

DISTRICT

92
MAGISTRAT

GHAZIABAD

Ref: 1648...../NGT-184/OA No-558/2023

Dated 06/12/2023.....

To,

The Registrar,
The National Green Tribunal,
Principal Bench,
New Delhi
E-mail- judicial-ngt@gov.in & ngt.filling@gmail.com

Sub: Compliance report of Hon'ble National Green Tribunal, Principal Bench, New Delhi Order dated 14.09.2023 in OA No-558/2023 Anuj Jain Versus Union of India & Ors.

Respected Sir,

With reference to the above-mentioned subject the compliance reports of Hon'ble National Green Tribunal, order dated 14.09.2023 in OA No-558/2023 Anuj Jain Versus Union of India & Ors. Compliance report is hereby submitted for kind perusal and necessary action please.

Enclosure: Joint report.

Yours Sincerely


(Rakesh Kumar Singh)
District Magistrate,
Ghaziabad.

Copy to:

1. Member Secretary, U.P. Pollution Control Board, Lucknow.
2. Regional Officer, U.P. Pollution Control Board, Ghaziabad for necessary action.


District Magistrate,
Ghaziabad.

**BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI
Original Application No. 558/2023**

In the matter of:

Anuj Jain

...Applicant(s)

Versus

Union of India & Ors

...Respondent(s)

**STATUS REPORT ON BEHALF OF THE JOINT INSPECTION
REPORT COMMITTEE OF DISTRICT ADMINISTRATION,
GHAZIABAD, CENTRAL POLLUTION CONTROL BOARD, SEIAA,
UP AND UTTAR PRADESH POLLUTION CONTROL BOARD WITH
RESPECT TO ORDER DATED 14.09.2023**

1-IN HON'BLE NGT, NEW DELHI PASSED ORDER AS-
IT IS MOST RESPECTFULLY SHOWETH:

- That, The allegation in the present original application filed, under Section 14 and 15 of the National Green Tribunal Act, 2010, is that Respondent No.6-Nipun Builders & Developers Pvt. Ltd. had started construction in the project namely 'Nipun Saffron Valley', Ghaziabad, a group housing project at Village Pasona Pargana, Loni, District Ghaziabad, UP, comprising of 5 towers A to E. It is alleged that initially the construction at the site was done in violation of the sanction plan and compounding of

Anuj Jain

Anand Kumar

excess illegal construction was done but thereafter again the construction has been done by Respondent No.6 evading the sanction plan.

- That, The issue relating to construction of a group housing project in violation of the environmental norms and raising construction in violation of EIA Notification, 2006 is involved in the matter.
- That, Hon'ble Tribunal perused the said application on 14.09.2023 and in view of the allegations made in the application constituted a Joint Committee of District administration, Ghaziabad, Central Pollution Control Board, SEIAA, U.P. and Uttar Pradesh Pollution control Board and has sought a factual report. Relevant operative part of the said order reads as under: -

"...Hence, we deem it proper to constitute a Joint Inspection Committee comprising of the Director, CPCB as nominated by the Member Secretary, CPCB; Member Secretary, UPPCB; Member Secretary SEIAA and District Magistrate, Ghaziabad to carryout the spot inspection, examine the sanction plan of construction and approvals, if any, under the environmental laws as well as the provision for Waste Infrastructure Facilities within the project complex and outside the project complex for solid and liquid waste management made by the Respondent No.6 and ascertain the extent of violation of environmental laws and submit an action taken report before the Tribunal within 8 weeks by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF. The District Magistrate, Ghaziabad will act as a nodal agency...."

- 2- That in compliance of said orders, for purpose of receiving nominations from departments/agencies constituting the Joint Committee, a letter was sent to concerned departments/agencies by the District Magistrate, Ghaziabad on 25.10.2023. Copy of said letters is annexed as *Annexure I*.

Pantosh

Anand Kumar

- 3- That in pursuant to above communication, nominations were received from Central Pollution Control Board, SEIAA, U.P. and Uttar Pradesh Pollution control Board. letters is annexed as *Annexure II*.
- 4- That in compliance of above mentioned order of Hon'ble Tribunal, the said site of M/s Nipun Saffron Valley at Khasra No. 1058m, 1726M/1, 1725M/2, 1724M, 1056M, 1058M, 1060/1, Village-Pasona Pargana, Loni, District Ghaziabad was inspected on dated 01.12.2023 by the Joint team comprising of
- (a) Shri Nikhil Chakravarti, ACM, Ghaziabad
 (b) Shri Anand Kumar, Director and DH-WM-III, CPCB, New Delhi,
 (c) Shri Paras Nath, Member of SEIAA, U.P.,
 (d) Shri Vikas Mishra, Regional Officer, UPPCB, Ghaziabad,
 (e) Shri Kunwar Santosh Kumar, AEE, UPPCB, Ghaziabad

During inspection by joint committee Mr. Rakesh Singla, Director was present.

The salient point related to project M/s Nipun Saffron Valley at Khasra No. 1058m, 1726M/1, 1725M/2, 1724M, 1056M, 1058M, 1060/1, Village-Pasonda Pargana, Loni, District Ghaziabad are as follows:-

1.	Name of the unit and address	M/s Nipun Saffron Valley at Khasra No. 1058m, 1726M/1, 1725M/2, 1724M, 1056M, 1058M, 1060/1, Village-Pasonda Pargana, Loni, District Ghaziabad
2.	Name of the Directors/Contact person, Designation	Shri. Rakesh Singla , Director Smt. Reetu Singla, Director Smt. Rajni Singhla, Director
3.	Year of completion certificate by Ghaziabad Development Authority, Ghaziabad	2019, as per part partial completion certificate issued by Ghaziabad Development Authority, Ghaziabad vide its letter no. 299/ Enforcement Zone-7/2019 Dated 22.01.2019 for Tower A

