

**BEFORE THE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, NEW DELHI
ORIGINAL APPLICATION NO. 549 OF 2019**

IN THE MATTER OF:

Mahakar Singh

...Applicant

VERSUS

State of Uttar Pradesh.

...Respondents

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State of Uttar Pradesh ... Respondent

**WRITTEN SUBMISSIONS ON BEHALF OF RESPONDENT NO. 2 IN
COMPLIANCE OF THE ORDER DATED 02.11.2022.**

1. The present Written Submissions are being filed on behalf of Respondent No. 2, M/s Uppal Chadha Hi Tech Developers in compliance with Order dated 02.11.2022 for clarifications on queries raised during the course of the hearing held on 02.11.2022 as well as to give an overview of the compliances of the Project Proponent for appropriate adjudication of the present case.
2. Respondent No. 2 is a reputed developer and current project proponent of the smart city "Wave City", a Hi- Tech City being developed with a self-sustaining planning structure and commitment to providing an eco-friendly environment.
3. From the 1990's the State Government and Public Authorities noticed that agricultural areas in the proximity of developed urban limits of cities in Uttar Pradesh have the potential to be utilized for urban purposes. It was felt that if the development of land on the outskirts of the urban limits were not regulated then haphazard and unplanned development would take place. For this reason, policy decisions were taken from time to time to ensure that high-quality residential facilities were available to citizens at affordable prices by encouraging public-private partnerships in the

housing sector. Looking at the ongoing population growth and the resulting increase in urbanization, the State Government and Development Authorities, the Town and Country Planning Department, Uttar Pradesh while bearing in mind the financial constraint of such projects introduced the "Hi-Tech Township Policy- 2003" for the development of Hi-Tech Townships in various towns of UP. The answering respondent was selected under the set Policy for developing a Hi-Tech Township in Ghaziabad on 21.05.2005. *(Please see Annexure R/5 on pages 458 – 468 of Counter Affidavit by R-2)*. As such a Memorandum of Understanding (MOU) was executed between the Ghaziabad Development Authority and the Answering Respondent on 30.11.2005. Needless to add, Ghaziabad being an integral part of Delhi NCR acts as a satellite city to provide accommodation to individuals especially considering saturation and lack of space in Delhi. *(Please see Annexure R/6 on pages 469-476 of Counter Affidavit by R-2)*

4. Thereafter in terms of the MOU the answering respondent submitted its Detailed Project Report (DPR). The Ghaziabad Development Authority granted approval for DPR on 05.08.2006. *(Please see Annexure R/7 on pages 477 to 489 of Counter Affidavit by R-2)*
5. The Answering Respondent in view of the approval granted to DPR, applied for Environmental Clearance to the SEIAA, Uttar Pradesh on 30.12.2008 for the project proposed in total plot area of 1503.00 acres in Villages Mehrauli, Shahpur Bamhaita, Duriyai, Sadiqpur/ Kazipur, Bayana and Nayphal. The land under the proposed project fell into villages which come under the purview of Ghaziabad Development Authority. The list of villages under the purview of Ghaziabad Development Authority are appended as **Annexure R/32 at page 23 to 28.**

The Villages coming under the project area appear at Serial No. 89 (Mehrauli), Serial No. 88 (Shahpur Bamhaita), Serial No. 121 (Duriyai), Serial No. 90 (Sadiqpur/ Kazipur), Serial No. 91 (Bayana) and Serial No.

92 (Nayphal). The SEIAA granted Environment Clearance on 07.10.2009 for construction in the plot area of 1503 acres.

It is pertinent to point out herein that the development in these villages was part of the First Phase of the entire project.

6. However, due to the change in government Policy, the MoU between the Answering Respondent and Ghaziabad was amended on 17.03.2009 (*Please see Annexure R/8 on pages 490 – 493 of the Counter Affidavit by R-2*), and in terms of the same, the Ghaziabad Development Authority approved the revised DPR for the project on 23.05.2009 (*Please see Annexure R/9 on pages 494 – 496 of the Counter Affidavit by R-2*).
7. However, due to the growing demand for housing and civic infrastructure, the Government of U.P. granted an expansion of the project area from 1503 acres to 4494.31 acres under the Hi-Tech Township Policy (*Please see page 498 of the Counter Affidavit by R-2*). Consequently, the MOU between Answering Respondent and Ghaziabad Development Authority was again revised on 17.02.2010. (*Please see Annexure R-10 on pages 497 – 504 of the Counter Affidavit by R-2*)
8. The Answering Respondent submitted its application dated 24.02.2011 to the SEIAA for expansion of EC dated 07.10.2009 for an increase in the area of the project due to the change in policy.
The true copy of Form 1 and Form 1A submitted for the grant of EC is appended herewith and marked as **Annexure R/33 on pages 29 to 140**.
9. SEIAA considered the proposal for expansion of EC to expand the projects in Villages Arifpur, Sadat Nagar Iqla, Inayatpur, Talabpur, Kaccheda Barsabad, Dujana and Girdharpur all falling within the contours of Ghaziabad Development Authority. The villages appear at Serial No. 146 Arifpur, Serial No. 118 Sadat Nagar Iqla, Serial No. 144 Inayatpur, Serial No. 124 Talabpur, Serial No. 119 Kaccheda Barsabad, Serial No. 120 Dujana and Serial No. 122 Girdharpur of the list of villages falling within

the purview of Ghaziabad Development Authority which has already been appended as Annexure R/33 of the instant Written Submissions.

The SEIAA granted an expansion of EC on 31.10.2011 which expanded the project area to 1,81,88,178.62 sq. mt. (approx. 4494 acre). *(Please see Annexure R/ 13 on pages 518-522 of the Counter Affidavit by R-2).*

10. In the meanwhile the Answering Respondent also applied for Consent to Establish/ NOC from the UPPCB for the project area 4494.31 acres. The UPPCB granted its consent to establish dated 10.03.2011 valid for five years. *(Please see Annexure R/ 15 on pages 531-541 relevant to page 532 of the Counter Affidavit by R-2).* It is pertinent to note herein that all the villages mentioned in the Consent to establish dated 10.03.2011 within which the project falls are listed as part of Ghaziabad Development Authority as per the list of villages appended as Annexure R/32 at pages 23-28 of the present Written Submissions. Further, the CTE was granted for the establishment of Diesel Generator Sets and Sewage Treatment Plants in the Project Area.
11. Subsequently, the Answering Respondent applied for approval of a revision to DPR which was considered by the Ghaziabad Development Authority on 20.09.2013, and a letter dated 03.10.2013 was issued in favor of the Answering Respondent approving the revised Conceptual DPR for 4494.31 acre land. *(Please see R/ 11 on page 505 – 512 of the Counter Affidavit by R-2)*
12. The Answering Respondent upon receiving the Approval for revision of DPR promptly made an application dated 01.10.2013 for revision of EC dated 31.10.2011. The true copy of the Application dated 01.10.2013 for revision of Environmental Clearance dated 31.10.2011 has been appended herewith and marked as **Annexure R/34 on pages 141 to 191.**
13. The SEIAA considered the application made by Answering Respondent for revision of EC dated 31.10.2011 and granted EC dated 31.07.2014 which

was for the total land area of 4494.31 ha. This EC permits the Project Proponent to construct an area of 5.15 Cr Sq Mts. The EC dated 31.07.2014 is not under challenge before this Hon'ble Tribunal. *(Please see Annexure R/ 14 on pages 523- 530 of the Counter Affidavit by R-2)*

14. In the meanwhile, the Answering Respondent and Ghaziabad Development Authority started acquiring the land for the project. The Ghaziabad Development Authority acquired land and leased it to answering Respondents. An exhibit of a lease deed dated 04.10.2011 executed between GDA and Answering Respondent for the land situated in Village Shahpur Bamheta along with the Khata details of the land leased has been annexed herewith and marked as **Annexure R/35 on pages 192 to 224**. Similarly, some land parcels acquired by the Answering Respondent in villages Bayana and Sadikpur/ Kazipur which are recorded in the Khata details are annexed herewith and marked as **Annexure R/36 on pages 225 to 230**.

The Khata details illustrate certain pre existing borewell/ hand pump/ wells in the lands acquired for the project.

15. The Answering Respondent initiated the construction work in 2016 and obtained requisite water from local vendors who in turn obtained water from Govindpuram Sewage Treatment Plant in Ghaziabad. The purchase of such water through tankers can be proved from the audited books of accounts of the Developer and invoices from such vendors wherein payments specifically towards water have been made starting from February, 2016.
16. The Answering Respondent was granted the partial Completion Certificate by the GDA for the completion of development work on 23.09.2017 which is necessary to start construction of the residential buildings in the project. *(Please see Annexure 24 on pages 610-614 of Counter by R-2)* It is submitted that there is no legal requirement preventing the start of construction for want of a sector completion certificate. However, sector

completion certificate and building completion certificate are required to be obtained from the GDA before the handover of possession.

17. The Answering Respondent applied for NOC from the Central Ground Water Authority on 27.09.2017 for the abstraction of groundwater for domestic purposes of the residents who would start living in the project after the completion of the project. *(Please see Annexure R/ 1 of the Affidavit dated 27.02.2020 on behalf of CGWA)*. The Answering Respondent informed about the preexisting tubewells in the land acquired by the Answering Respondent and the “year of establishment of the preexisting borewells” was mentioned as ‘2015’ as it was only in 2015 that the land under the First Phase of the Project was completely acquired. The exact information regarding the date from which the borewell existed would only be available with the erstwhile landowner and hence the Developer marked the said date as 2015 as that is when the developer was put into possession of the land. After the acquisition, a survey of the area was conducted for the purpose of applying of NOC of CGWA when the preexisting borewells were discovered and marked. The Application for a grant of NOC was kept pending by the CGWA. However, since the Answering Respondent had just started construction in 2016, there was no requirement of groundwater for domestic purposes as there were no residents and the project was still under construction..

The Answering Respondent continued the construction works by procuring water from vendors who in turn procured water from Govindpura STP in Ghaziabad.

