation department or concerned authority.
43. 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.
44. 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.
45. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
46. 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.
47. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
48. 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.
49. 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.
50. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
51. 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.
52. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
53. 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.
54. 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.
55. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
56. 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.
57. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
58. 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.
59. E-Waste Management should be done as per MoEF guidelines.
60. Electrical waste should be segregated & disposed suitably as not to impose Environmental Risk.
61. The use of suitably processed plastic waste in the construction of roads should be considered.
62. Displaced persons shall be suitably rehabilitated as per prescribed norms.
63. Dispensary for first aid shall be provided.
64. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
65. Diesel generating set stacks should be monitored for CO and HC.
66. 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.
67. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
68. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.



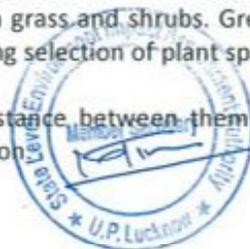
69. An energy audit should be annually carried out during the operational phase and submitted to the authority.
70. Project proponents shall endeavor to obtain ISO: 14001 certification. All general and specific conditions mentioned under this environmental clearance should be included in the environmental manual to be prepared for the certification purposes and compliance.
71. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within the month) on need base assessment study in the study area. Income generating measures which can help in up-liftment of weaker section of society consistent with the traditional skills of the people identified. The program me can include activities such as old age homes, rain water harvesting provisions in nearby areas, development of fodder farm, fruit bearing orchards, vocational training etc. In addition, vocational training for individuals shall be imparted so that poor section of society can take up self employment and jobs. Separate budget for community development activities and income generating programmers shall be specified. Revised ECR plan is to be submitted within 3 month. Failing which, the environmental Clearance shall be deemed to be cancelled.
72. Appropriate safety measures should be made for accidental fire.
73. Smoke meters should be installed as warning measures for accidental fires.
74. Plan for safe disposal of R.O reject is to be submitted.

Specific Conditions:

1. The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.
2. The project proponent shall ensure to plant broad leave trees and their maintenance. The CPCB guidelines in this regard shall be followed.
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. CER activities must not be less 2% of the project cost. The CER activities should be related to mitigation of Environmental Pollution and awareness for the same.
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.
5. The project proponent shall submit within the next 3 months the details of segregation plan of MSW.
6. The project proponent has proposed shall install a STP of 220 KLD and shall ensure that waste water is properly treated in STP and maximum amount 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, discharged to sewer line, shall meet the prescribed standards for the discharge. Under any circumstances untreated sewage shall not be reused or discharged to municipal sewer line.
7. 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 the Construction and Demolition Waste Management Rules.
8. The project proponent shall install micro solar power plants, toilets in nearby villages, public place or school from CER fund of the project for which E.C is granted in addition to and water harvesting pits and carbon sequestration parks / designed ecosystems.
9. Solar energy to be used alternatives on the road and common places for illumination to save conventional energy as per ECBC Code.
10. The project proponent shall submit within the next 3 month the data of ground water quality including fluoride parameter to the limit of minimum deduction level for all six monitoring stations.
11. 15% area of the total plot area shall be compulsorily made available for the green area development including the peripheral green area. Plantation of trees should be of indigenous species and may be as per the consultation of local district Forest Officer.
12. The waste water generated should be treated properly in scientific manner i.e. domestic waste water to be treated in STP and effluent such as RO rejects with high TDS and other chemical bearing effluent shall be treated separately.
13. Permission from local authority should be taken regarding discharge of excess water into the sewer line.



14. The height, Construction built up area of proposed construction shall be in accordance with the existing FAR norms of the competent authority & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
15. "Consent for Establishment" shall be obtained from UP Pollution Control Board.
16. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
17. Project proponent shall ensure completion of STP, MSW disposal facility, green area development prior to occupation of the buildings.
18. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2016.
19. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as cylinder for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche and First Aid Room etc.
20. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
21. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
22. Corporate Environmental Responsibility (CER) shall be prepared by the project proponent and the details of the various heads of expenditure to be submitted as per the guidelines provided in the recent CER notification No. 22-65/2017-IA.III dated 01/05/2018. A copy of resolution of board of directors shall be submitted to the authority. A list of beneficiaries with their mobile nos./address should be submitted along with six monthly compliance reports.
23. No parking shall be allowed outside the project boundary.
24. Digging of basement shall be undertaken in view of structural safety of adjacent buildings under information/consultation with District Administration/Mining Department. All the topsoil excavated during construction activities should be stored for use in horticulture /landscape development within the project site. Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
25. Surface rain water has to be collected in kacchha pond for ground water recharging and irrigation of horticulture and peripheral plantation.
26. The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
27. Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
28. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the UP Pollution Control Board.
29. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
30. 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. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/UPPCB.
31. The green area design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential area. The open spaces inside the plot should be landscaped and covered with grass and shrubs. Green area Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
32. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.



33. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Construction of pavements around trees should be able to facilitate suitable watering, aeration and nutrition to the tree.
34. Ready Mix Concrete and Sprinkler to be used for curing and quenching during construction phase.
35. Roof top water in rainy season is to be discharged into RWH pits for ground water recharging. Arrangement shall be made that waste water and storm water do not get mixed.
36. NOC from Ground Water Board is to be submitted for drilling of tube well for use of Water Supply.
37. All the internal drains are to be covered till the disposal point.
38. This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any.
39. Reflecting paint should be used on the roof top and side walls of the building tower for cooling effect. Concealing factual data and information or submission of false/fabricated data and failure to comply with any of the conditions stipulated in the Prior Environmental Clearance attract action under the provision of Environmental (Protection) Act, 1986.