Santosh

[Signature]

Anand Kumar

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		and B			
4.	Sector	Private, (Group Housing project)			
5.	Land Area, Built up Area	Total Plot area-136363.00Sqm and Built up area-68882.00Sqm			
6.	Construction material	Group Housing project			
7.	Operational status of Group Housing	Tower A and B are completed. For tower C, D and E civil work completed and finishing work is under progress. At present 100 families are residing in the said group housing society in tower A and B			
<u>B : Water Pollution and its Control</u>					
8.	Water Supply Source	Municipal Supply			
	Water Consumption (KLD)	Domestic	90.0 KLD As per occupancy of 100 families		
9.	Waste Water generation (KLD) (before treatment) Domestic	72.0 KLD (Approx) As per occupancy of 100 families			
10.	Details of STP	STP not Found. Builder has not started the construction work of STP.			
11.	Mode of disposal of treated /untreated effluent (Details)	Presently waste water generated from the housing society is being discharged directly into nearby drain without any treatment.			
12.	Effluent collection locations & analysis results (if collected)	Locations	Parameters		
			pH	BOD (mg/l)	COD (mg/l)
	Date of Collection :	Housing discharge	8.1	345.00	464.00

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01.12.2023	without treated effluent to drain				
Standard prescribed by C.P.C.B.		5.5-9.0	30.0	250.0	100.0

C : Air Pollution and its Control

13.	Sources of Air Pollution	1 DG of 380 KVA with Acoustic enclosure
14.	Type of Fuel used with consumption	HSD-Approx.- 30Ltr/hr
15.	Stack details	Approx. 4.0 meter above from nearest rooftop building tower a of 13 stories
16.	Status of Environmental Clearance	(a)Environmental Clearance has been granted by SEIAA, UP vide letter 1192/Parya/427/SEAC/2010/AA(S) on 24.05.2011 for built up area of 47,971.00 Sqm (b)Expansion of Environmental Clearance granted on 21.06.2018 for revised built up area of 69,862.42 Sqm
17.	Status of Consent to Establish	Not obtained
18.	MSW Details	Approx. 200kg/day Municipal Solid Waste is generated from the project, which is collected door to door through Nagar Nigam, Ghaziabad for disposal.
19.	Rainwater harvesting Details	Rain water harvesting system is not functional.

Pantish

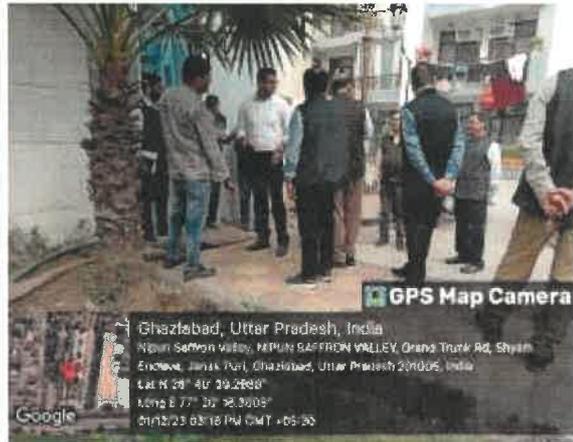
Anand Kumar

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		Found non-operational.
20.	Status Green Belt Development	Green Belt has been developed.

5- Photographs taken at the time of inspection are as below.



Observation:-

6- As per information provided by Ghaziabad Development Authority, Ghaziabad vide letter no1463/प्रवर्तन खण्ड जोन-7/2023 dated 02.12.2023, it is mentioned that the project proponent has constructed 527 dwelling units against an approval of 577 dwelling units. Copy of the said letter is annexed as **Annexure-III**.

Pankish

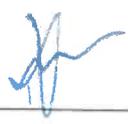
Anand Kumar

- 7- The conditions of Environmental Clearances granted vide letter dated 24.05.2011 and Expansion of project granted vide letter dated 21.06.2018 have not been complied with.
- 8- The Group Housing society is operational without having consent to operate from Uttar Pradesh Pollution Control Board under section 25/26 of water (Prevention and Control of Pollution) Act 1974 and section 21/22 Air (Prevention and Control of Pollution) Act 1981.
- 9- A letter recommending imposition of Environmental Compensation Charges (ECC) against the housing society was sent to Head Office, UPPCB, Lucknow. Copy of the said letter is annexed as **Annexure-IV**. Accordingly, issuing of show cause is under process.

Observation:

- STP not found. Builder has not started the construction work of STP.
- Rain water harvesting system is not functional. Found non-operational.

The above joint report is submitted in compliance of the Hon'ble NGT order dated 14-09-2023.

Sl. No.	Name of officials and Designation	Signature
1.	Nikhil Chakravarti, Additional City Magistrate, Ghaziabad	
2.	Shri Anand Kumar, Director and DH-WM-III, CPCB, New Delhi,	
3.	Paras Nath, Member of SEIAA, U.P	
4.	Vikas Mishra, Regional Officer, UPPCB, Ghaziabad.	
5.	Kunwar Santosh Kumar, AEE, UPPCB, Ghaziabad.	