18. The Answering Respondent applied for renewal of CTE/ NOC on 16.11.2017 which was granted by the UPPCB on 29.11.2017 valid for five years and continues to be in force. The said CTE however is not in challenge before this Tribunal. *(Please see Annexure R/ 16 on pages 542-548 of Counter Affidavit by R-2)*
19. Subsequently, the Answering Respondent completed two towers in Sector 5 of the project and applied for Consent to Operate for the operation of

Sewage Treatment Plant and D.G. Sets to enable the process of giving out possession to potential residents. The Answering Respondent was granted Consent to Operate valid from 25.02.2019 to 31.12.2020 on 17.03.2020. *(Please see Annexure R/ 17 on pages 549-550 and Annexure R/ 19 on pages 554-557 of the Counter Affidavit by R-2)*

20. The Answering Respondent completed two towers in Sector 5 of the project and was granted its first Partial Completion Certificate of the project dated 01.05.2019 for the completion of Tower 3 and Tower 4 in Sector 5. The true copy of the Partial Completion Certificate dated 01.05.2019 for Tower 3 and Tower 4 is annexed herewith and marked as **Annexure R/37 on pages 231 to 232.**
21. In the meanwhile, the Answering Respondent reinitiated the process of obtaining the NOC for groundwater extraction for domestic purposes and was granted the NOC dated 17.05.2019 valid from 08.05.2019 to 07.05.2021. A perusal of the application made for grant of NOC for ground water extraction reveals that there were 31 pre-existing borewells, and the Developer proposed for establishing 100 new borewells. The CGWA after considering various parameters, allowed the Developer to operate only 45 borewells w.e.f. 08.05.2019. The said NOC however is not under challenge before this Tribunal. *(Please see Annexure R/21 on pages 561-562 of Counter Affidavit by R-2).*
22. The Answering Respondent had obtained the Completion Certificates for Towers 3 and 4, valid Consent to Operate for the operation of STP and D.G. sets for residents of Tower B and C w.e.f. 25.02.2019. In view of the same, the Answering Respondent started giving out possessions to the buyers immediately while the registration process of their flats was underway to fulfil its contractual obligations within time in a phased-out manner.
23. In the meanwhile, the Applicant upon getting the wind that Towers 3 and 4 were about to be ready for moving in, the Applicant with the sole motive

of blackmailing the Answering Respondent started threatening about stopping the projects unless his demands were satisfied. Upon realizing that the Answering Respondent will not agree to his demands, he sent his Complaint Letter dated 14.03.2019 raising false complaints regarding the illegal cutting of trees, extraction of groundwater, and construction without environmental clearance and without disclosing his own antecedents which have been dealt with in great details in Paragraph Nos. 10-13 of the Counter Affidavit filed by the Developer.

24. This Hon'ble Tribunal considered the complaint on 13.08.2019 and constituted a Committee comprising of Central Ground Water Authority, the Chief Conservator of Forest, Ghaziabad, and the Uttar Pradesh Pollution Control Board to look into the matter and furnish the factual and action taken report.
25. In the meanwhile, the registration process of flats in Towers 3 and 4 was underway and the First Registration of Towers 3 and 4 after obtaining the Completion Certificate was done on 03.09.2019 while the others were still in process. It is for this reason that the Committee Report dated 23.11.2019 in Paragraph No. 4 of its Observation by UPPCB finds that only 40-50 families were residing at the project. It is the submission of the Developer that though in any case the CTO was in operation w.e.f. 25.02.2019 therefore there was nothing wrong in residing at the premises however in addition to the above it is submitted that the said families could have just taken possession for fit-outs while not actually physically staying there. The true copy of the list of Registrations of sale deeds for residents in Tower 3 and Tower 4 is annexed herewith and marked as **Annexure R/38 on pages 233 to ___**.
26. The Committee constituted by this Hon'ble Tribunal vide its Order dated 13.08.2019 conducted the site inspection on 19.09.2019 wherein the CGWA, UPPCB, and Forest Department made certain observations. The Committee observed certain violations of the Ground Water NOC and the

Consents granted under the Air and Water Act. The Committee did not make a case of not obtaining Consent or Groundwater NOC and construction without EC. The Committee recommended the imposition of environmental compensation of INR 5,00,000/- and seizure of bank guarantee of INR 10,00,000/-. The Committee filed its Report dated 23.11.2019.

27. The District Magistrate, Ghaziabad served notice / Order dated 20.11.2019 on the Answering Respondent imposing environmental compensation of INR 5,00,000/- and INR 50,000/- for improper storage of construction materials. *(Please see Annexure R/25 on pages 615 to 624 of the Counter Affidavit by R-2)*
28. This Hon'ble Tribunal considered the report dated 23.11.2019 on 16.01.2020 wherein this Hon'ble Tribunal directed the Committee to take further remedial actions in view of the observations made by the Committee. It is submitted that due to the filing of an incomplete Report, this Hon'ble Tribunal held a view that the CGWB has failed to take necessary action even after finding deficiencies.
29. In view of the Notice dated 20.11.2019 from the District Magistrate, Ghaziabad, the Answering Respondent paid the environmental compensation of INR 5,50,000/- on 18.02.2020. *(Please see Annexure R/26 on page 625 of Counter Affidavit by R-2).*
30. The CGWA filed a separate Affidavit dated 27.02.2020 wherein it has provided an incomplete picture of the entire project and merely placed the NOC Application of the Answering Respondent without the supporting documents. The documents placed in support of the NOC Application would have established the pre-existence of the pumps/ borewells in the project area which were used for agricultural purposes. Copy of the said Affidavit was made available to the answering Respondent only on 02.11.2022, while the hearing of the case was going on.

31. Further, the Committee in compliance with the Order dated 16.01.2020 of this Hon'ble Tribunal conducted another inspection on 10.07.2020 and submitted its Second Report dated 13.07.2020. The Second Report by UPPCB noted Answering Respondent's compliance with the First Report's recommendations dated 23.11.2019. The Second Report notes that the environment compensation of INR 5,00,000/- and INR 50,000/- has been deposited by the R-2 and the bank guarantee of INR 10,00,000/- has been forfeited by the UPPCB. It further notes that all the recommendations of the First Report have been complied by R-2. Thus, the Answering Respondent has paid a penalty/ environmental compensation of INR 10,00,000 (Bank guarantee) + 5,00,000 + 50,000 = INR 15,50,000.
32. This Hon'ble Tribunal considered the Second Report dated 13.07.2020 on 14.07.2020 alongwith the Affidavit filed by CGWA. This Hon'ble Tribunal was of the view that the Affidavit filed by CGWA was incomplete and hypothetical as there was no verification of the illegal withdrawal of groundwater. This Hon'ble Tribunal directed another report to be furnished by a Joint Committee comprising CPCB, SEIAA, UPPCB, CGWA and DM, Ghaziabad.
33. The CGWA issued an Order dated 04.08.2020 imposing a penalty of INR 1,00,000/- for violation of conditions of NOC related to the installation of electric flow meters, piezometers, etc. The answering Respondent submitted the penalty of INR 1,00,000/- to the CWGA vide letter dated 03.09.2020. *(Please see Annexure R-27 on pages 626-627 of the Counter Affidavit by R-2).*
34. In the meanwhile, the Answering Respondent had applied for renewal of Consent to Operate under the Air and Water Act as the same was about to expire on 31.12.2020. The renewal of the Consent to Operate was granted for a period valid from 01.01.2021 to 31.12.2025 on 05.08.2021. It is a matter of record that the said CTO is not under challenge before this

Tribunal. *(Please see Annexure R/18 on pages 551 – 553 and Annexure R/20 on pages 558 – 560)*

35. In compliance with the Order dated 14.07.2020 the Joint Committee filed a Third Report dated 09.03.2021 after conducting an inspection on 05.03.2021. It is submitted that no verification as to illegal withdrawal of ground water for construction purposes was made by the CGWA, however, the Report concluded that there was no evidence of commissioning of the 31 pre-existing tubewells. It is submitted that the CGWA made no effort to verify whether the claim made by the Answering Respondent was correct or not with respect to the preexistence of tube wells. Despite the same, the Report concluded that there is a need to ascertain the total water consumption from the construction phase to till the date of the report to impose environmental compensation.
36. In the meanwhile, since the Groundwater NOC dated 17.05.2019 was about to expire on 07.05.2021, the Answering Respondent submitted an Application for Renewal of NOC. The Answering Respondent was granted Renewal of NOC dated 29.08.2021 and 24.09.2021 valid till 07.05.2026. *(Please see Annexure R/22 on pages 563 – 601 and Annexure R/23 on pages 602 to 609 of the Counter Affidavit by R-2)*
37. This Hon'ble Tribunal considered the Third Report dated 09.03.2021 on 14.06.2021 wherein this Hon'ble Tribunal expressed its dissatisfaction with the report and directed that a fresh report be furnished on the remedial action taken against the Answering Respondent.
38. The Joint Committee in compliance of the Order dated 14.06.2021 conducted a meeting on 19.08.2021 at the project site and discussed the issues with regard to bill of quantities and built up area with the representatives of Answering Respondent. The Answering Respondent was directed to provide land conversion certificates, details of Form 1 and Form 1A submitted to SEIAA, details of the project, total built up area and its

quantities, payments made during the construction phase for the purpose of procurement of water through approved or authorised tankers/ vendors

39. The Answering Respondent sent two letters dated 19.08.2021 (*Annexure R/29 on pages 634- 651 of Counter Affidavit by R-2*) and 01.09.2021 (*Annexure R/30 on pages 652 -675*) for providing the details of Form 1 & Form 1A; details of building constructed till date; summary of built up area of all types of construction; project wise built up area details; work orders pertaining to water tankers procured from vendors and status report of the project.
40. The Joint Committee without consideration of the documents submitted by the Answering Respondent and without any application of mind with respect to the proof of water procured from vendors came to a conclusion that the Answering Respondent has failed to prove the authenticity of the vendors.