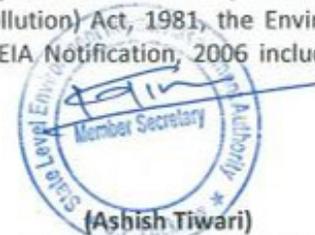
This Environmental Clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for Bareilly. In case of violation; it would not be effective and would automatically be stand cancelled.

The project proponent has to ensure that the proposed site is not a part of any no- development zone as required/prescribed/identified under law. In case of the violation this permission shall automatically deemed 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 has to mandatorily submit the compliance of specific conditions no- 1, 3, 4 & 5 given in E.C. letter within 3 months, failing which the Clearance shall automatically deemed to be cancelled.

Further project proponent has to submit the regular 6 monthly compliance report regarding general & specific conditions as specified in the E.C. letter and comply the provision of EIA notification 2006 (as Amended).

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.



Member Secretary, SEIAA

No..... /Parya/SEAC/4872/2019 Dated: As above

Copy with enclosure for Information and necessary action to:

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

(Ashish Tiwari)
Member Secretary, SEIAA

**UTTAR PRADESH POLLUTION CONTROL BOARD**

Validity Period :22/02/2020 To 28/02/2025

Ref No. - 69454/UPPCB/Bareilly(UPPCBRO)/CTE/BAREILLY/2019 Dated:- 27/02/2020

To ,

Shri AMIT KUMAR

M/s ELDECO INFRABUILD LIMITED

Proposed Residential Township project at Village Bilwa, Dohna Pritam Rai and Piperia (Ghanghora), Bareilly, Uttar Pradesh

BAREILLY

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 Pollution) Act, 1981 as amended.

Please refer to your Application Form No.- 6231385 dated - 11/10/2019. 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 : lat-28'456510 long-79'435846

B- Main Raw Material :

Main Raw Material Details		
Name of Raw Material	Raw Material Unit Name	Raw Material Quantity
residential township	Metric Tonnes/Day	0

C- Product with capacity :

Product Detail	
Name of Product	Product Quantity
Residential Township	0

D- By-Product if any with capacity :

By Product Detail			
Name of By Product	Unit Name	Licence Product Capacity	Install Product Capacity
residential township	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	Municipal Supply and ground water	419.0

3. Quantity of effluent (In KLD) :

Effluent Details	
Source Consumption	Quantity (KL/D)
Domestic	419.0

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

Fuel Consumption Details		
Fuel	Consumption(tpd/kld)	Use

- 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 28/02/2025 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 Consent To Establish is valid for Residential Township at village Bilwa Dohna Pritam Rai and Piperia (Ghanghora), District Bareilly. The project shall have total residential units 977 nos. Total EWS and LIG Units are 196 nos.
2. Domestic effluent 556 KLD shall be treated in STP of 670 KLD capacity and treated effluent shall be used for horticulture/flushing and surplus treated water shall be utilized for irrigation as per the norms specified in Environment (Protection) Act,1986.
3. Unit shall ensure compliance of Enviornmental Clearance issued by State Level Environment Impact Assessment Authority, Uttar Pradesh vide Ref. No. 284/Parya/SEAC/4872/2019 dated 30-09-2019.
4. Unit shall obtain the NOC from CGWA for ground water extraction .
5. Unit shall install electromagnetic flow meter at water source and outlet of STP and maintain the records of water extracted and treated effluent used in irigation.
6. Unit shall develop Green Belt in minimum 33 percent area of Industrial Premises as per the provisions laid down in office order no. H16405/220/2018/02 dated 16-02-2018 of U.P. Pollution Control Board. The copy of said office order is available on the website of U.P. Pollution Control Board www.uppcb.com.
7. Unit shall comply the provisions of Solid Waste Rules 2016 and shall obtain authorization for disposal of Solid waste.
8. Unit shall comply with the provisions of Construction and Demolition waste Managment Rules 1986
9. DG set of 160 KVA shall be installed with cannopy and stack height of 2.6 meter above the roof of nearest building
10. Unit shall comply the provisions of Water (Prevention and Control of Pollution) Act 1974, Air (Prevention and Control of Pollution) Act 1981 as amended and Environment (Protection) Act 1986 and direction issued by Hon'ble National Green Tribunal, New Delhi in Order dated 13.07.2017 in OA no. 200/2014, M.C. Mehta v/s Union of India.
11. Unit shall submit the bank guarantee of Rs 1000000/ only within 15 days from the date of issue of this order for the compliance of above conditions, failing which this order shall be deemed invalid.

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 27/03/2020 in this office. Ensure to submit the regular compliance report otherwise this Consent to Establish will be revoked.

**Amit
Chandra**
Chief Environment Officer

Digitally signed by Amit Chandra
DN: c=IN, o=UP Pollution Control Board,
ou=Environment, postalCode=226010, st=Uttar
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2e4d2617883830edf744cce0e763ba2ae, cn=Amit
Chandra
Date: 2020.02.27 14:18:02 +05'30'

Dated:- 27/02/2020

Copy To -

Regional Officer UPPCB Bareilly for information and to ensure the compliance of the conditions imposed in the consent order.