कार्यालय

जिलाधिकारी

गाजियाबाद।

संदर्भ संख्या : 1222/एन0जी0टी0-184/ओ0ए0न-184/2023

दिनांक 29/10/2023

प्रेषक,

जिलाधिकारी,
गाजियाबाद।

सेवा में,

1. सदस्य सचिव,
केन्द्रीय प्रदूषण नियंत्रण बोर्ड,
नई दिल्ली।
2. सदस्य सचिव,
स्टेट लेवल इन्वायरमेन्ट इम्पेक्ट एसेसमेन्ट अथॉरिटी,
लखनऊ।

विषय: मा0 एन0जी0टी0 नई दिल्ली में योजित OA No-558/2023 Anuj Jain Versus Union of India & Ors. में पारित आदेश दिनांक 14.09.2023 के अनुपालन के सम्बन्ध में।

उपरोक्त विषयक मा0 एन0जी0टी0 नई दिल्ली में योजित OA No-558/2023 Anuj Jain Versus Union of India & Ors. में पारित आदेश दिनांक 14.09.2023 को आदेश पारित किए गये हैं, जिसका मुख्य अंश निम्नवत है:-

"1. The allegation in the present original application filed, under Section 14 and 15 of the National Green Tribunal Act, 2010, is that Respondent No.6-Nipun Builders & Developers Pvt. Ltd. had started construction in the project namely 'Nipun Saffron Valley', Ghaziabad, a group housing project at Village Pasona Pargana, Loni, District Ghaziabad, UP, comprising of 5 towers A to E. It is alleged that initially the construction at the site was done in violation of the sanction plan and compounding of excess illegal construction was done but thereafter again the construction has been done by Respondent No.6 evading the sanction plan.

3. Hence, we deem it proper to constitute a Joint Inspection Committee comprising of the Director, CPCB as nominated by the Member Secretary, CPCB; Member Secretary, UPPCB; Member Secretary, SEIAA and District Magistrate, Ghaziabad to carryout the spot inspection, examine the sanction plan of construction and approvals, if any, under the environmental laws as well as the provision for Waste Infrastructure Facilities within the project complex and outside the project complex for solid and liquid waste management made by the Respondent No.6 and ascertain the extent of violation of environmental laws and submit an action taken report before the Tribunal within 8 weeks by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF. The District Magistrate, Ghaziabad will act as a nodal agency..."

उपरोक्त के क्रम में आपसे अपेक्षा है कि मा0 एन0जी0टी0 द्वारा पारित आदेशों के अनुपालन में संयुक्त निरीक्षण हेतु प्रतिनिधि नामित करने का कष्ट करें, जिससे कि संयुक्त निरीक्षण कर आख्या मा0 राष्ट्रीय हरित अधिकरण, नई दिल्ली के समक्ष निर्धारित समयावधि में प्रस्तुत की जा सकें।

संलग्नक:उपरोक्तानुसार।

(राकेश कुमार सिंह)
जिलाधिकारी
गाजियाबाद।

प्रतिलिपि:

क्षेत्रीय अधिकारी, उ0प्र0 प्रदूषण नियंत्रण बोर्ड, गाजियाबाद को इस निर्देश के साथ प्रेषित उपरोक्त से समन्वय स्थापित कर अनुपालन आख्या से समय मा0 राष्ट्रीय हरित अधिकरण के समक्ष प्रस्तुत करना सुनिश्चित करें।

जिलाधिकारी
गाजियाबाद।

प्रेषक,

सदस्य सचिव, एस0ई0आई0ए0ए0
पर्यावरण निदेशालय उ0प्र0
लखनऊ।

सेवा में,

जिलाधिकारी,
गाजियाबाद, उ0प्र0।

पत्र सं- 677 एन0जी0टी0/ओ0ए0-558/2023 दिनांक 29 नवम्बर, 2023

विषय- मा0 एन0जी0टी0 में योजित वाद संख्या 558/2023 अनुज जैन बनाम यूनियन आफ इण्डिया व अन्य में पारित आदेश दिनांक 14-09-2023 के सम्वन्ध में।

महोदय,

कृपया उपर्युक्त विषयक मा0 एन0जी0टी0 में योजित वाद संख्या 558/2023 अनुज जैन बनाम यूनियन आफ इण्डिया व अन्य में पारित आदेश दिनांक 14-09-2023 के अनुपालन में संयुक्त समिति में एस0ई0आई0ए0ए0 की ओर से श्री पारसनाथ, सदस्य एस0ई0आई0ए0ए0, मो0नं0-9818922805, (ई-मेल memberseiaaup2021@gmail.com) को सदस्य के रूप में नामित किया जाता है।

भवदीय



(अजय कुमार शर्मा)

सदस्य सचिव,

एस0ई0आई0ए0ए0, यू0पी0।

पत्र सं- एन0जी0टी0/ओ0ए0-558/2023, तददिनांक ।

प्रतिलिपि-निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित:-

1. सदस्य सचिव, केन्द्रीय प्रदूषण नियन्त्रण बोर्ड परिवेश भवन, ईस्ट अर्जुन नगर, दिल्ली।
2. श्री पारसनाथ, सदस्य, एस0ई0आई0ए0ए0, यू0पी0 को इस निर्देश के साथ प्रेषित कि संयुक्त समिति में एस0ई0आई0ए0ए0 की ओर से जिलाधिकारी, गाजियाबाद से सम्पर्क स्थापित करना सुनिश्चित करें।
3. श्री विकास मिश्रा, क्षेत्रीय अधिकारी, क्षेत्रीय कार्यालय उ0प्र0 प्रदूषण नियन्त्रण बोर्ड गाजियाबाद।

भवदीय



(अजय कुमार शर्मा)-

सदस्य सचिव,

एस0ई0आई0ए0ए0, यू0पी0।

ई-मेल-द्वारा



उ० प्र० प्रदूषण नियंत्रण बोर्ड,

टीसी-12 वी, विभूति खण्ड,
गोमती नगर, लखनऊ

पत्रांक

H02307

/सी-1/एनजीटी-214/2023

दिनांक: 26-10-23

सेवा में,

जिलाधिकारी
गाजियाबाद

विषय: मा० एन०जी०टी० में योजित वाद ओ०ए०संख्या-558/2023 अनुज जैन बनाम यूनियन आफ इण्डिया व अन्य पारित आदेश दिनांक-14.09.2023 के संबंध में।