The Status Report submitted by the Answering Respondent to the Committee on 01.09.2021 has been appended herewith and marked as **Annexure R/39 on pages 239 to 392** of the Written Submissions for the consideration of this Hon'ble Tribunal.
41. It is submitted that the Answering Respondent has placed on record the topography sheets of the project which was prepared in 2010 by the National Survey of India, The National Survey and Mapping Organization which shows the preexisting tubewells within the contours of the project area in blue triangle figures. (*Please see internal Annexure 10 of the Status Report at page no. 301 of the Written Submissions*) The Topography sheet along with the khata details appended as Annexure R/35 and Annexure R/36 prove the preexistence of tubewells in the project area.
42. Further the Answering Respondent also placed on record the work orders issued to vendors of water for the supply of water for construction purposes. The Answering Respondent submitted the tax invoices raised by

the vendors and the work orders before the Joint Committee. *(Please see internal Annexure 13 of Status Report on pages 319 to 380 of the Written Submissions)*

43. It is submitted that none of the evidences placed before the committee were considered by the Joint Committee and the Joint Committee proposed imposition of an environmental compensation of INR 59,93,892/- in its Fourth Report dated 21.09.2021. Further, the Report did not even place the documents submitted by the Answering Respondents before this Hon'ble Tribunal which is clear violation of natural justice.
44. This Hon'ble Tribunal considered the erroneous Fourth Report dated 21.09.2021 on 06.01.2022 wherein this Hon'ble Tribunal held a view that the CTO was granted on 17.03.2020 for a built-up area of 1,49,292 sq. m. while the construction had already started in January 2016 and built-up area of 6,87,059 sq. m. has already been constructed in excess of the permitted area of construction although EC permits construction of 51578130.39 sqm. It was further observed that groundwater has been extracted during construction even for the period prior to the grant of NOC, though the area is overexploited in terms of groundwater. It is submitted that the Tribunal came to this conclusion without the presence of the Respondent No.2 and perhaps on the basis of misstatements made before this Tribunal as even the Report dated 21.09.2021 did not mention a word on the construction being illegal.
45. This Hon'ble Tribunal on the basis of the incomplete and incorrect Report directed the Joint Committee to assess the liability of the project proponent in terms of the judgement in Goel Ganga Developers India Pvt Ltd. vs Union of India [(2018) 18 SCC 257] amongst various other directions.
46. The UPPPCB filed a Fifth Report dated 18.10.2022 before this Hon'ble Tribunal stating the action taken in pursuance of Order dated 06.01.2022 of this Hon'ble Tribunal. A show cause notice was issued to the developer which has been responded to.

47. This Hon'ble Tribunal heard the instant matter on 02.11.2022 and raised certain factual queries which were not raised in the Committee Reports and hence were not addressed by the Answering Respondents in Counter Affidavit dated 02.04.2022. Vide Order dated 02.11.2022, this Hon'ble Tribunal granted liberty to the Answering Respondent to file written submissions so as to be able to respond to the queries raised.

**Response to queries raised by the Hon'ble Tribunal on 02.11.2022
w.r.t. Environment Clearance**

48. The Answering respondent applied for the latest environmental clearance on 01.10.2013 and submitted an Application for revision of EC dated 31.10.2011 (See Annexure R/34 on pages 141 to 191 of the Written Submissions) for expansion of the project in villages Arifpur, Sadat Nagar Iqla & Inayatpur, Talabpur, Kachera Warisabad, Dujana & Girgharpur. The EC dated 31.07.2014 was granted for all the villages mentioned in Form 1. It is submitted that all the villages covered in the Project fall under the control boundary of Ghaziabad Development Authority as per the List of Villages appended as **Annexure R/32** of the Written Submissions. Therefore it is submitted that though jurisdictionally the villages might fall under the District Gautam Buddh Nagar but for the purposes of development, they fall under GDA. (superimposed boundary on Ghaziabad Master Plan)
49. Further, the villages which shall be covered under each phase of the Project is also provided in Form 1 and Form 1A which was approved by the SEIAA while granting the EC dated 31.07.2014. *(Please see page 75 of the Written Submissions)*
50. Phase 1 of the project covers the development of area falling within the villages Sadikpur Qazipur, Shahpuru Bamheta, Bayana, Naiphah, Mehroli, Dasna and Duryai which cover a total area of 1503.457 acres. Phase 2 of the project covers the villages Duriyai, Kachera Warsabad, Dujana, Talabpur, Girdharpur, Inayatpur, Sadatnagar Ilaqa and Arifpur

covering a total area of 2991.32 acres as per the Form I and Form 1A submitted by the Answering Respondent.

51. The first partial Completion Certificate for completion of development work for laying down the infrastructure of the project under Phase I was granted on 23.09.2017 (*Please see Annexure 24 on pages 610-614 of Counter by R-2*)
52. Subsequently, the construction of two towers i.e. Tower 3 & 4 was completed and the first partial Completion Certificate for residential building was granted on 01.05.2019 for the completion of Tower 3 and Tower 4 which fall in Sector 5, Phase 1 of the project. (*Please see Annexure R/37 on pages 231 to 232 of the Written Submission.*)
53. The EC dated 31.07.2014 is valid for 10 years as per the EIA Amendment Notification dated 12.04.2022. The true copy of EIA Amendment Notification dated 12.04.2022 has been appended herewith and marked as **Annexure R/40 on pages 393 to 394.**
54. Further, the SEIAA granted an extension to EC dated 31.07.2014 vide letter dated 06.06.2022. The EC of the Answering Respondent is now valid till 30.07.2025. The true copy of the EC extension letter dated 06.06.2022 has been appended herewith and marked as **Annexure R/41 on pages 395 to 396.**

Response to queries raised by the Hon'ble Tribunal on 02.11.2022 w.r.t. extraction of Ground water before grant of NOC.

55. The answering Respondent has placed on record the Status Report submitted to the Committee which contains the Topography map prepared by the National Survey of India, The National Survey and Mapping Organization in 2010. The Map outlines the contours of the Project area and also shows the preexisting tubewells within the project area. (*Please see internal Annexure 10 of the Status Report on page no. 301 of the Written Submissions*)

56. Further, the khata details appended as Annexures R/35 and Annexure R/36 of the Written Submissions as illustrations show the pre-existing borewells in the land acquired by the GDA and the Answering Respondent. In fact, the answering respondent has to pay extra charges in acquiring land which has pre-existing borewells/ wells.
57. It is submitted that all the construction work undertaken by the Answering Respondent was done by obtaining the water from vendors on the basis of work orders issued by the Answering Respondent. The Answering Respondent has paid TDS and Service taxes applicable for such purchase. The true copies of the Work Order raised by the Answering Respondent and the Tax invoices raised by the vendors are part of the Status Report and appear on pages 319 to 380 of the Written Submissions.
58. It is submitted that the conjoint reading of the Topography map, Khata details, work orders, tax invoices show that the Answering Respondent has never extracted groundwater for construction purposes.
59. Further, the Answering Respondent was granted the first partial Completion Certificate on 01.05.2019 while the Ground water NOC for domestic use was granted on 17.05.2019 which was valid from 08.05.2019 to 07.05.2021. It is submitted that the first registry of the residents in Tower 3 & 4 was done on 03.09.2019 which shows that the Answering Respondent has never extracted ground water even for domestic purposes without obtaining NOC from CGWA.

Response to queries raised by the Hon'ble Tribunal on 02.11.2022 w.r.t. operation of Sewage Treatment Plant and D.G. Sets.

60. It is submitted that since the Consent to Operate of Answering Respondent was valid from 25.02.2019 to 31.12.2020 and the partial Completion Certificate was granted on 01.05.2019, the STP was not

required to be operated before the grant of CTO as the registration of the first resident of Towers 3 & 4 was done on 03.09.2019.

61. Thus, no case of illegal discharge of sewage waste is made out against the Answering Respondent for operating/ not operating STP before obtaining CTO.
62. Though in paragraph 33 of the Counter Affidavit it has been stated that the answering Respondent has delivered possession of approximately 6038 units till date. No inference ought to be drawn to the effect that the said possession was delivered immediately as we have been given completions in our project. The said number of families are residing at the project as of the present date. The Project, as stated hereinabove, is a city in itself and as of today, there exists infrastructure to support the units of which possession has been delivered, notwithstanding that most of the units stand unoccupied. The construction of the town has been undertaken in a phased manner and would take a long time to come up and be occupied.

Response to queries raised by the Hon'ble Tribunal on 02.11.2022 w.r.t. regeneration of ground water

63. It is submitted that under Phase 1 of the project, the developer has constructed 63 rain water harvesting pits which have a total regeneration capacity of 2726 CuM volume of water during peak hours. Thus, the rainwater harvesting capacity of the Answering Respondent in one season is 2726 Cum.

The list of all the rainwater harvesting pits in Phase 1 of the project along with their location in respective Sectors has been marked and appended as **Annexure R/42 on pages 397 to 405.**

Submissions on the compliance of permissions by the Answering Respondent

64. It is submitted that the Answering Respondent has filed I.A. No. 119 of 2022 for placing on Additional Documents. The Answering Respondent has conducted an independent Environment Compliance Audit through a NABET Accredited Consultant. The Audit Report dated 07.04.2022 has been scrutinized by IIT Delhi. The Report provides the compliance status of all the conditions prescribed under the Environmental Clearance, Consent to Establish, Consent to Operate, Ground Water NOC, and concludes that the Project has complied with all the prescribed conditions. The Report verifies the environmental compliance of the Answering Respondent.

The true copy of the Environmental Compliance Audit report prepared by J.M. EnviroNet Pvt. Ltd. has been appended herewith and appended herewith as **Annexure R/43 on pages 406 to 412** of the Written Submissions.

65. The J.M. EnviroNet Pvt. Ltd. is a NABET Accredited EIA Consultant which has undertaken prestigious studies.

The list some of the prestigious studies under taken by J.M. EnviroNet Pvt. Ltd. along with its profile are appended herewith and marked as **Annexure R/44 on pages 413 to 429** of the Written Submissions.

The Consultant has a team comprising of distinguished Scientists who have undertaken the study.

The resume of the team members of J.M. EnviroNet Pvt. Ltd. is appended herewith and marked as **Annexure R/45 on pages 430 to 433**.