**Amit
Chandra**
Chief Environment Officer

Digitally signed by Amit Chandra
DN: c=IN, o=UP Pollution Control Board,
ou=Environment, postalCode=226010,
st=Uttar Pradesh,
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Chandra
Date: 2020.02.27 14:18:32 +05'30'

उ.प्र. भू-सम्पदा विनियामक प्राधिकरण

नवीन भवन, राज्य नियोजन संस्थान, कालाकांकर हाउस,
ओल्ड हैदराबाद, लखनऊ-226007

दिनांक 06 अगस्त, 2020

पत्रांक 5663/यूपी रेरा/परि.पंजी./2020-21

सेवा में,

M/s. ELDECO INFRABUILD LIMITED
201-212, 2nd Floor, Splendor Forum,
Jasola District Centre,
New Delhi -110025

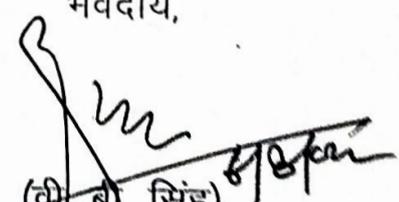
विषय:- Eldeco City Phase I (ID53316) योजना का उ.प्र. रेरा में पंजीयन के सम्बन्ध में।

महोदय,

कृपया उपर्युक्त विषयक उ.प्र. रेरा की वेबसाइट पर आनलाईन किए गए अपने आवेदन पत्र का सन्दर्भ ग्रहण करने का कष्ट करें, जिसके द्वारा Eldeco City Phase I परियोजना का पंजीयन उ. प्र. रेरा में कराने का अनुरोध किया गया है।

2- इस सम्बन्ध में सहर्ष सूचित करना है कि उ.प्र. रेरा में आपकी उपरोक्त परियोजना को पंजीकृत करने की स्वीकृति सचिव, उ.प्र. रेरा द्वारा दिनांक 06.08.2019 को इस शर्त के साथ प्रदान कर दी गयी है कि प्रोमोटर द्वारा कंसोर्टियम एग्रीमेंट में परियोजना के नाम, परियोजना का बैंक एकाउन्ट जनपद में खुलवाने एवं परियोजना के मानचित्र की वैधता, समाप्ति तिथि से एक माह के भीतर, कम्पीटेन्ट अथॉरिटी द्वारा बढवाते हुए इसकी प्रति यूपी रेरा के वेबपोर्टल पर अपलोड करना सुनिश्चित करेंगे।

भवदीय,


(वी. बी. सिंह)
तकनीकी सलाहकार

संख्या एवं दिनांक तदैव।

प्रतिलिपि:- सहायक निदेशक (सिस्टम), उ.प्र. रेरा को सूचनार्थ।


(वी. बी. सिंह)
तकनीकी सलाहकार

ANNEXURE R7-VI

Email

उ.प्र. भू-सम्पदा विनियामक प्राधिकरण

नवीन भवन, राज्य नियोजन संस्थान, कालाकांकर हाउस,
ओल्ड हैदराबाद, लखनऊ-226007

पत्रांक/यूपीरेरा/परि.पंजी./2020-21

दिनांक: 15 अक्टूबर, 2020

सेवा में,

M/s. ELDECO INFRABUILD LIMITED.
201-212, 2nd Floor, Splendor Forum, Jasola District Centre,
New Delhi -110025
Email: contact@eldecoproperties.com

विषय:- Eldeco City Phase II (ID-122457) योजना का उ.प्र. रेरा में पंजीयन के सम्बन्ध में।

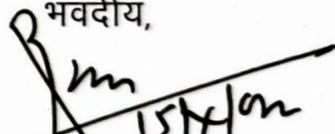
महोदय,

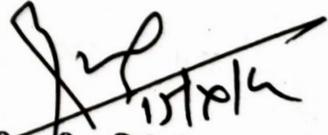
कृपया उपर्युक्त विषयक उ.प्र. रेरा की वेबसाइट पर आनलाईन किए गए अपने आवेदन पत्र दिनांक 17.09.2020 का सन्दर्भ ग्रहण करने का कष्ट करें, जिसके द्वारा Eldeco City Phase II (ID-122457) परियोजना का पंजीयन उ.प्र. रेरा में कराने का अनुरोध किया गया है।

2- इस सम्बन्ध में सहर्ष सूचित करना है कि उ.प्र. रेरा में आपकी उपरोक्त परियोजना को पंजीकृत करने की स्वीकृति सचिव, उ.प्र. रेरा द्वारा दिनांक 14.10.2020 को प्रदान कर दी गयी है।

संख्या एवं दिनांक तदैव।

प्रतिलिपि:-सहायक निदेशक (सिस्टम), उ.प्र. रेरा को सूचनार्थ।

भवदीय,

15/10/20
(वी. बी. सिंह)
तकनीकी सलाहकार


(वी. बी. सिंह)
तकनीकी सलाहकार



UTTAR PRADESH
SANCTION LETTER

ANNEXURE R7-VII

PERMIT DATE : 22 Oct 2021

FILE No. : BDA/BP/21-22/0034

Site Address : Eldeco City Near Toll Plaza Bareilly
PERMIT NO. : Group Housing/00517/BDA/BP/21-22/0034/28072021
USE : Residential
SCHEME : Sri Sanjeev Mohan Dubey Benyan
Infracon Pvt Ltd
PROPERTY : Plot No./Survey No. :EWS/LIG
LandMark: Eldeco City Near Toll
Plaza Bareilly
Revenue Village: Dohna Pitam Rai
Tehsil: Bareilly
District: Bareilly
NAME : ELDECO INFRABUILD LTD
ADDRESS : 201-212, SPLENDOR FORUM, IInd FLOOR, JASOLA DISTRICT CENTRE, JASOLA, NEW
DELHI-110025,DELHI,Uttar Pradesh,110025

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)
Date of Validity: **21 Oct 2026** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.

- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :

NA

Validity unknown
Digitally signed by JAGJINDRA SINGH
Date: 2021.10.22 10:45:29
Organization : Bareilly Development Authority
Designation : Vice Chairman



BAREILLY DEVELOPMENT AUTHORITY



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

186414/UPPCB/Bareilly(UPPCBRO)/CTO/both/BAREILLY/2023

Date: 28/07/2023

To,

M/s

ELDECO INFRABUILD LIMITED

Eldeco City, at Village Bilwa, Dohna Pritam Rai and Piperia (Ghanghora), Bareilly, Uttar Pradesh

Application Id- 21607714

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 ELDECO INFRABUILD LIMITED located at Eldeco City, at Village Bilwa, Dohna Pritam Rai and Piperia (Ghanghora), Bareilly, Uttar Pradesh. 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 ELDECO INFRABUILD LIMITED granted for the period from 28/07/2023 to 31/12/2025 and valid for manufacturing of following products.

Table with 4 columns: S No, Product, Quantity, Unit. Row 1: 1, Residential township, Total residential units 977 nos. Total EWS and LIG Units are 196 nos., Metric Tonnes/Day

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

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

Table with 4 columns: Kind of Effluent, Quantity(KLD), Treatment facility, Discharge point. Row 1: Domestic, 556 KLD, STP

(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

Table with 3 columns: 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
1	pH	5.5-9
2	BOD (mg/L)	30 mg/l
3	TSS (mg/L)	100 mg/l

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	DG Set of 160 KVA	Diesel	01	Particulate Matter	Stack height of 2.6 meter above the roof of nearest building

Emission Quality Standards

S No.	Stack no	Parameters	Standards
1	01	Particulate Matter	As per E(P)Rules 1986

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

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- This Consent to Operate Water and Air is valid for total residential units 977 nos. Total EWS and LIG Units are 196 nos. (Building and construction project more than 20,000 sq. m built up area) with domestic effluent quantity up to 556 KLD.
- 2- Domestic effluent 556 KLD shall be treated in STP of 670 KLD capacity and treated effluent shall be used for horticulture/flushing and surplus treated water shall be utilized for irrigation as per the norms specified in Environment (Protection) Act, 1986.
- 3- Unit shall obtain the NOC from CGWA for ground water extraction within 03 months .
- 4- Unit shall install electromagnetic flow meter at water source and inlet and outlet of STP, and shall maintain the records of water extracted and treated.
- 5- Unit shall operate and maintain the APCS i.e. canopy at the 01 DG sets of 160 KVA and stack height shall be maintained 2.6 meter above roof of nearest building.
- 6- The overall noise levels in and around area shall be kept well within the standards by providing noise control measures including acoustic hoods, silencers, enclosures etc, on all sources of noise generation. The ambient noise level shall confirm to the standards under the Environment (Protection) Act 1986.
- 7- Unit shall submit emission monitoring report of the stack of air polluting sources done by MoEF & CC approved laboratory in every 3 months.
- 8- Unit shall develop Green Belt in minimum 33 percent area of Industrial Premises as per the provisions laid down in office order no. H16405/220/2018/02 dated 16-02-2018 of U.P. Pollution Control Board. The copy of said office order is available on the website of U.P. Pollution Control Board www.uppcb.com.
- 9- Unit shall comply the provisions of Solid Waste Rules 2016 as amended and shall obtain authorization for disposal of Solid waste.
- 10- Unit shall comply with the provisions of Construction and Demolition waste Management Rules 1986
- 11- Unit shall make provisions immediately for the compliance of Rule 4 of SWM Rules 2016 and shall make arrangements with partnership with the local body, ensure segregation of waste at source by the generators as prescribed in these rules, facilitate collection of segregated waste in separate streams, handover recyclable material to either the authorized waste pickers or the authorized recyclers. The bio-degradable waste shall be processed, treated and disposed off through composting or bio-methanation within the premises as far as possible. The residual waste shall be given to the waste collectors or agency as directed by the local body.
- 12- Unit shall comply with the provision of Rule 9 and Rule 13 of Plastic waste Management Rules 2016 as amended.
- 13- Unit shall comply the provisions of Water (Prevention and Control of Pollution) Act 1974, Air (Prevention and Control of Pollution) Act 1981 as amended and Environment (Protection) Act 1986 and direction issued by Hon'ble National Green Tribunal, New Delhi in Order dated 13.07.2017 in OA no. 200/2014, M.C. Mehta v/s Union of India.
- 14- This Consent order shall automatically become invalid on issuance of Closure Order by C.P.C.B / UPPCB and further on Revoking of Closure order, the Consent order shall become valid.

VIVEK ROY
 Digitally signed by
 VIVEK ROY
 Date: 2023.08.18
 18:57:22 +05'30'
Chief Environment Officer
Circle-7

Copy to:

Regional Officer, UPPCB, Bareilly to ensure the compliance of the conditions imposed in the consent order.

VIVEK ROY
 Digitally signed by
 VIVEK ROY
 Date: 2023.08.18 18:58:22
 +05'30'
Chief Environment Officer
Circle-7



UTTAR PRADESH
SANCTION LETTER

ANNEXURE R7-IX

PERMIT DATE : 22 Oct 2021

FILE No. : BDA/BP/21-22/0034

Site Address : Eldeco City Near Toll Plaza Bareilly
PERMIT NO. : Group Housing/00517/BDA/BP/21-22/0034/28072021
USE : Residential
SCHEME : Sri Sanjeev Mohan Dubey Benyan
Infracon Pvt Ltd
PROPERTY : Plot No./Survey No. :EWS/LIG
LandMark: Eldeco City Near Toll
Plaza Bareilly
Revenue Village: Dohna Pitam Rai
Tehsil: Bareilly
District: Bareilly
NAME : ELDECO INFRABUILD LTD
ADDRESS : 201-212, SPLENDOR FORUM, IInd FLOOR, JASOLA DISTRICT CENTRE, JASOLA, NEW
DELHI-110025,DELHI,Uttar Pradesh,110025