महोदय,

कृपया उपर्युक्त विषयक मा० एन०जी०टी० में योजित वाद ओ०ए०संख्या-558/2023 अनुज जैन बनाम यूनियन आफ इण्डिया व अन्य पारित आदेश दिनांक-14.09.2023 (छायाप्रति संलग्न) का अवलोकन करने का कष्ट करें। मा० एन०जी०टी० द्वारा उक्त ओ०ए० में पारित आदेश दिनांक-14.09.2023 के सुसंगत अंश निम्नवत् हैं :-

- No-1097/50000...3. Hence, we deem it proper to constitute a Joint Inspection Committee comprising of the Director, CPCB as nominated by the Member Secretary, SEIAA and District Magistrate, Ghaziabad to carryout the spot inspection, examine the sanction plan of construction and approvals, if any, under the environmental laws as well as the provision for Waste Infrastructure Facilities within the project complex and outside the project complex for solid and liquid waste management made by the Respondent No.6 and ascertain the extent of violation of environmental laws and submit an action taken report before the Tribunal within 8 weeks by e-mail at judicial-ngt@gov.in in the form of searchable PDF/OCR support PDF and not in the form of image PDF. The District Magistrate, Ghaziabad will act as a nodal agency.
4. List the matter on 08.12.2023.

मा० एन०जी०टी० के उक्त आदेश के अनुपालन में प्रश्नगत ओ०ए० में संयुक्त समिति में उ०प्र० प्रदूषण नियंत्रण बोर्ड की ओर से आवश्यक कार्यवाही हेतु श्री विकास मिश्रा, क्षेत्रीय अधिकारी, गाजियाबाद मो०-7839891817, ई-मेल roghaziabad@uppcb.in को सदस्य के रूप में नॉमित किया जाता है। अतः आपसे अनुरोध है कि जिला प्रशासन की ओर से संयुक्त समिति हेतु अधिकारी नॉमित करने का कष्ट करें।

संलग्नक : उपरोक्तानुसार।

भवदीय,

(अजय कुमार शर्मा)
सदस्य सचिव

प्रतिलिपि: निम्नलिखित को सूचनाार्थ एवम् आवश्यक कार्यवाही हेतु प्रेषित :-

1. सदस्य सचिव, केन्द्रीय प्रदूषण नियंत्रण बोर्ड, परिवेश भवन, ईस्ट अर्जुन नगर, दिल्ली।
2. उपनिदेशक/नोडल, एस०ई०आई०ए०ए०, पर्यावरण निदेशालय, उ०प्र०, विनीत खण्ड-1, गोमती नगर, लखनऊ।
3. क्षेत्रीय अधिकारी, गाजियाबाद को इस निर्देश के साथ प्रेषित कि संयुक्त समिति हेतु राज्य बोर्ड की ओर से सदस्य के रूप में जिलाधिकारी, गाजियाबाद से संपर्क स्थापित करना सुनिश्चित करें।

AEE(S)

for (Anand)
pickup with
file
Call 70
(Anand)

(अजय कुमार शर्मा)
सदस्य सचिव

2

BIP 10/11/2023

28/10/23 103

(985/9)



केन्द्रीय प्रदूषण नियंत्रण बोर्ड
CENTRAL POLLUTION CONTROL BOARD
पर्यावरण, वन एवं जलवायु परिवर्तन मंत्रालय भारत सरकार
MINISTRY OF ENVIRONMENT FOREST & CLIMATE CHANGE GOVT OF INDIA

No: CM-13011/141/2023-LAW-HO-CPCB-HO

To,

The District Magistrate, Ghaziabad
District Magistrate Office
Ghaziabad, Uttar Pradesh - 201001

5407

786/ERK

October 23, 2023

UPPCB

कृपया नियमानुसार आगामी कार्यवाही कराने का कष्ट करें !

28/10/23 जिलाधिकारी

Subject: Nomination in the matter of Hon'ble NGT Original Application No. 558/2023 titled Anuj Jain Versus Union of India & Ors.

Ref: Hon'ble NGT Order dated 14.09.2023 in the matter of OA No. 558/2023 titled Anuj Jain Versus Union of India & Ors.

Si,

You are aware of the above cited Hon'ble NGT Order dated 14.09.2023 in the matter of OA No. 558/2023 titled Anuj Jain Versus Union of India & Ors. (Copy enclosed) Vide said Order, Hon'ble NGT issued following directions:

"3. Hence, we deem it proper to constitute a Joint Inspection Committee comprising of the Director, CPCB as nominated by the Member Secretary, CPCB; Member Secretary, UPPCB; Member Secretary, SEIAA and District Magistrate, Ghaziabad to carry out the spot inspection, examine the sanction plan of construction and approvals, if any, under the environmental laws as well as the provision for Waste Infrastructure Facilities within the project complex and outside the project complex for solid and liquid waste management made by the Respondent No.6 and ascertain the extent of violation of environmental laws and submit an action taken report before the Tribunal within 8 weeks by e-mail at judicial-ngt@gov.in preferably in the form of searchable PDF/ OCR Support PDF and not in the form of Image PDF. The District Magistrate, Ghaziabad will act as a nodal agency."

ABE(V)
[Signature]

In this context, Shri Anand Kumar, Scientist F, Director and DH-WM-III (E-mail ID: anand.cpcb@nic.in, Mobile 9818255368) is hereby nominated as Member of the Joint Inspection Committee.

This issues with the approval of competent authority.

Incl.: As above

Yours faithfully,

[Signature]
23-10-23
[Sharandeep Singh]
Divisional Head UPC-I

Copy to:

Sh. Anand Kumar, Scientist F,
Director & DH-WM-III
Central Pollution Control Board, East
Arjun Nagar, Delhi -110032

: For kind information, please.