66. Further, the Report prepared by J.M. EnviroNet Pvt. Ltd. was checked vetted by Prof. A.K. Nema, Department of Civil Engineering, IIT Delhi, New Delhi who is distinguished and widely recognised in his field.

67. Further the pointwise response to all the issues raised in the Order dated 06.01.2022 have been provided at page 401 – 403 of the Counter Affidavit filed by the Answering Respondent.

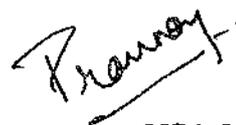
CONCLUSION

68. In the present case, four Committee Reports have been called for and are on record. None of the Reports alleges illegal construction. The only major allegation inferred is regarding the illegal extraction of ground water which has been countenanced by the Developer by submitting evidence of purchase of water through vendors. The expanse of the project i.e. 4494 acres shows that it is a city in itself one which has been conceptualised by the State of Uttar Pradesh for providing ancillary support as a satellite town to Delhi. The construction of the town is in a phase wise manner where Regulatory Authorities have been monitoring the progress since its inception. Whether it is environmental clearance, or consent to establish or consent to operate, or NOC from CGWA, the Developer has obtained all necessary permissions applicable. The said permissions or clearances are not under challenge before this Tribunal. The Second Report of the Committee dated 13.07.2020 has verified the rectification of all deficiencies whilst imposing compliances and penalties. A reputed Consultant has conducted environmental audit after Site visit which has been vetted by a Professor of IIT Delhi. The above however, is without prejudice to the right of the Developer to question the credentials of the Applicant in terms of the Judgement dated 21.10.2022 in case titled The State of Uttar Pradesh & Ors. Etc. Etc. vs Uday Education and Welfare Trust and Anr. Etc. Etc. [Civil Appeal No. 2407-2412 of 2021].
69. A bare perusal of the Counter Affidavit dated 02.04.2022 by R-2, IA No. 119 of 2022 and the present Written Submissions make it clear that the Answering Respondent always operated in compliance of all the

environmental compliances and therefore the present O.A. is liable to be rejected with costs.

DATE: 16.11.2022
PLACE: NEW DELHI

DRAWN AND FILED BY:



VSA LEGAL
Counsels for Respondent No.2
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South Extension II,
New Delhi 110047
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office@vsalegal.in

गाजियाबाद विकास प्राधिकरण के अधिसूचित ग्रामों की सूची 23

क्रम संख्या	ग्रामों के नाम	ब्लाक का नाम	जिला का नाम
अधिसूचना सं० - निवास अनुभाग-3, संख्या 1447/37-3-21(6)63/67 लखनऊ दिनांक 29 जनवरी, 1972			
1.	मन्डोला	लौनी	वर्तमान जिला गाजियाबाद (तत्कालीन जिला मेरठ)
2.	मीरपुर हिन्दू	लौनी	तदैव
3.	बदरपुर	लौनी	तदैव
4.	लुतफुल्लापुर नवादा	लौनी	तदैव
5.	मिल्क बामला	लौनी	तदैव
6.	अगरौला	लौनी	तदैव
7.	मसूदाबाद बामला	लौनी	तदैव
8.	दौलताबाद भौवापुर	लौनी	तदैव
9.	अलियाबाद	लौनी	तदैव
10.	पावी सादिकपुर	लौनी	तदैव
11.	सादाबाद जुंगरावली	लौनी	तदैव
12.	खानपुर जब्ती	लौनी	तदैव
13.	हरमपुर	लौनी	तदैव
14.	इलायचीपुर	लौनी	तदैव
15.	हकीकतपुर खुदाबास	लौनी	तदैव
16.	लोनी	लौनी	तदैव
17.	फतेहाबाद निठौरा	लौनी	तदैव
18.	सिखरानी	लौनी	तदैव
19.	शरफुद्दीन जावली	लौनी	तदैव
20.	नरायनपुर रामपुर	लौनी	तदैव
21.	बंधला	लौनी	तदैव
22.	घरौती खुर्द	लौनी	तदैव
23.	अहमदनगर नवादा	लौनी	तदैव
24.	सादुल्लापुर	लौनी	तदैव
25.	बेहटा हाजीपुर	लौनी	तदैव
26.	टीला शाहबाजपुर	लौनी	तदैव
27.	निस्तौली	लौनी	तदैव
28.	अफजलपुर	लौनी	तदैव
29.	सिकन्दरपुर	लौनी	तदैव
30.	बहरामपुर उर्फ भोपुरा	लौनी	तदैव

31.	पसोडा	लौनी	तदैव
32.	जगोला	लौनी	तदैव
33.	चिकम्बरपुर	लौनी	तदैव
34.	कडकड माडल	लौनी	तदैव
35.	झंडापुर	लौनी	तदैव
36.	साहिबाबाद	लौनी	तदैव
37.	अरथला	लौनी	तदैव
38.	प्रहलादगढी	लौनी	तदैव
39.	महाराजपुर	लौनी	तदैव
40.	हसनपुर भौवापुर	लौनी	तदैव
41.	मकनपुर	लौनी	तदैव
42.	खोड़ा	लौनी	तदैव
43.	रसूलपुर नवादा	लौनी	तदैव
44.	हजरतपुर वाजिदपुर	लौनी	तदैव
45.	लालपुर	लौनी	तदैव
46.	छजारसी	लौनी	तदैव
47.	मोहीउद्दीनपुर कनावनी	लौनी	तदैव
48.	अकबरपुर-बहरामपुर	लौनी	तदैव
49.	डूंडाहेडा	लौनी	तदैव
50.	मवई	लौनी	तदैव
51.	मामना सराय उर्फ कोट	लौनी	तदैव
52.	मिरजापुर	लौनी	तदैव
53.	शाहबाद उर्फ मिट्टेपुर	लौनी	तदैव
54.	कैला	लौनी	तदैव
55.	गाजियाबाद नगर पालिका क्षेत्र	लौनी	तदैव
56.	सादिक नगर	लौनी	तदैव
57.	नूर नगर	लौनी	तदैव
58.	करहेडा	लौनी	तदैव
59.	मेवला अगरी	लौनी	तदैव
60.	मकरमतपुर	लौनी	तदैव
61.	असालतपुर फारुकनगर	लौनी	तदैव
62.	सरीफाबाद राजपुरा	लौनी	तदैव
63.	औरंगाबाद रिस्तल	लौनी	तदैव
64.	भनैड़ा	लौनी	तदैव
65.	महमूदपुर	लौनी	तदैव
66.	अफजल नगर चीती	लौनी	तदैव
67.	मथुरापुर	रजापुर	तदैव

68.	बहादुरपुर	रजापुर	तदैव
69.	मकरेड़ा	रजापुर	तदैव
70.	महमूदाबाद	रजापुर	तदैव
71.	भिव्कनपुर	रजापुर	तदैव
72.	जगजीवनपुर	रजापुर	तदैव
73.	शाहपुर निज मोरटा	रजापुर	तदैव
74.	शमशेर	रजापुर	तदैव
75.	चम्पत नगर	रजापुर	तदैव
76.	नगला फिरोज मोहनपुर	रजापुर	तदैव
77.	अटौर	रजापुर	तदैव
78.	मोरटी	रजापुर	तदैव
79.	भोवापुर	रजापुर	तदैव
80.	मकरमतपुर सिखरौड़	रजापुर	तदैव
81.	मौरटा	रजापुर	तदैव
82.	मोहीउद्दीनपुर मैनापुर	रजापुर	तदैव
83.	ढरगल	रजापुर	तदैव
84.	रईसपुर	रजापुर	तदैव
85.	हरसांव	रजापुर	तदैव
86.	रजापुर	रजापुर	तदैव
87.	नासरपुर	रजापुर	तदैव
88.	शाहपुर बम्हैटा	रजापुर	तदैव
89.	महरौली	रजापुर	तदैव
90.	सादिकपुर उर्फ काजीपुरा	रजापुर	तदैव
91.	बयाना	रजापुर	तदैव
92.	नायफल	रजापुर	तदैव
93.	डासना	रजापुर	तदैव
94.	मसूरी	रजापुर	ग्राम का केवल वह भाग जो गंगा के कैनल के पश्चिम में है । वर्तमान जिला गाजियाबाद (तत्कालीन जिला मेरठ)
95.	कुसलिया	रजापुर	वर्तमान जिला गाजियाबाद (तत्कालीन जिला मेरठ)
96.	रसूलपुर सिकरौड़	रजापुर	तदैव
97.	मटियाला	रजापुर	तदैव
98.	सदरपुर	रजापुर	तदैव
99.	नगलापट	रजापुर	तदैव

100.	रसूलपुर याकूतपुर	रजापुर	तदैव
101.	दुहाई	रजापुर	तदैव
102.	कनोजा	रजापुर	तदैव
103.	मुरादबेगमपुर पुर्सी	रजापुर	तदैव
104.	बरखा आरिफपुर	रजापुर	तदैव
105.	जलालादाबाद	रजापुर	तदैव
106.	उखलारसी	रजापुर	तदैव
107.	मौहम्मदपुर डेडा	रजापुर	तदैव
108.	मोहिउद्दीनपुर हिसाली	रजापुर	तदैव
109.	बसंतपुर सैथली	मुरादनगर	तदैव
110.	नबीपुर	मुरादनगर	तदैव
111.	शोभापुर	मुरादनगर	तदैव
112.	असालतनगर	मुरादनगर	तदैव
113.	सहाबिस्वा	मुरादनगर	तदैव
114.	जलालपुर रघुनाथपुर	मुरादनगर	तदैव
115.	मुरादनगर सरना	मुरादनगर	तदैव
116.	अबूपुर	मुरादनगर	तदैव
117.	रघुनाथपुर	धौलाना	तदैव
118.	सादत नगर इकला	धौलाना	तदैव
119.	कचेरावारीसाबाद	बिसरख	वर्तमान जिला गौतमबुद्धनगर (तत्कालीन जिला बुलन्दशहर)
120.	दुजाना	बिसरख	तदैव
121.	दुरयाई	बिसरख	तदैव
122.	गिरधरपुर सुनारसी	बिसरख	तदैव
123.	छपरौला	बिसरख	तदैव
124.	तालाबपुर उर्फ हाथीपुर	बिसरख	तदैव
125.	बिसनौली	बिसरख	तदैव
126.	अछेजा	बिसरख	तदैव
127.	सादुल्लापुर	बिसरख	तदैव
128.	पतवाड़ी	बिसरख	तदैव
129.	मिलकलच्छी	बिसरख	तदैव
130.	रोजा जलालपुर	बिसरख	तदैव
131.	रोजा याकूबपुर	बिसरख	तदैव
132.	चिपयाना बुजुर्ग	बिसरख	तदैव
133.	शाहबेरी	बिसरख	तदैव
134.	चिपयाना खुर्द	बिसरख	तदैव
135.	युसुफपुर चक शाहबेरी	बिसरख	तदैव