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)
Date of Validity: **21 Oct 2026** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

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- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

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- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
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- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :

NA

Validity unknown
Digitally signed by JAGJINDRA SINGH
Date: 2021.10.22 16:45:29
Organization : Bareilly Development Authority
Designation : Vice Chairman



BAREILLY DEVELOPMENT AUTHORITY



ANNEXURE R7-X

विद्युत सुरक्षा निदेशालय

कार्यालय सहायक निदेशक , विद्युत सुरक्षा, उत्तर प्रदेश शासन बरेली ज़ोन, बरेली

संख्या :- 24VSNO07043771

वि०सु०नि०/ लिफ्ट/निरीक्षण/2023-24

दिनांक: 22/10/2023

ELDECO INFRABUILD LTD

Plot no 1,Dohana Toll Plaza Bareilly

विषय :- आपके परिसर में अधिष्ठापित लिफ्ट के विद्युतीय अधिष्ठापन का प्रारंभिक निरीक्षण / परीक्षण ।

प्रसंग :- आपका आवेदन पत्र संख्या VS2394411 दिनांक 16/10/2023

प्रिय महोदय,

कृपया निम्नांकित लिफ्ट से सम्बन्धित विद्युतीय अधिष्ठापन, जिसका विवरण नीचे अंकित है, का निरीक्षण / परीक्षण अधोहस्ताक्षरकर्ता द्वारा दिनांक - 22/10/2023 को करने पर उक्त विद्युतीय अधिष्ठापन विद्युत् सुरक्षा की दृष्टि से सेन्ट्रल इलेक्ट्रिसिटी अथॉरिटी (मेजर्स रिलेटेड टू सेफ्टी एंड इलेक्ट्रिक सप्लाई) रेगुलेशन 2010 के सुसंगत विनियमों का पालन करते हुए पाया गया । अधिष्ठापन में किसी भी परिवर्तन की दशा में इस कार्यालय को अवगत कराते हुए पुनः निरीक्षण कराया जाये ।

क्र० सं०	LIFT Capacity(P)	LIFT Capacity(KG)	Motor Capacity(KW)	मोटर सीरियल न०	मेक
1	13	884	6	72294764	KONE

नोट -1. कृपया उपरोक्त लिफ्टों का कार्य / अनुरक्षण कार्य ओरिजिनल मैनुफैक्चरर से ही कराये । लिफ्टों का समय - समय पर अनुरक्षण तथा ठीक प्रकार से परिचालन एवं यांत्रिक रूप से ठीक रखने की जिम्मेदारी उपभोक्ता की होगी । उक्त अनापत्ति मात्र विद्युत् सुरक्षा से सम्बन्धित है । यांत्रिक सक्षमता की जिम्मेदारी मैनुफैक्चरर तथा उपभोक्ता की होगी ।

2. उक्त पैसेंजर लिफ्ट्स के पिट की वाटर प्रूफिंग समुचित ढंग से कराई जाए ताकि भविष्य में किसी प्रकार से करंट लीकेज की समस्या उत्पन्न न हो ।

(SHASHI BHUSAN SINGH)

सहायक निदेशक

संख्या - 24VSNO07043771 वि०सु०नि० / ला० जोन /लिफ्ट /निरीक्षण/ 2023-24 तददिनांक ।

संख्या: वि०सु०/मध्यम विभव/एच०टी०/निरीक्षण, ,तददिनांक।

उपरोक्त की प्रति लिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित:-

1. अधिशासी अभियन्ता, विद्युतवितरण खण्ड. बरेली को इस आशय से प्रेषित कि निदेशालय की वेबसाइट www.vidvtsuraksha.org से सत्यापित करने के पश्चात ही संयोजन किया जाना सुनिश्चित करें ।



भवदीय

(SHASHI BHUSAN SINGH)

सहायक निदेशक

नोट :- यह एन ओ सी केवल 3 वर्ष तक मान्य है। 3 वर्ष की अवधि पूर्ण होने से एक माह पूर्व आप अपने अधिष्ठापन के नियतकालिक निरीक्षण हेतु विद्युत् सुरक्षा निदेशालय की वेबसाइट <https://www.vidyutsuraksha.org/> पर आवेदन करें। यदि आप द्वारा समय से नियतकालिक निरीक्षण नहीं कराया जाता है तो विद्युत् अधिनियम २००३ की धारा -146 के अंतर्गत तीन माह तक का कारावास या एक लाख रुपये तक का जुर्माना या दोनों दंडनीय होगा।

THIS NOC IS GENERATED THROUGH E-SIGNATURE.

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Act to the following project under project registration number

UPRERAPRJ937712

Project Name : ELDECO CITY MART

Project Address : Tehshil - Bareilly, District - Bareilly

1.ELDECO INFRABUILD LIMITED firm / society / company / competent authority having its registered office / principal place of business at 201-212, 2ND FLOOR, SPLENDOR FORUM, JASOLA DISTRICT CENTRE, NEW DELHI -110025 .

2.This registration is granted subject to the following conditions, namely:-

- (i) The Promoter shall enter into an agreement for sale with the allottees in the form to be prescribed separately;
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17;
- (iii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for the purpose as per sub clause (D) of clause (1) of sub-section (2) of section 4;
- (iv) The registration shall be valid for a period of 2 years commencing from 01-01-2022 and ending with 14-11-2023 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed;

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

This is system generated certificate, need not require any signature, however authenticity of the certificate can be Verified any time on the website by registration no.