'परिवेश भवन' पर्वी अर्जुन नगर, दिल्ली-110032

Parivesh Bhawan, East Arjun Nagar, Delhi-110032

दूरभाष/Tel : 43102030, 22305792, वेबसाइट/Website : www.cpcb.nic.in

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गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

पत्रांक सं०-1463 / प्रवर्तन खण्ड जोन-7/2023

दिनांक-02.12.23

सेवा में,

क्षेत्रीय अधिकारी

उ०प्र० प्रदूषण नियन्त्रण बोर्ड

गाजियाबाद।

महोदय,

कृपया मा० एन०जी०टी०, नई दिल्ली में योजित शिकायत OA No-558/2023 अनुज जैन बनाम यूनियन ऑफ इण्डिया व अन्य में पारित आदेश दिनांक-14.09.2023 के अनुपालन हेतु जिलाधिकारी द्वारा गठित समिति दिनांक-20.11.2023 में पारित आदेशों के अनुपालन में समिति में नामित अधिकारियों के साथ मेरे द्वारा स्वयं दिनांक-01.12.2023 को प्रवर्तन जोन-7 के अवर अभियन्ता एवं सहायक अभियन्ता के साथ स्थल निरीक्षण किया गया। स्थल निरीक्षण के समय विकासकर्ता एवं उनके आर्किटेक्ट भी मौके पर उपस्थित रहे। स्थल पर किये गये निर्माण का निरीक्षण करते हुए स्वीकृत सम्बन्धी कार्यवाही से सम्बन्धित आख्या निम्नानुसार है:-

जी०टी० रोड़ स्थित खसरा सं०-1726मि०/1, 1722मि०/2, 1724मि०, 1056मि०, 1058मि०, 1060/1, ग्राम-पसौंडा, गाजियाबाद पर निपुण सैफरोन वैली के नाम से मै० निपुण बिल्डर्स एण्ड डवलपर्स प्रा०लि० वर्ष-2007 में समूह आवास का भवन मानचित्र दिनांक-22.05.2007 को स्वीकृत कराया गया। विकासकर्ता द्वारा मानचित्र स्वीकृति की समस्त औपचारिकताओं को पूर्ण करने के उपरान्त निर्माण की अनुमति दिनांक-08.07.10 को जारी की गयी, जारी स्वीकृति के अनुसार भूखण्ड का क्षेत्रफल-17100 वर्ग मी० निर्धारित था। उक्त भूखण्ड में से जी०टी० रोड़ महायोजना मार्ग विस्तार एवं 15 प्रतिशत ग्रीन एरिया छोड़ने के उपरान्त कुल-13636 वर्ग मी० पर कुल पाँच ब्लॉकों (ए, बी, सी, डी व ई) में 273 यूनिट का 1.5 एफ०ए०आर० के साथ स्वीकृति प्राप्त की गयी। स्वीकृति उपरान्त निर्माणकर्ता द्वारा निर्माण कार्य किये जाने के समय ही शासन द्वारा गाजियाबाद विकास क्षेत्र के अन्तर्गत समूह आवासों हेतु देय एफ०ए०आर० 1.5 के स्थान पर 2.5 कर दिया गया। निर्माणकर्ता द्वारा अनुमन्य 2.5 एफ०ए०आर० के अनुरूप अतिरिक्त यूनिटों का निर्माण कर लिया गया, जिसके शमन हेतु प्राधिकरण में नियमानुसार आवेदन प्रस्तुत किया गया, जिस पर प्राधिकरण द्वारा परीक्षणोपरान्त कुल 62884.28 वर्ग मी० निर्मित क्षेत्रफल(एफ०ए०आर०/नॉन एफ०ए०आर०) पर 477 यूनिटों पर शमन शुल्क रू०-21,26,23,718.00 के साथ दिनांक-01.01.2018 को सक्षम स्तर से प्रशासनिक स्वीकृति प्रदान की गयी थी। निर्माणकर्ता द्वारा पुनः क्रय योग्य एफ०ए०आर० एवं इनसेन्टिव एफ०ए०आर० सहित और अतिरिक्त यूनिट स्वीकृत कराने हेतु पुनः प्राधिकरण में आवेदन किया गया, जिसका नियमानुसार परीक्षण करते हुए दिनांक-17.11.2019 को 577 यूनिटों की स्वीकृति के साथ मानचित्र की सैद्धान्तिक प्रशासनिक स्वीकृति प्रदान कर दी गयी है। विकासकर्ता द्वारा प्राधिकरण द्वारा मांग की गयी थी, जिसके विरुद्ध आंशिक धनराशि जमा की गयी है। समस्त धनराशि वर्तमान तक जमा न करने के कारण मानचित्र निर्गत की कार्यवाही नहीं की गयी है। स्थल पर कोविड-19 काल से कार्य बन्द होने के कारण स्वीकृत 577 यूनिटों के विरुद्ध लगभग-527 यूनिटों का ही निर्माण किया गया है। इस प्रकार स्थल पर स्वीकृति से कम ही निर्माण किया गया है। निर्माणकर्ता द्वारा वर्तमान तक दो टावरों(ए० एवं बी) का प्राधिकरण से आंशिक पूर्णता प्रमाण पत्र प्राप्त

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किया गया है, जिसमें लगभग-100 परिवार अध्यासित हैं। स्वीकृत मानचित्र के अनुसार स्थल पर 04 रेनवाटर हार्वेस्टिंग का निर्माण किया जाना था, जिसमें से अभी तक 02 रेनवाटर हार्वेस्टिंग संचालित हैं, अवशेष 02 रेनवाटर हार्वेस्टिंग का निर्माण किया जाना प्रस्तावित है। स्थल पर सीवर के निस्तारण हेतु एस0टी0पी0 के निर्माण की अनुमति प्रदान की गयी है परन्तु स्थल पर एस0टी0पी0 का निर्माण अपूर्ण तथा संचालित नहीं है। स्थल पर स्पेस फोर गार्बेज(70 वर्ग मी0) स्वीकृत है, जिसका स्थल पर निर्माण नहीं किया गया है। वर्तमान में गार्बेज का डिस्पोजल डोर टू डोर कलेक्शन के माध्यम से कराये जाने के सम्बन्ध में विकासकर्ता द्वारा अवगत कराया गया है। स्थल निरीक्षण के समय निर्माण कार्य बन्द पाया गया।

भवदीय



विशेषकार्याधिकारी

पृष्ठांकन :-

/प्रवर्तन खण्ड जोन-7/2023

दिनांक-.....