136.	हैबतपुर	बिसरख	तदैव	27
137.	इटेरा	बिसरख	तदैव	
अधिम सं० 702/आठ-6-2011-2 गठन/10 लेखनऊ दि० 01 मार्च, 2011				
138.	गालन्द फाजलपुर नगर	धौलाना	वर्तमान जिला हापुड़ (तत्कालीन जिला गाजियाबाद)	
139.	पिपलहेड़ा	धौलाना	तदैव	
140.	रघुनाथपुर (नहर के पूर्वी भाग का आंशिक भाग)	धौलाना	तदैव	
141.	दीनानाथपुर पट्टी	धौलाना	तदैव	
142.	सादिकपुर छिडौली	धौलाना	तदैव	
143.	शेखपुर खिचरा	धौलाना	तदैव	
144.	इनायतपुर	धौलाना	तदैव	
145.	हसनपुर	धौलाना	तदैव	
146.	आरिफपुर	धौलाना	तदैव	

मोदीनगर विकास क्षेत्र में सम्मिलित ग्रामों की सूची

28

क्रमांक	ग्राम का नाम	जिले का नाम	तहसील
1.	बेगमाबाद बुढ़ाना	गाजियाबाद	मोदीनगर
2.	सीकरी खुर्द	गाजियाबाद	मोदीनगर
3.	सीकरी कलां	गाजियाबाद	मोदीनगर
4.	सिखेड़ा हजारी	गाजियाबाद	मोदीनगर
5.	फफराना	गाजियाबाद	मोदीनगर
6.	याकूतपुर मवी	गाजियाबाद	मोदीनगर
7.	मुकरम्मतपुर सिखेड़ा	गाजियाबाद	मोदीनगर
8.	कादराबाद	गाजियाबाद	मोदीनगर
9.	बिसोखर	गाजियाबाद	मोदीनगर
10.	सादाबाद जखेड़ा	गाजियाबाद	मोदीनगर
11.	नगला मूसा	गाजियाबाद	मोदीनगर
12.	उखलारसी	गाजियाबाद	मोदीनगर
13.	शेरपुर	गाजियाबाद	मोदीनगर
14.	खंजरपुर	गाजियाबाद	मोदीनगर
15.	फतेहपुर	गाजियाबाद	मोदीनगर
16.	मौहम्मदपुर कदीम	गाजियाबाद	मोदीनगर
17.	मछरी	गाजियाबाद	मोदीनगर
18.	शाहजहांपुर	गाजियाबाद	मोदीनगर
19.	विद्यापुर साफियाबाद	गाजियाबाद	मोदीनगर
20.	रौरी	गाजियाबाद	मोदीनगर
21.	ललितपुर तिबड़ा	गाजियाबाद	मोदीनगर
22.	औरंगाबाद गदाना	गाजियाबाद	मोदीनगर
23.	बदरखा	गाजियाबाद	मोदीनगर
24.	सारा	गाजियाबाद	मोदीनगर
25.	निवाड़ी	गाजियाबाद	मोदीनगर
26.	पैंगा	गाजियाबाद	मोदीनगर
27.	आसिफपुर उजेड़ा	गाजियाबाद	मोदीनगर
28.	सौन्दा	गाजियाबाद	मोदीनगर
29.	डिडोली	गाजियाबाद	मोदीनगर
30.	काजमपुर	गाजियाबाद	मोदीनगर
31.	दौसा बंजारपुर	गाजियाबाद	मोदीनगर
32.	यूसुफपुर मनोटा	गाजियाबाद	मोदीनगर
33.	अबूपुर	गाजियाबाद	मोदीनगर
34.	जलालाबाद	गाजियाबाद	मोदीनगर
35.	आबिदपुर मनकी	गाजियाबाद	मोदीनगर
36.	हृदयपुर भंडौरा	गाजियाबाद	मोदीनगर
37.	सैदपुर हुसैनपुर डोलना	गाजियाबाद	मोदीनगर
38.	भोजपुर	गाजियाबाद	मोदीनगर

M/S UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD.

FORM - 1 AND FORM - 1A FOR EXPANSION OF "WAVE " HI-TECH TOWNSHIP, GHAZIABAD AT

Existing in villages Mehrauli, Shahpur Bamheta,
Duriyai, Dasna, Sadiqpur/Qazipur, Bayana, Naiphal
and expansion in villages Arifpur, Sadat Nagar Iqla
& Inayatpur, Talabpur, Kachehra Warisabad,
Dujana & Girdharpur
(UTTAR PRADESH)

(MOTHER CITY= 1512.59 ACRES, EXPANSION =2981.72 ACRES
TOTAL PROJECT AREA = 4494.310 ACRES (12314.409 HA),
TOTAL RESIDENTIAL POPULATION = 550285 PERSONS
TOTAL FLOATING POPULATION = 229001 PERSONS)

JUNE, 2011

(Issue 1, Rev 0, March 2011)
(Issue 2, Rev 1, June 2011)

Prepared by:



MIN MEC CONSULTANCY PVT. LTD.

A-121, Paryavaran Complex, IGNOU Road, New Delhi – 110 030
Ph : 29534777, 29532236, 29535891 ; Fax: 091-11-29532568
Email : min_mec@vsnl.com; Web site : www.minmec.co.in



An ISO 9001:2000
approved company

APPENDIX I
(See Paragraph – 6)
FORM 1

(I) Basic Information

- | | | |
|---|--|---|
| 1 | Name of the Project: | Wave Hi-Tech Township (Expansion), Ghaziabad of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd. |
| 2 | S. No in the Schedule | 8(b) |
| 3 | Proposed capacity/ area/ length/ tonnage to be handled/ command are/ lease area/ number of wells to be drilled | Existing Area= 1512.59 acres
Proposed Area =2981.72 acres
Total Project Area = 4494.310 Acres (12314.409 Ha)
Total No. of Dwelling Units = 82,160
Total built up area = 2,25,66,815 sq. m.
No. of Tube Wells = 92
Total residential population = 550285 persons |
| 4 | New/ Expansion/ Modernization | Expansion |
| 5 | Existing capacity/ area* etc | Existing Area= 1512.59 acres
Existing no. of dwelling units =30,661
Existing built up area = 59,92,928 sq.m |
| 6 | Category of Project i.e. 'A' or 'B' | B category |
| 7 | Does it attract general condition? If yes, please specify | The project lies within 10 km radius of the following in the Ghaziabad, as per CEPI:
Mohan Nagar -10.4,kmWNW
Kavi Nagar-3.0km,W
Bulandshahr Road-4.4km,W
Amrit Nagar-4.2km,W
Meerut Road Industrial Area-5.3,NW
Dasna-2.6,NE
Jindal Nagar-5.8,NE
Chhaparaula-1.4,SW
Surajpur-7.4,S |
| 8 | Does it attract specific condition? If yes, please specify | No |
| 9 | Location
Plot/ Survey/ Khasra no.
Village | Location plan is given in Annexure I
Several as given in Annexure II
Existing area is in villages Mehrauli, Shahpur Bamheta, Duriyai, Dasna, Sadiqpur/Qazipur, |

	Bayana, Naiphal and expansion area is in villages Arifpur, Sadat Nagar Iqla & Inayatpur, Talabpur, Kachehra Warisabad, Dujana & Girdharpur
Tehsil	Ghaziabad, Hapur and Dadri
District	Ghaziabad as well as in district Gautam Buddha Nagar
State	Uttar Pradesh
10	Nearest railway station/ airport along with distance in km
	Ghaziabad Station- 2.0 km, W Mehrauli Railway station- 0.3 km, N Railway Line Ghaziabad to Hapur- 0.34 km, N Ghaziabad to Aligarh- 2.4 km, WSW Ghaziabad to Ukharsa- 3.1 km, WSW Hindon Airport – 12.7 km, NW Indira Gandhi International Airport – 37 kms, WSW (all above distances are aerial)
11	Nearest town, city, district head quarters along with distance in kms
	Ghaziabad-Adjoining Dadri-10 km, SE
12	Village Panchayats, Zilla Parishad, Municipal Corporation, Local Body (complete postal addresses with telephone nos. to be given).
	Ghaziabad Development Authority Vikas Path Near Old Bus Stand Ghaziabad- 201 001, Uttar Pradesh Vice chairman, Ph- 0120-2791114
13	Name of the applicant
	M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd.
14	Registered Address
	M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd. 33, Community Centre, New Friends Colony New Delhi - 110065
15	Address for correspondence :
	Name Designation (Owner/ Partner/ CEO) Address Pin Code E mail Telephone no. Fax
	Mr. Rakesh Garg, Director Address: 33, Community Centre, New Friends Colony New Delhi - 110065 110065 240@yahoo.com 9711000694

- 16 Details if Alternative sites examined, if any. Location of these sites should be shown in a toposheet No site alternatives are under consideration
- 17 Interlinked Projects This the expansion of an existing hi-tech city development project
- 18 Whether separate application of interlinked project has been submitted? The existing hi-tech city received environmental clearance for 1512.59 acres
- 19 If yes, date of submission Not applicable
- 20 If no, reason Not applicable
- 21 Whether the proposal involves approval/ clearance under : if yes, details of the same and their status to be gives:
 (a) The Forest (Conservation) Act, 1980? Permission will be sought for cutting of any trees within the site. Forest land dereservation is not required as no forest land will be used for township development
 (b) The Wildlife (Protection) Act, 1972? -
 (c) The CRZ Notification, 1991? -
- 22 Whether there is any Government Order/ Policy relevant/ relating to the site? Part of the area lies under Ghaziabad Master Plan 2021 which is under residential and remaining lies in the agricultural land out side the Master plan 2021 of Ghaziabad. Change in land use will be applied for. Refer **Annexure III** for location of project with respect to Master plan of Ghaziabad.
- 23 Forest land involved (hectares) No forest land is involved.
- 24 Whether there is any litigation pending against the project and/or land in which the project is proposed to be set up?
 (a) Name of Court Nil at present
 (b) Case No.
 (c) Orders/ directions of the Court, if any and its relevance with the proposed project
- 25 Expected cost of the project: Rs. 15103.47 Crores (land cost, internal, external & city development charge)

* Capacity corresponding to sectoral activity (such as production capacity for manufacturing, mining lease area and production capacity for mineral production, area for mineral exploration, length for linear transport infrastructure, generation capacity for power generation etc.)