Bareilly Development Authority

Uttar Pradesh

ANNEXUR R7-XII

PART - D

Remarks of Development Authority and Completion Certificate

Certification regarding the developed layout plan on Plot no./Khasra no. **KHASRA NOS.-476P,477P,501P,502,503P,504,505,506,5** submitted by **ELDECO INFRABUILD LTD.,REGD.OFFICE -201-212,**

SPLENDOR FORUM, IInd FLOOR, JASOLA DISTRICT CENTRE,

JASOLA, NEW DELHI-110025

,**DELHI,Uttar Pradesh** has been examined by **Bauddha Mani Gautam(Junior engineer)** on dated **16 Jun 2025** of Development Authority and it is found that map is according to the approved layout plan. Hence, Completion Certificate is being issued under section 15 KA (2) of Uttar Pradesh Urban Planning and Development Act, 1973.

Additional remark :

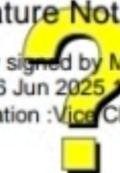
1. 1- AUTHORITY WILL NOT BE RESPONSIBLE FOR TITLE OF LAND/PLOT AND ANY DISPUTE IN REGARDING OWNERSHIP. IF FOUND ANY FALSE DOCUMENTS IN FUTURE THEN COMPLETION CERTIFICATE WILL BE REJECTED. 2- ANY OTHER ADDITIONAL CHARGES TO BE IMPOSED IN FUTURE IF REQUIRED BY ANY SECTION OR ANY DEPARTMENT TO BE PAID BY APPLICANT. OTHERWISE COMPLETION CERTIFICATE WILL BE AUTOMATICALLY CANCELLED. 3- IF ANY TYPE OF NECESSARY N.O.C IS REQUIRED FROM ANY N.O.C IS REQUIRED FROM ANY DEPARTMENT IN FUTURE, APPLICANT/OWNER WILL PROVIDE/SUBMIT IT SOON OTHERWISE APPROVED COMPLETION CERTIFICATE WILL BE REJECTED AUTOMATICALLY

2. 4 - COMPLETION CERTIFICATE WILL BE AUTO REJECTED IF ANY UPLOADED DOCUMENTS/NOCS/AFFIDAVIT DATED ARE FOUND FALSE AND FORGED. IN CASE OF ANY EXTRA CONSTRUCTION AND ANY VIOLATION OF TERMS AND CONDITIONS MENTIONED IN VARIOUS NOCS AND PRE APPROVED BUILDING /COMPOUNDING PLAN APPROVED COMPLETION PLAN WILL BE ALSO REJECTED, FOR WHICH APPLICANT/DEVELOPER WILL BE RESPONSIBLE. 5- NGT ORDERS AND MOEF GUIDELINES REGARDING ENVIRONMENT SHALL BE FOLLOWED BY DEVELOPER. 6- COMPLIANCE OF SOLID WASTE MANAGEMENT RULES 2016 WILL BE ENSURED BY THE APPLICANT/DEVELOPER. 7- CONSTRUCTION AND DEMOLITION RULE 2016 WILL BE FOLLOWED BY APPLICANT/DEVELOPER TO CONTROL DUST / AIR POLLUTION.

3. 8- IT,S RESPONSIBILITY OF DEVELOPER TO MAINTAIN SERVICES TILL HANDOVER TO RWA OR HANDOVER COLONY TO GOVT. AGENCY. 9- THE INFORMATION FURNISHED WITH RESPECT TO OWNERSHIP FOUND FALSE OR DISPUTE ARISES AT ANY STAGE, THIS COMPLETION CERTIFICATE SHALL BE TREATED AUTOMATICALLY CANCELLED AND FOR THAT APPLICANT/DEVELOPER WILL BE RESPONSIBLE. 10- IN CASE OF NON COMPLIANCE OF ABOVE MENTIONED CONDITIONS, THIS COMPLETION CERTIFICATE WILL BE AUTO CANCELLED FOR WHICH APPLICANT/DEVELOPER WILL BE WHOLLY RESPONSIBLE

Signature Not Verified

Digitally signed by Manikandan A
Date: 16 Jun 2025 19:12:21
Designation : Vice Chairman



Dated : 16 Jun 2025

Signature :

Designation : Vice Chairman

Date : 16 Jun 2025

ANNEXURE R7-XIII

Hindi

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Back

उद्धरण खतौनी (अप्रमाणित प्रति)

07/February/2026 02:28:46 PM

जनपद : बरेली

तहसील : बरेली

ग्राम : विलवा

ग्राम कोड : 130229

फसली वर्ष : 1428-1433 (01 जुलाई, 2020 से 30 जून, 2026)

खाता संख्या : 00309

श्रेणी : 6-1/अकृषिक भूमि - जलमग्न भूमि ।



भूलेख - खतौनी
राजस्व परिषद, उत्तर प्रदेश

संख्या	प्रबंधक का नाम / जाति कोड / आधार नं0 (अन्तिम चार अंक) अथवा पैन नं0 (6-9 स्थान के अंक) / पता / जन्मतिथि (अवयस्क हेतु)	कम्प्यूटरीकृत वाद संख्या अथवा आदेश संख्या / आदेश का दिनांक / जोत का आधार	कृपया उक्त खसरे की प्रस्थिति (भूखंड (गाटा) के वाद ग्रस्त / विक्रय / भू-नक्शा / नामांतरण बही) हेतु खसरा संख्या पर क्लिक करें।	क्षेत्रफल(हे०)	में(हे०)	द्वारा देय भू-राजस्व
508	1) झील / --- / ---		508 (1302290508000061)	0.1260	1) 1/1	1) 0.1260 0.00
						0.1260