प्रतिलिपि:-

1. जिलाधिकारी, गाजियाबाद महोदय को सादर सूचनार्थ।



विशेषकार्याधिकारी

F.No.21-130/2017-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi - 3

Date: 21st June, 2018

To,

The Director
M/s Nipun Builders & Developers Pvt Ltd
102-134, North Sahibabad, G.T. Road,
Sahibabad, Ghaziabad - 201005 (Uttar Pradesh)
E Mail: nipunbuilder@hotmail.com

Subject: Expansion of group housing at Khasra No. 1058m, 1726M/1, 1725M/2, 1724M, 1056M, 1058M, 1060/1 at Village Pasona Pargana, Loni, District Ghaziabad, Uttar Pradesh by M/s Nipun Builders & Developers Pvt Ltd - Environmental Clearance reg.

Sir,

This has reference to your online proposal No. IA/UP/NCP/63775/2017 dated 6th April, 2017, submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project 'Expansion of group housing at Khasra No. 1058m, 1726M/1, 1725M/2, 1724M, 1056M, 1058M, 1060/1 at Village Pasona Pargana, Loni, District Ghaziabad, Uttar Pradesh promoted by M/s Nipun Builders & Developers Pvt Ltd, was considered by the Expert Appraisal Committee (Infra-2) in its 18th meetings held on 25-27 May, 2017, 25th meeting held on 29-30 November, 2017 and 30th meeting held on 18-20 April, 2018. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting are as under:-

- (i) M/s Nipun Builders & Developers Pvt. Ltd. proposes for Expansion of group housing project at Khasra No. 1058m, 1726M/1, 1725M/2, 1724M, 1056M, 1058M, 1060/1, Village Pasona Pargana, Loni, District-Ghaziabad, Uttar Pradesh on a total plot area of 13,635.7 sqm and total built up area is 69,862.42 sqm.
- (ii) Proposed project is construction of multistoried residential with community facilities. Adequate parking for 646 Cars is proposed on surface (Mechanical Parking), stilt & basements for visitors as well as residents. Community facilities include club house, parks, and gardens. A total of 2,406.3 sqm is to be developed as landscape area.
- (iii) The project envisages construction of 7(5+2) towers including 5 residential towers + 1 community facility block + 1 Commercial block of 2B+G+ST+13 floors. The details are as follows:

S.No	Particulars	As per Previous Proposal	As per revised proposal
1	Block A	B+S+9	B+G+13
2	Block B	B+S+8	B+S/G+13
3	Block C	2B+S+10	2B+S/G+13
4	Block D	2B+S+9	2B+G+13

5	Block E	2B+S+9	2B+S/G+13
6	Commercial	G+1	B+G+2
7	Club	G+1	G+2

- (iv) Total population of the proposed project will be 3243 which include the population of residents, community and visitors.
- (v) During construction phase, it is expected that 8 KLD of waste water will be generated from labour camps & project site, which will be disposed off in septic tanks.
- (vi) The total water requirement for the project has been estimated to be 269 KLD. This includes domestic water requirement, flushing, D.G. cooling and landscaping. The total fresh water requirement is 184 KLD which includes domestic water requirement. The water requirement for flushing, DG Cooling and landscaping will be met through treated water from STP. Total waste water generated is 206 KLD, which will be treated in onsite STP. The treated water will be recycled and re-used for flushing, D.G. cooling and landscaping.
- (vii) The total electrical load demand has been estimated to be 2200 KW for the proposed project. The source of power will be from Uttar Pradesh Power Corporation Ltd. In case of power failure, DG sets of total capacity of 1820 KVA (1x320 + 2X750) for the proposed project will be provided as power back-up.
- (viii) The domestic solid waste will be generated by the occupants of the residents, visitors and people coming to community area will pertain to the two categories, Bio-degradable and Non-biodegradable. It is estimated that maximum solid waste generation would be about 1.55 TPD for the proposed project and 74 kg of sludge will be generated from the proposed project.
- (ix) There is no court case pending against the project.
- (x) Investment/Cost of the project: Rs. 105 Crores.
- (xi) Employment potential – The project involves labour camp during construction. During operational phase of Group Housing, persons will get employment opportunities as staff for management, maintenance and security. As an estimate, during operation phase, persons will get marginal employment opportunities from the residents of Group Housing who would work as domestic helpers.
- (xii) Benefits of the project: This will help in improving the quality of life of economically weaker sections of the local area.

3. The project/activity is covered under category 'B' of item 8(a) i.e., Building and Construction Projects of the Schedule to the EIA Notification, 2006 and its subsequent amendments, and requires appraisal at SEIAA/SEAC level. However, due to non existence of SEIAA/SEAC in Uttar Pradesh during the period proposal appraised at Central Level. After re-constitution of SEIAA, Uttar Pradesh, the proposal appraised at Central level in compliance to the Ministry's OM No. F. No. J.11013/41/2006-IA.III dated 23.10.2017.