(II) Activity

1. Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies, etc.):

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
1.1	Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan)	Yes	Land cover will change from agricultural area to built-up, provided with storm water drains to mitigate any interference to rain water flow due to construction. Township will be constructed on the above said land area as per U.P. Govt. norms.
1.2	Clearance of existing land, vegetation and buildings?	Yes	Land available is mostly agricultural and few trees are scattered. Clearance of existing vegetation will be as minimum as possible. Abadi villages are within township boundary but there are no changes. The layout is planned is such a way that tree cutting is avoided to the extent possible, At present, tree cutting is not envisaged to be cut, therefore permission from forest department is not required. However, in the future, due to unforeseen circumstances, if some tree needs to be cut, the prior permission will be taken.
1.3	Creation of new land uses?	Yes	The project area lies partly under proposed area for Hi-tech city in Ghaziabad Master Plan 2021 and partly outside it in agricultural land. Change in land use, as and when applicable, will be applied for. Refer Annexure III for location of project with respect to Master plan of Ghaziabad.
1.4	Pre-construction investigations e.g. bore holes, soil testing?	Yes	Soil and water quality testing shall be done before start of any construction activity
1.5	Construction works?	Yes	Construction of township will be done as per applicable norms/ byelaws which include residential areas, commercial areas, industrial areas, public/ semi public areas, green areas, road network, recreational facilities etc.

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data																																																																											
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1.6	Demolition works?	Yes	<p>The land is predominantly under agricultural besides water bodies, roads, mixed land uses and abadi areas. In the existing abadi areas, there are buildings, but no demolition will be carried out as the area will not be disturbed for township development. All the temporary construction such as warehouses, site office and sanitation facilities for worker will be demolished after the completion of project.</p> <p>Warehouse/stock yard: 5000 sq.m (50mX 100m)</p> <p>Site office:1000 sq.m</p> <p>The temporary construction will be of porta cabin type and will be dismantled after the completion of construction works. Maximum components are recyclable and therefore, minimum waste will be generated.</p>																																																																											

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data																										
1.7	Temporary sites used for construction works housing of construction workers?	Yes	Temporary site office will be established at the site with some provision for housing of workers. Worker housing will be provided with sanitation & drinking water facilities. The accommodation shall be temporary & dismantled after completion of work.																										
1.8	Above ground buildings, structures or earthworks including linear structures, cut and fill or excavations	Yes	Construction of buildings of public utility. Erection of structures like Overhead water storage, Sewage Treatment Plant, piping, electric sub-stations, etc. and temporary site offices, maintenance workshop facilities & other infrastructure to support all these activities. Besides, there shall be plotted housing, group housing, institutional buildings, commercial complexes, etc. in the project. Building related earth work is given below: <table border="1" data-bbox="836 940 1416 1203"> <thead> <tr> <th rowspan="2">Sl. No.</th> <th rowspan="2">Description</th> <th colspan="2">Quantity (Cum)</th> </tr> <tr> <th>Cutting</th> <th>Filling</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Buildings</td> <td>15382325</td> <td>11536744</td> </tr> <tr> <td>2</td> <td>Roads</td> <td>3535253</td> <td>353525</td> </tr> <tr> <td>3</td> <td>Underground Services</td> <td>8891488</td> <td>8002338</td> </tr> <tr> <td>4</td> <td>Landscaping</td> <td>0</td> <td>6179177</td> </tr> <tr> <td colspan="2">Total</td> <td>27809066</td> <td>26071784</td> </tr> </tbody> </table>	Sl. No.	Description	Quantity (Cum)		Cutting	Filling	1	Buildings	15382325	11536744	2	Roads	3535253	353525	3	Underground Services	8891488	8002338	4	Landscaping	0	6179177	Total		27809066	26071784
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Total		27809066	26071784																										
1.9	Underground works including mining or tunneling?	No	Not applicable																										
1.10	Reclamation works?	No	Not applicable																										
1.11	Dredging?	No	Not applicable																										
1.12	Offshore structures?	No	Not applicable																										
1.13	Production and manufacturing processes?	No	No manufacturing units are proposed in the township. Though total 273.823 acres (6.09%) land out of 4494.31 acres is proposed under industrial land use, the nature of industries proposed is knowledge based industries																										
1.14	Facilities for storage of goods or materials?	Yes	The storage of constructions material will be done in temporary sheds, warehouses and stock yards which will be dismantled after completion of construction activities. The temporary construction will be of porta cabin type and will be dismantled after the																										

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
			completion of construction works. Maximum components are recyclable and therefore, minimum waste will be generated.
1.15	Facilities for treatment or disposal of solid waste or liquid effluents?	Yes	<p>The project will have its independent sewerage system, appurtenant works and sewage pumping station. As per the calculation done on the basis of MOEF/ SEAC norms, the STP required will be of 59 MLD. Therefore, capacity proposed in the DPR in Table 5 of Annexure XIV (EMP) will have to be reduced by approximately 10%. SBR, i.e., Sequential Bed reactor technology has been proposed for the sewage treatment.</p> <p>For solid waste, segregation at source will be done. The recyclable component will be sold to recycling vendors. The location for dumping the waste would be at suitable site that Master Plan or Municipal Corporation of Ghaziabad has notified and approved by Ghaziabad Development Authority.</p> <p>After sorting and treatment, the waste suitable for landfill disposal will be disposed after taking proper precautions at either of the sites proposed in the Master Plan near Dasna Village or Kanauni village.</p>
1.16	Facilities for long term housing of operational workers?	Yes	There shall be provision for some LIG and EWS housing for the workers who will be service providers in the plotted and group housing. The total number of dwelling units proposed within the Township is about 82,160 and 8216 will be drawn for both LIG as well as EWS housing.
1.17	New road, rail or sea traffic during construction or operation?	Yes	<p>After the completion of project there will be increase in the vehicular movement in the region therefore it is necessary to provide the necessary roads to manage the traffic effectively. The road circulation pattern has been designed by taking entries from NH 24 and GT road.</p> <p>New roads will be developed within the township area and the National Highway is also near by for providing access.</p> <p>Construction of:</p>

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
			Rail : Nil Road : 990.570 Acres Operational traffic load: Rail : Nil Road : 9,02,000 Trips/Day
1.18	New road, rail, air waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc?	No	No airport, station or waterborne infrastructure is proposed. No alterations of the routes will take place unless specified in the master plan and straightening for better traffic movement. Transportation and infrastructure requirement is fulfilled by roads on 990.570 acres. It will be 22.04 % of total land of the township. Roads shown on layout plan have been enclosed as Annexure XI .
1.19	Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?	No	No major changes in the existing transport routes such as closure or diversion is proposed. The connectivity between the villages will be maintained through the township roads aligned similar to the existing transport routes. New roads will be developed within the township area. The layout plan given in Annexure IV .
1.20	New or diverted transmission lines or pipelines?	No	There will be no diversion of transmission and pipe Line.
1.21	Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?	No	No impounding or damming of surface water bodies is envisaged. Realignment of Dasna drain is not envisaged. The water table in the project area varies from 12 m to 25 m only. The natural drainage system alignments will be maintained to the extent possible. Construction of scientifically designed storm water drains in the township layout will be done. Culverts will be constructed over natural drains, where required and storm water drains that are constructed. The existing ponds and drains will be maintained to the extent possible and green areas provided on both its banks.
1.22	Stream crossings?	Yes	The Dasna drain will be maintained and green areas provided on both its banks with culverts for stream crossing.
1.23	Abstraction or transfers of	Yes	The total requirement of water for the

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
	water from ground or surface waters?		township will be 125.45 MLD as per DPR including greenery while calculating on the basis of the MOEF/ SEAC norm, the total water requirement during summer and winter works out to be 105.3 MLD, out of which fresh water demand will be 57.45 MLD and during monsoon, the fresh water demand reduces to 51.45 MLD making the total demand as 99.3 MLD. The details of water requirement are given in Table No. 3 of Annexure XIV (EMP).
1.24	Changes in water bodies or the land surface affecting drainage or run-off?	Yes	The land surface will change due to the development of infrastructure and sheet flow of run off can get affected. Therefore, the project is provided with a duly designed effective storm drainage system ultimately finding its way to River Hindon via the Dasna drain.
1.25	Transport of personnel or materials for construction, operation or decommissioning?	Yes	Construction materials, etc. will be transported by means of trucks, tippers, etc.
1.26	Long-term dismantling or decommissioning or restoration works?	No	There is no long-term dismantling or decommissioning or restoration works due to this project. Only dismantling of warehouse/stock yard of 5000 sq.m (50m x 100 m) and site office of 1000 sq.m. This temporary construction will be of porta cabin type and will be dismantled after completion of construction works.
1.27	Ongoing activity during decommissioning which could have an impact on the environment?	No	There will be minimal impact on the environment due to the activities during decommissioning. Porta cabin type and will be dismantled after the completion of construction works. Maximum components are recyclable and reusable therefore, minimum waste will be generated.
1.28	Influx of people to an area in either temporarily or permanently?	Yes	Proposed Township will accommodate a residential population of about 550285 persons including 41080 in EWS and 41080 in LIG residential areas. Expected floating population would be about 229001. The total population of 7 villages is expected to be approximately 35333 persons by year 2021.
1.29	Introduction of alien species?	No	
1.30	Loss of native species or	No	