कुल गाटे : एक	कुल क्षेत्रफल : शून्य दशमलव एक दो छह शून्य (हेक्टेयर)	कुल भू-राजस्व : शून्य दशमलव शून्य शून्य रुपये	कुल अंश का क्षेत्रफल : शून्य दशमलव एक दो छह शून्य (हेक्टेयर)
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अप्रमाणित प्रति

नामान्तरण / परिवर्तन का विवरण	खारिज किया गया			दर्ज किया गया		
<p>(10) न्यायालय का नाम / कम्प्यूटरीकृत वाद संख्या अथवा आदेश संख्या / आदेश का दिनांक / नामान्तरण का आधार / डिजिटल हस्ताक्षर नाम (पदनाम) / डिजिटल हस्ताक्षर दिनांक</p>	<p>(11) नाम/पिता-पति-संरक्षक-प्रबंधक का नाम / जाति कोड / आधार नं० (अन्तिम चार अंक) अथवा पैन नं० (6-9 स्थान के अंक) / पता / जन्मतिथि (अवयस्क हेतु)</p>	<p>(12) गाटे का खसरा नम्बर / यूनीक कोड</p>	<p>(13) क्षेत्रफल(हे०)</p>	<p>(14) नाम/पिता-पति-संरक्षक-प्रबंधक का नाम / जाति कोड / आधार नं० (अन्तिम चार अंक) अथवा पैन नं० (6-9 स्थान के अंक) / पता / जन्मतिथि (अवयस्क हेतु)</p>	<p>(15) गाटे का खसरा नम्बर / यूनीक कोड</p>	<p>(16) क्षेत्रफल(हे०)</p>

(17) भूमि के सम्बन्ध में विचाराधीन राजस्व वाद की कम्प्यूटरीकृत संख्या

(18) बंधक/बंधक-मुक्त होने की स्थिति

(18.1) बंधक होने की स्थिति (संस्था अथवा बैंक का नाम/कोड/बंधक का दिनांक/धनराशि/आवेदन संख्या/खातेदार(पिता-पति-संरक्षक))

(18.2) बंधक-मुक्त होने की स्थिति (संस्था अथवा बैंक का नाम/कोड/बंधक-मुक्त का दिनांक/धनराशि/आवेदन संख्या/खातेदार(पिता-पति-संरक्षक)) :

(19) अभ्युक्ति :

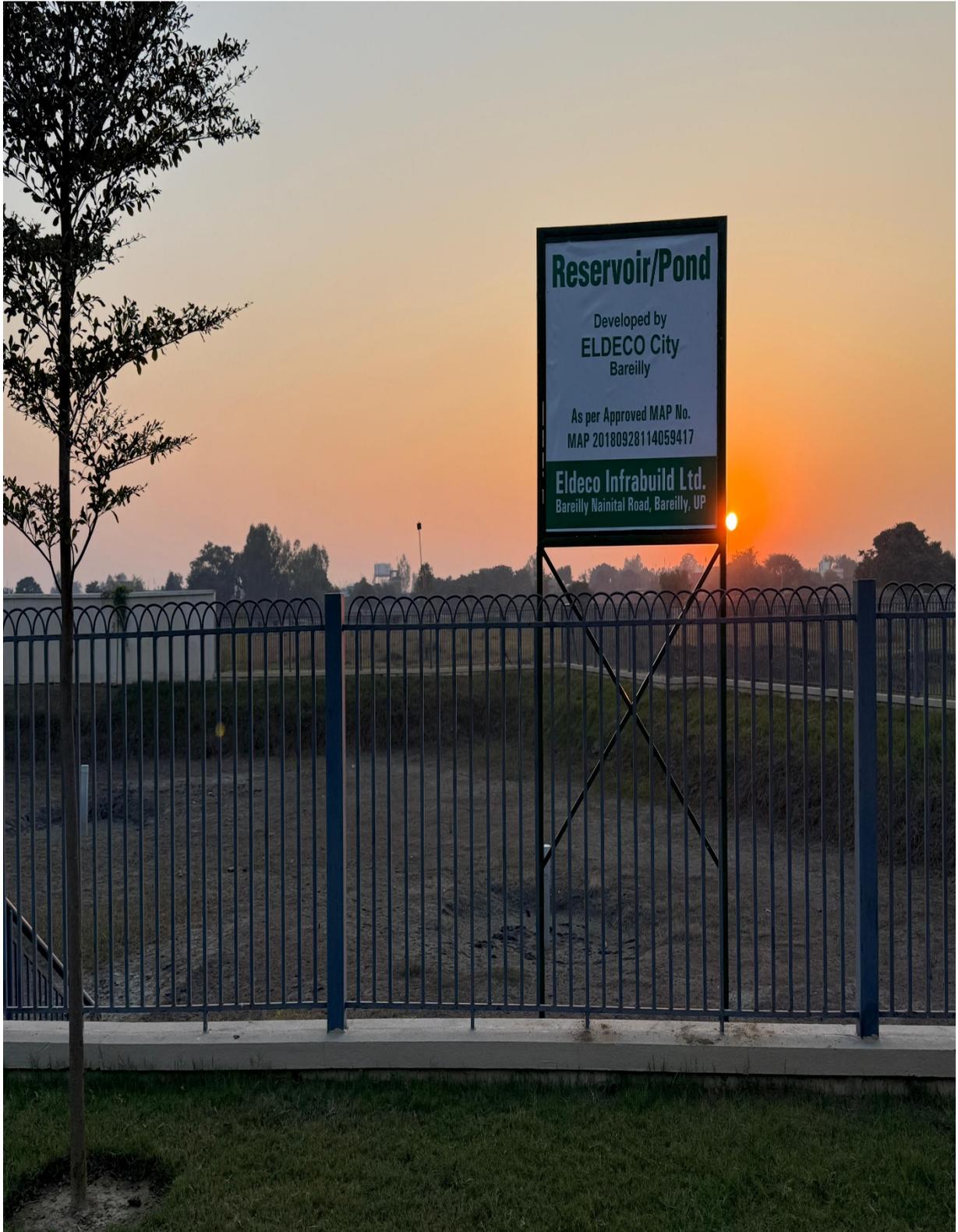
पूर्व आदेशों का विवरण :