4. The EAC, in its 30th meeting held on 18-20 April, 2018, after detailed deliberations on the proposal, has recommended for grant of Environmental Clearance to the project. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project 'Expansion of group housing at Khasra No. 1058m, 1726M/1

1725M/2, 1724M, 1056M, 1058M, 1060/1 at Village Pasona Pargana, Loni, District Ghaziabad, Uttar Pradesh promoted by M/s Nipun Builders & Developers Pvt Ltd, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

PART A – SPECIFIC CONDITIONS:

- (i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- (ii) Consent to Establish/Operate for the project shall be obtained from the State Pollution Control Board as required under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974.
- (iii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.

Topography and natural Drainage

- (iv) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

Water requirement, Conservation, rain water Harvesting, and Ground Water Recharge

- (v) As proposed, fresh water requirement from Ghaziabad Nagar Nigam water shall not exceed 184 KLD.
- (vi) A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
- (vii) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- (viii) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- (ix) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

- (x) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- (xi) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- (xii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xiii) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed 02 nos. of rain water harvesting pits shall be provided.
- (xiv) As proposed, no ground water shall be used during construction/ operation phase of the project.
- (xv) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

Solid Waste Management

- (xvi) The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
- (xvii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xviii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. Adequate area shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.
- (xix) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (xx) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

Sewage Treatment Plant

- (xxi) Sewage shall be treated in the STP based on MBBR Technology with tertiary treatment i.e. Ultra Filtration. The treated effluent from STP shall be recycled/re-used for flushing, DG cooling and gardening. Excess treated water shall be discharged to the Municipal sewer line with prior permission.

- (xxii) No sewage or untreated effluent water would be discharged through storm water drains.
- (xxiii) The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- (xxiv) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
- (xxv) The project/activity shall be dove tailed with the sewerage collection and disposal facilities to be created by the Municipal Corporation/Competent State Authorities so that all sewage generated in the construction and operation phases is disposed accordingly. Necessary permission from the Municipal Authority shall be obtained.

Energy

- (xxvi) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- (xxvii) Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs, TFL and LED shall be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination.
- (xxviii) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher. Follow super ECBC requirement of ECBC 2017 and provide compliance report.
- (xxix) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
- (xxx) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as

on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.

- (xxxix) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project shall be submitted.

Air Quality and Noise

- (xxxix) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- (xxxixiii) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- (xxxixiv) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- (xxxixv) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
- (xxxixvi) For indoor air quality the ventilation provisions as per National Building Code of India.
- (xxxixvii) Ambient noise levels shall conform to residential standard both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- (xxxixviii) A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

Green Cover

- (xxxixix) A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1

tree that is cut) shall be done and maintained. As proposed 2,406.3 sqm area shall be provided for green area development.

Top Soil preservation and Reuse

- (xl) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

Transport

- (xli) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
- Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - Traffic calming measures
 - Proper design of entry and exit points.
 - Parking norms as per local regulation
- (xlii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 02 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 02 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- (xliii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

Environment management Plan

- (xliv) An environmental management plan (EMP) as prepared and submitted along with Form I & IA shall be implemented to ensure compliance with the environmental conditions specified above. A dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.

Others

- (xlv) Provisions shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile

toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

- (xlvi) A First Aid Room shall be provided in the project both during construction and operations of the project.
- (xlvii) The company shall draw up and implement corporate social Responsibility plan as per the Company's Act of 2013.
- (xlviii) As per the Ministry's Office Memorandum F.No. 22-65/2017-IA.III dated 1st May 2018, the project proponent is required to prepare and implement Corporate Environment Responsibility (CER) plan. As per the said OM, funds @0.75% of the total project cost shall be earmarked for the activities proposed under CER. The activities proposed under CER shall be restricted to the affected area around the project.

PART B - GENERAL CONDITIONS

- (i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
- (ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.
- (iii) Officials from the Regional Office of MoEF&CC, Lucknow who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the APCCF, Regional Office of MoEF&CC, Lucknow.
- (iv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (v) The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
- (vii) These stipulations would be enforced among others under the provisions of the 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 the EIA Notification, 2006.
- (viii) The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest

and Climate Change at <http://www.envfor.nic.in>. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of this Ministry at Lucknow.

- (ix) Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
 - (x) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.
 - (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
 - (xii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.
5. This issues with the approval of Competent Authority.


(Kushal Vashist)
Director

Copy to:

- 1) The Secretary, Department of Environment, Government of Uttar Pradesh, Lucknow.
- 2) The Addl. Principal Chief Conservator of Forests (C), Ministry of Environment, Forests and Climate Change, Kendriya Bhavan, 5th Floor, Sector-H, Aliganj, Lucknow - 226024.
- 3) The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
- 4) The Member Secretary, Uttar Pradesh Pollution Control Board, Building, No. TC-12V, Vibhuti Khand, Gomti Nagar, Lucknow - 226 010.
- 5) Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
- 6) Guard File/ Record File/ Notice Board.
- 7) MoEF&CC website.