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
	genetic diversity?		
1.31	Any other actions?	No	

2. Use of Natural resources for construction or operation of the Project (such as land, water, materials or energy, especially any resources which are non-renewable or in short supply):

Sl. No.	Information/checklist confirmation	Yes/ No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data								
2.1	Land especially undeveloped or agricultural land (Ha)	Yes	The land for hi-tech city development has been already earmarked for the development of Hi- Tech Township in the Ghaziabad Master Plan 2021. This project partly falls under the designated land use within the master plan and partly outside it, in agricultural area.								
2.2	Water (expected source & competing users) unit: KLD	Yes	The availability of the ground water in Ghaziabad and especially in the vicinity of the project area has been studied through the available reports and the Master Plan. The conclusion has been drawn that sufficient quantity of potable underground water is available inside the project area. Therefore, the fresh water requirement of the township will be met by tapping the underground water and the bulk requirement for flushing in group housings, commercial area and watering green areas will be met from treated effluent from STPs. As per the calculation done on the basis of MOEF/ SEAC norms, the STP required will be of 59 MLD. Therefore, capacity proposed in the DPR in Table 5 of Annexure XIV (EMP) above will have to be reduced by approximately 10%.								
2.3	Minerals (MT)	No									
2.4	Construction material – stone, aggregates, sand / soil (expected source – MT)	Yes	<p>Stone, aggregates will initially be required for the construction of roads. Thereafter different types of construction material will be required according to building design and size, which will be decided by individual plot developer. Tentative consumption of building Materials for select land uses is given below:</p> <table border="1"> <thead> <tr> <th>Sl. No.</th> <th>Materials</th> <th>Quantity</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Bricks</td> <td>6,827,320</td> <td>Cum</td> </tr> </tbody> </table>	Sl. No.	Materials	Quantity	Units	1.	Bricks	6,827,320	Cum
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2.5	Forests and timber (source – MT)	Yes	<p>No deforestation is proposed. Timber will be required at places for construction of door and window frames or for woodwork. To reduce the requirement of timber during construction, the use of steel scaffolding and shuttering will be encouraged.</p> <p>Approximately 180534.52 MT of timber is anticipated to be used at the rate of 0.8 MT/100 sq.m.</p> <p>Latest environmental friendly options like aluplast, PVC frames, alternative materials doors etc. will be used for construction of door and window frames etc. Due to this the requirement of timber shall also be minimized.</p>																				
2.6	Energy including electricity and fuels (source, competing users) Unit: fuel (MT), energy (MW)	Yes	<p>The total power requirement will be 822 MW. The supply shall be taken from UPPCL on One 220 KV substation and 12 No. 33/11KV. Outdoor type Sub-Station and 11/0.433 KV Package Substation shall be installed in centre location of Load.</p> <p>Power backup shall be provided to important service i.e. STP and Water Works.</p>																				
2.7	Any other natural resources (use appropriate standard units)	No																					

3. Use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health:

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
3.1	Use of substances or materials,	Yes	No hazardous substance will be used, stored

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
	which are hazardous (as per MSIHIC rules) to human health or the environment (flora, fauna, and water supplies)		and transported during construction phase which could be harmful to human health or the environment. During operation phase, waste oil from DG sets, transformers and other equipment using oil coolants/ engine oil will be sold to CPCB approved recycling vendors. Chlorine/ chlorine dioxide will be used for disinfection of water.
3.2	Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)	No	No changes in occurrence of disease vectors because there will be no discharge of untreated sewage or waste water to land or water bodies. Spray of standard insecticides will be used nearby drainage and along the road side to control the epidemic. All sewage will be treated in STP and then utilized for flushing, horticulture, chilling plant and balance discharged in Dasna drain, if remaining.
3.3	Affect the welfare of people e.g. by changing living conditions?	Yes	There will also be a number of jobs and business opportunities after development of township such as salesman, sweeper, gardener, driver, security guards etc. and those who are skilled will be given jobs at management level. After completion of project, beneficial impacts will be there due to provision of various facilities like hospitals, schools, educational institutions etc. With the outcome of township project, residents of this township will get hygienic living condition with full facility of drainage system, safe drinking water and proper disposal techniques for solid waste.
3.4	Vulnerable groups of people who could be affected by the project e.g. hospital patients, children, the elderly etc.,	Yes	Due to construction of the health centers within the township, the vulnerable groups shall have easy access to medical facilities. No adverse impact is anticipated
3.5	Any other causes	No	

4. Production of solid wastes during construction or operation or decommissioning (MT/month):

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
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Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
4.1	Spoil, overburden or mine wastes	No	Not applicable
4.2	Municipal waste (domestic and or commercial wastes)	Yes	The total anticipated solid waste generation for the township will be 432 MT/day.
4.3	Hazardous wastes (as per Hazardous Waste Management Rules)	Yes	As per Government of India notification dated 20.07.1998, the liability of safe disposal of biomedical waste is the responsibility of the agency producing such wastes as per laid down norms with prior government approval. The disposal of waste oil from generators shall be as per rules to authorized CPCB approved recycling vendor.
4.4	Other industrial process wastes	No	Industries envisaged will be knowledge based industries, thus, the waste will not be polluting in nature. E-waste might be generated which will be given to authorized recycling vendors besides papers and plastics.
4.5	Surplus product	No	
4.6	Sewage sludge or other sludge from effluent treatment	Yes	The sewage treatment plants envisaged for the project, have been calculated as 73 MLD in the DPR while on the basis of the calculation done based on MOEF/ SEAC norms, the STP required will be of 59 MLD. Therefore, capacity proposed in the DPR in Table 5 of Annexure XIV (EMP) above will have to be reduced by approximately 10%. shall be generated, which shall be used as manure.
4.7	Construction or demolition wastes	Yes	During construction phase, waste excavated will be earth and boulders. The excavated earth will be utilized as fill material within the constructed units or otherwise will be sending to other low lying areas or Govt. designated land disposal site. The boulders may either be used as building materials or sold to interested building material suppliers.
4.8	Redundant machinery or equipment	No	There will be no generation of redundant machinery or equipment for disposal. They will be shifted to other construction sites for utilization
4.9	Contaminated soils or other materials	No	There will be no generation of contaminated soils or other materials.
4.10	Agricultural wastes	No	No agricultural waste will be generated during operation phase of this project. Only dry

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
			leaves, grasses, weeds etc will be cleared.
4.11	Other solid wastes	No	No other types of solid waste expect municipal, used oil, e-waste, industrial (e-waste, paper, plastic, etc) and biomedical will be generated.

5. Release of pollutants or any hazardous, toxic or noxious substances to air (Kg/hr):

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
5.1	Emissions from combustion of fossil fuels from stationary or mobile sources	Yes	The combustion of HSD in DG sets will release emissions into the air. However, DG sets will operate only at the time of power failure. There shall be impact due to emissions from traffic, commercial activities, shopping centres, etc which would be comparatively low.
5.2	Emissions from production processes	No	Not applicable
5.3	Emissions from materials handling including storage or transport	Yes	<p>There will be emission of pollutants in the air due to the traffic activities during construction and operation phase.</p> <p>Construction time is generally prone to generation of high levels of SPM and to a limited extent SO₂, NO_x and CO due to fossil fuel based vehicles, machines and earthwork and fuel combustion etc.</p> <p>Construction of township will be done by using various machineries. Hence, dust generation will be there.</p>
5.4	Emissions from construction activities including plant and equipment	Yes	Dust, SO ₂ , NO _x and CO generated by construction machines and handling of building material limited to the construction period, will be short-lived and reversible.
5.5	Dust or odours from handling of materials including construction materials, sewage and waste	Yes	Dust will be produced from loading and unloading of construction materials. Water spraying during construction phase to control dust and proper collection and disposal methods planned to control odour problems. Water spraying during construction phase to control dust and proper collection and disposal methods planned to control odour

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
			problems.
5.6	Emissions from incineration of waste	No	
5.7	Emissions from burning of waste in open air (e.g. slash materials, construction debris)	No	
5.8	Emissions from any other sources	No	

6. Generation of Noise and Vibration, and Emissions of Light and Heat:

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data with source of information data
6.1	From operation of equipment e.g. engines, ventilation plant, crushers	Yes	From operation of equipment e.g. engines, ventilation plant, crushers noise shall be generated but nowadays the DG sets are equipped with acoustic enclosures which minimise the same to below permissible norms.
6.2	From industrial or similar processes	No	Not applicable
6.3	From construction or demolition	Yes	Noise from construction equipment during construction phase and from DG sets during operation phase but it is temporary only.
6.4	From blasting or piling	No	No noise generation from blasting or piling will be there.
6.5	From construction or operational traffic	Yes	Marginal increase which shall be mitigated through avenue plantation, maintenance of vehicles and smooth, well planned circulation system.
6.6	From lighting or cooling systems	Yes	Generation of noise, vibration, and emission of Light and Heat from lighting or cooling systems will be there. For example, during operation phase people may use air conditioners which will generate heat outside the residential/ official/ commercial space etc.
6.7	From any other sources	No	

7. Risks of contamination of land or water from releases of pollutants into the ground or into sewers, surface waters, groundwater, coastal waters or the sea:

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
7.1	From handling, storage, use or spillage of hazardous materials	No	Care shall be taken that no spillage of waste oil or biomedical wastes takes place into the environment. There will be no risks of contamination of land or water since treatment plants are being proposed.
7.2	From discharge of sewage or other effluents to water or the land (expected mode and place of discharge)	No	As per DPR the requirement of STP will be 73 MLD but as per the calculation done on the basis of MOEF/ SEAC norms, the STP required will be of 59 MLD. Therefore, capacity proposed in the EMP in Table 5 of Annexure XIV above will have to be reduced by approximately 10% which is based on Sequential Bed reactor i.e. SBR technology. The treated waste water will be reused in gardening, flushing and cooling plants.
7.3	By deposition of pollutants emitted to air into the land or into water	No	Deposition of dust on land & plants from air due to transportation will be there both during operational and construction phase but will be minimal. It will get washed off during rains
7.4	From any other sources	No	
7.5	Is there a risk of long term build up of pollutants in the environment from these sources?	No	There is no risk of long term build up of pollutants.