कृपया उक्त खसरे की प्रस्थिति (भूखंड (गाटा) के वाद ग्रस्त /विक्रय /भू-नक्शा /नामांतरण बही) हेतु खसरा संख्या पर क्लिक करें।

Disclaimer: उक्त आँकड़े मात्र अवलोकनार्थ हैं, उक्त विवरण अद्यतन है, तहसील कम्प्यूटर केन्द्र एवम सी.एस.सी/लोकवाणी केन्द्र से उद्धरण की प्रमाणित प्रति प्राप्त की जा सकती है।

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Software Powered By: National Informatics Center, Uttar Pradesh State Unit, Lucknow.





**BEFORE THE HON'BLE NATIONAL GREEN
TRIBUNAL, PRINCIPAL BENCH, NEW DELHI
ORIGINAL APPLICATION NO. 542 OF 2025**

IN THE MATTER OF: -

AMISHA SINGH

... APPLICANT

VERSUS

CENTRAL POLLUTION CONTROL BOARD & ORS.

... RESPONDENTS

VAKALATNAMA

I, Aastha Vidhi, aged about 35 years, D/o, Shri. Ram Gopal Mishra, r/o B-96, First Floor, Sector-50, Noida, 201301, Authorised Representative of the Respondent No.7 – Eldeco Infrabuild Limited with its Office at 201-212, 2nd Floor, Splendor Forum, Jasola District Centre, Delhi - 110025 KNOWN ALL to whom these presents shall come that I/we the RESPONDENT NO.7 of the above-named do hereby appoint:

M/S SKV ASSOCIATES

**VAIBHAV AGNIHOTRI, NIHARIKA AHLUWALIA,
ARVIND UPADHYAY, HARSHIT KIRAN,
SONAKSHI CHATURVEDI, HIMAGHN JAIN,
VIDIT PRATAP SINGH, ANKIT SINGH,
SURUCHI KHANDELWAL, SHRADHA MAHESWARI,
DHRUV SHARMA, PRACHI ANAND, VAGMI SINGH,
KHUSHI ANAND
ADVOCATES**

**A-118, 3rd Floor, DEFENCE COLONY,
NEW DELHI 110024.**

(T): - 01146572411, 9213431484

E- MAIL: - admin@skvassociates.com

Herein after called Advocates to be my/ our advocates in the above noted case and authorized them to act appear and plead in the above noted case in the Court or in any court in which the same may be tried or heard and also in the appellate courts including High Court.

To sign, verify and present pleadings application, appeals, cross objections or petitions for execution, review, restoration, withdrawal, compromise or other petitions, replies, objections or affidavits or documents as may be deemed necessary or proper for the prosecution of the said case in all its stages.

To file and take back documents.

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

To take out execution proceedings.

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

To appoint and instruct other legal practitioners authorizing him to exercise the power and authorize hereby confer upon the advocate whenever he may think fit to do so and sign the power of attorney on our behalf.

And I/ We undersigned do hereby agree ratify and confirm acts done by the advocates or his substitute in the matter is my / our acts as if done by me/us to all intents and purposes.

And I/ We undersigned do hereby agree that in the event of any part of the fees agreed by me/ us to be paid to the advocate remaining unpaid, he shall be entitled to withdraw from the prosecution and would be entitled to the same.

IN THE WITNESS WHEREOF I/ We do hereby up to put my/ our hand to these presents the content to which have been understood by me / us on the ___ day of February, 2026.

ACCEPTED

For Eldeco Information Limited

CLIENT
Authorised Signatory/Director

Agarwal
D/229/2026

Vagmi Singh
D/18509/2023

Prachi
UP17592/23

Prithvi
D/18505/2024

Suresh Chandel
D/1306/2025

A
D/1450-I/00

Harshit Kaur
D-12583/2022

**PROOF OF SERVICE**

Advance Service of Reply on behalf of the Respondent No.7 in the matter of: - Amisha Singh v. CPCB & Ors. [OA/542/2025]

From SKV VA <skvva@skvassociates.com>

Date Thu 2026-02-19 19:56

To tarushiyadav88@gmail.com <tarushiyadav88@gmail.com>

Cc Kanika Agnihotri <kanika.agnihotri@skvassociates.com>; Vaibhav Agnihotri <vaibhav.agnihotri@skvassociates.com>; Medha Gupta <medha.gupta@skvassociates.com>; admin <admin@skvassociates.com>

1 attachment (13 MB)

Reply Amisha Singh.pdf;

Ma'am/Sir,

Please find attached herewith this email, the Reply on behalf of the Respondent No.7 in the above captioned matter.

It is requested to kindly acknowledge the receipt of the same.

Thanking You

Regards

Kanika Agnihotri, Advocate

Vaibhav Agnihotri, Advocate

Harshit Kiran, Advocate

SKV Associates

Counsel for Respondent No.7

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