(Kushal Vashist)
Director

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Dr. Bhim Rao Ambedkar Paryavaran Parisar
Vineet Khand-1, Gomti Nagar, Lucknow - 226 010

Phone : 91-522-2300 541, Fax : 91-52-2300 543

E-mail : up.seiaa@yahoo.com

Ref.No. 197 /Parva/427/SEAC/2010/AA(S)

To,

Mr. Munish Singhal,
Director, 501, Nipun Tower, Plot No. 15,
Community Centra, Karkardooma,
Delhi-110092Dated 24 May, 2011Subject : Environmental Clearance for Group Housing Project "Nipun Saffron Valley" at Village-Pasonda, Jargana-
Loni, District-Ghaziabad of M/s Nipun Builders and Developer Pvt. Ltd.-Regarding

Dear Sir,

Please refer to your letter dated 12/05/2010 addressed to The Director and Secretary, SEAC, U.P., Directorate of Environment- Govt. of U.P. Dr. Bhimrao Ambedkar Paryavaran Parisar, Vineet Khand-1, Gomti Nagar, Lucknow on the subject as above. The State Level Expert Appraisal Committee considered the case in its meeting held on 25.2.11 and has been given to understand that:

1. Environmental Clearance is sought for "Group Housing Project Nipun Saffron Valley" at Khasra No. 1726 M/1, 1725 M/2, 1724 M, 1056M, 1058M, 1060M, Village-Pasonda, Teshil Loni, District Ghaziabad. U.P.
2. The total plot area of the project is 17,100.00 Sqm. and built up area is 47,971.00 sq.mt.
3. The proposal is covered under category 8(a) of the EIA notification dated 14/9/2006 and the amendments thereof.
4. The project consist 430nos. of dwelling unit, convenient shopping facility along with basement, stilt and open parking facilities.
5. Green area for the proposed project is 2406.00 sqm., which is 15% of the total plot area.
6. The total water requirement for the project is 212.2 KLD and this requirement will be met Ghaziabad water supply and augmented bore wells.
7. 175.5 KLD waste water is expected to be generated and it will be treated in STP of 81 KLD capacity with MBR technology and 95 KLD shall be discharge into drain untreated.
8. The total proposed parking for the project is 423 ECS.

Based on the recommendations of the State Level Expert Appraisal Committee (60th meeting held on 25/02/2011) on the above said project, the State Level Environment Impact Assessment Authority (31st meeting held on 08/04/2011) ~~has decided to grant the Environmental Clearance~~ to the project subject to the effective implementation of the following 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 to 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 tree- 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. It shall be ensured to obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. It shall be ensured to 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 regard.
14. Suitable rainwater harvesting system as per designs of Ground Water 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 trees.
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, 2015 shall be compulsorily ensured.
26. It is to ensure usage of dual flush systems for flush cisterns and explore options to use sensor based fixture waterless urinals and other water saving techniques.
27. It is to ensure exploration of options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water and ground water etc.
28. It is to ensure usage of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. It shall be ensured to 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. It shall be ensured to prepare and present disaster management plan.

- A report on the energy conservation measures confirming to energy conservation norms finalized by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
35. Fly ash should be used as building material in the construction as per the provision of fly ash notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project lies within 100 km of Thermal Power Station).
 36. The DG sets to be used during construction phase should use low sulphur diesel type and should conform to E.P. rules prescribed for air and noise emission standards.
 37. Alternate technologies to Chlorination (for disinfection of waste water) including methods like Ultra Violet radiation, Ozonation etc. shall be examined and a report submitted with justification for selected technology.
 38. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
 39. The construction of the building and the consequent increased traffic load should be such that the micro climate of the area is not adversely affected.
 40. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity
 41. High rise buildings should obtain clearance from aviation department or concerned authority of —
 42. Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities should be restricted to special areas earmarked for the purpose.
 43. It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children could be provided in a formal way.
 44. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
 45. It shall be ensured that all Street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alternatives.
 46. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
 47. Treated effluents shall be maximally reused to aim for zero discharge. Where ever not possible a detailed management plan for disposal should be provided with quantities and quality of waste water.
 48. The treated effluents should normally not be discharged into public sewers with terminal treatment facilities as they adversely affect the hydraulic capacity of STP. If unable, necessary permission from authorities should be taken.
 49. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
 50. All necessary statutory clearances should be obtained and submitted before start of any construction activity and if this condition is violated the clearance, if and when given, shall be automatically deemed to have been cancelled.
 51. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
 52. The location of the STP should be such that it is away from human habitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.
 53. The Environment Management plan should also include the break up costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.
 54. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
 55. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.
 56. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
 57. The DG sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.
 58. E-Waste Management should be done as per MoEF guidelines.
 59. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.

60. The use of suitably processed plastic waste in the construction of roads should be considered.
61. Displaced persons shall be suitably rehabilitated as per prescribed norms.
62. Dispensary for first aid shall be provided.
63. Health impacts, Socio-economic impacts, soil degradation factors and biodiversity indices should also be included in E.I.A. reports.
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 bacter contamination. Necessary Hand Pumps should be provided for sampling. The monitoring is to be done both 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. Rapid EIA status should be undertaken for three months during the non monsoon period and the monitoring should be as per the latest norms of MoEF.

b. Specific Conditions:

1. Parking for open area should be recalculated as 25 sq. mt. per ECS. Surface parking should not be more than ECS.
2. Two basements will be provided for parking purpose.
3. The S.T.P. capacity should be increased to 100 kl/d.
4. Permission from Ghaziabad Municipal Authority should be taken prior to discharge of waste water into municipal sewer system.
5. Permission from Competent Authority should be taken prior to any ground water abstraction.
6. Treated effluent shall not exceed standards prescribed by MoEF.
7. Proposal for social, corporate and Environmental responsibility shall be submitted within 03 months of receipt of this letter.

The project proponent will have to submit approved plans and proposals incorporating the conditions specified in the Environmental Clearance within 03 months of issue of the clearance. Failing this the environmental Clearance shall be deemed to be cancelled.

Necessary statutory clearances should be obtained and submitted before start of any construction activity. In the event of the violation of the condition the environmental clearance shall be automatically deemed to have been cancelled.

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

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

Copy for necessary action to:

1. The Secretary, Environment, U.P. Govt., Lucknow.
2. Dr. Nalini Bhatt, Advisor, Ministry of Environment & Forests, Govt. of India, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
3. Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.

(Dr. C.S. Bhatt)
Member Secretary, SEIAA

(Dr. Yashpal Singh)
Secretary, SEAC &
Director, Environment Directorate, Govt. of U.P.