8. Risk of accidents during construction or operation of the Project, which could affect human health or the environment:

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
8.1	From explosions, spillages, fires etc from storage, handling, use or production of hazardous substances	No	There is no proposal for storage, handling, use or production of hazardous substances hence, there are no risks. However, as per the laid down guidelines for a Township the Developer Company will provide land for a fire station for the Township and approach the Department of Fire, Government of Uttar Pradesh to have a proper fire station developed and commissioned. A provision for static firewater compartments with the underground water storage tanks proposed to be provided for water supply to

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
			the city. A reserve for Fire Fighting has also been kept from the total water storage, as per recommendations of Manual on Water Supply GOI, and as per norms and specifications adopted by U.P. Jal Nigam in the storage capacity of reservoirs of each zone to meet out this demand as and when required.
8.2	From any other causes	No	
8.3	Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, cloudburst etc)?	Yes	Earthquake can damage structures Epicentres of earthquake of magnitude 6 has been recorded in the region. The area has been classified as seismic zone IV. The risks of flood, landslides and cloudburst will not be there.

9. Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality:

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
9.1	Lead to development of supporting facilities, ancillary development or development stimulated by the project which could have impact on the environment e.g.: <ul style="list-style-type: none"> Supporting infrastructure (roads, power supply, waste or waste water treatment, etc.) Housing development 	Yes Yes	In order to support the township, power lines will be drawn, roads will be constructed within the township as well as for access, water supply and sewage systems will be laid down extensively and STP shall be provided. As a result of township development, residential facilities will be developed within the township. Besides it, the areas surrounding the township will also see rapid development of housing and commercial buildings, taking locational advantage.

Sl. No.	Information/Checklist confirmation	Yes/ No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
	<ul style="list-style-type: none"> • Extractive industries • Supply industries • other 	No Yes No	In order to meet the requirement of the residential and non residential people, the supply industry will grow to meet the demand for vegetable, processed food, gas, cloth, groceries, stationary and several other items.
9.2	Lead to after-use of the site, which could have an impact on the environment	No	
9.3	Set a precedent for later developments	Yes	The area falls under Ghaziabad Master Plan, therefore, no illegal activity is predicted and development of the entire region is anticipated as per Ghaziabad Master Plan.
9.4	Have cumulative effects due to proximity to other existing or planned projects with similar effects	Yes	The surrounding projects area is also residential, agricultural and mixed use project, hence, cumulative effect may be there. The mother city is also under construction.

(III) Environmental Sensitivity

Map showing 15 km radius is given in **Annexure V**.

Sl. No.	Areas	Name/ Identity	Aerial distance (within 15 km.) Proposed project location boundary
1.	Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value	Forest	
		Gulistanpur P.F.	9.6 kms, SSW
		Khodnakhurd P.F.	8.2 kms, SSW
2.	Areas which are important or sensitive for ecological reasons - Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests	Refer to Annexure V	
3.	Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, over wintering, migration.	As in point 1 and 2	

Sl. No.	Areas	Name/ Identity	Aerial distance (within 15 km.) Proposed project location boundary
4.	Inland, coastal, marine or underground waters	As in point 2	
5.	State, National boundaries	Delhi-UP Border-16,W Nepal Border-242 E	
6.	Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas	Railway Line	
		Ghaziabad to Hapur	0.34 km
		Ghaziabad to Aligarh	2.4 km
		Ghaziabad to Ukharsa	3.1 km
		Road	
		NH-24, Ghaziabad to Hapur	1.13, N
		NH-91, G.T. Road, Ghaziabad to Sikandrabad	1.25, W
	NH-58, Ghaziabad to Merrut	5.42, WNW	
7.	Defense installations	Hindon Base	13.0,NW
8.	Densely populated or built-up area	Ghaziabad Dadri	Adjoining 10 km, SE
9.	Areas occupied by sensitive man-made land uses (<i>hospitals, schools, places of worship, community facilities</i>)	There are several hospitals, schools, places of worship and community facilities in the city. Refer Annexure VI	Within
10.	Areas containing important, high quality or scarce resources (<i>ground water resources, surface resources, forestry, agriculture, fisheries, tourism, minerals</i>)	Nil	
11.	Areas already subjected to pollution or environmental damage. (<i>those where existing legal environmental standards are exceeded</i>)	Mohan Nagar Rajinder Nagar Sahibabad Kavi Nagar Bulandshahar Road Amrit Nagar Merrut Road Dasna Jindal Nagar Chhapparaula Surajpur (as per CEPI)	10.4, WNW 13.0, WNW 11.2, W 3.0, W 4.4, W 4.2, W 5.3, NW 2.6, NE 5.8, NE 1.4, SW 7.4, S

Sl. No.	Areas	Name/ Identity	Aerial distance (within 15 km.) Proposed project location boundary
12.	Areas susceptible to natural hazard which could cause the project to present environmental problems (<i>earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions</i>)	The area has been classified as Seismic zone IV.	Within

(IV) Proposed Terms of Reference for EIA studies

Since the project comes under Section 8 (B) the Form-1, Form 1A and Project Report are being submitted. The EIA/EMP report is also being prepared and will be submitted shortly since the environmental monitoring and testing is going on.

I hereby give undertaking that the data and information given in the application and enclosures are true to the best of my knowledge and belief and I am aware that if any part of the data and information submitted is found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at our risk and cost.

Date: _____

Place: _____

Signature of the Applicant
With Name and Full address
(Project Proponent/ Authorized Signatory)

Submit document supporting claim of authorized signatory for the specific project. (**Annexure VII**)

FORM-1A

(Only for construction projects listed under item 8 of the Schedule)

CHECK LIST OF ENVIRONMENTAL IMPACTS

(Project proponents are required to provide full information and wherever necessary attach explanatory notes with the Form and submit along with proposed environmental management plan & monitoring programme)

1. LAND ENVIRONMENT
(Attach panoramic view of the project site and the vicinity)**ANS:** Panoramic view of the project site is Attached as **Annexure VIII**.**1.1 Will the existing landuse get significantly altered from the project that is not consistent with the surroundings? (Proposed land use must conform to the approved Master Plan / Development Plan of the area. Change of landuse if any and the statutory approval from the competent authority are submitted). Attach Maps of (i) site location, (ii) surrounding features of the proposed site (within 500 meters) and (iii) the site (indicating levels & contours) to appropriate scales. If not available attach only conceptual plans.****ANS:** Part of the selected site for the hi-tech city come under the land already declared for hi-tech city development by Ghaziabad Development Authority as per Master Plan. Part of the project area falls outside under agricultural land use for which change in land use will have to be obtained.Refer **Annexure I** for location plan, **Annexure IV** for map showing the layout plan of the proposed township, **Annexure IX** for surrounding features within 500 m of this project and **Annexure X** for contour plan/survey plan of the proposed township area.**1.2 List out all the major project requirements in terms of the land area, built up area, water consumption, power requirement, connectivity, community facilities, parking needs etc.****ANS:** a) **Land Requirement** : The break up of the land required for different usages of the hi-tech city is given below :

Sl. No.	Description	Area (Acres)		
		Existing	Proposed	Total
1	Plotted	343.68	731.904	1075.584
2	Group housng	151.75	408.515	560.265
3	EWS/LIG	15.1	56.439	71.539
	Sub Total (Residential)	510.53	1196.858	1707.388
4	Commercial	74.14	373.815	447.955
5	Industrial	57.11	216.713	273.823
6	Public/Semi-public	117.4	242.159	359.559
7	Recreational	41.87	101.114	142.984
		Existing	Proposed	Total

8	Green/Open space (including master plan green belt)	279.39	292.645	572.035
9	Green in Group housing	Part of 2 above		84.04
10	Green in Commercial	Part of 4 above		44.795
11	Roads (including master plan roads)	432.16	558.41	990.57
	Grand Total	1512.59	731.904	4494.314

b) Power

Total Power Demand : 822 MW

Source of Power : Uttar Pradesh Power Corporation Ltd

An efficient power transmission system will be installed to supply the uninterrupted conventional power in order to make sure that no power supply failures takes place. Stand by generator will be provided for essential services

c) Water Requirement

1. Source of Water: Ground Water and treated waste water.
2. Total water requirement will be 125.45 MLD as per DPR including greenery while calculating on the basis of the MOEF/ SEAC norm, the total water requirement during summer and winter works out to be 105.3 MLD, out of which fresh water demand will be 57.45 MLD and during monsoon, the fresh water demand reduces to 51.45 MLD making the total demand as 99.3 MLD.

d) Connectivity

The project is well connected by NH-24 (Ghaziabad-Hapur) at a distance of 1.13 km in North direction. Mehrauli is the nearest Railway Station which is approx 0.3 km in North Direction and Ghaziabad Railway Station at a distance of 2.0 km in west direction. Hindon airport is the nearest Airport which is approx 12.7 km in North west direction.

e) Community Facilities

Hospital, health centers, schools, colleges, parks, amusement and entertainment centers, parks and parking spaces, malls, retail shopping centers, multiplexes etc.

f) Parking Facilities

Parking will be provided as per norms of NBC 2005/ UP state govt. in various land uses separately.

1.3 What are the likely impacts of the proposed activity on the existing facilities adjacent to the proposed site? (Such as open spaces, community facilities, details of the existing land use and disturbance to the local ecology).

ANS: Part of the area falls under land use denoted for Hi-tech City in the Ghaziabad Master Plan (2021). Remaining part falls in agricultural area for which change in land use will have to be done. Open spaces, community facilities and adequate

parking facilities will be provided within proposed project. The township will be developed as per approved plan by Ghaziabad Development Authority (GDA). Improvement in ecology is anticipated with the development of green belts and lawns.

Project boundary superimposed on proposed master plan of Ghaziabad is enclosed as **Annexure III**. The ten kilometer radius around the project has been prepared and the land use assessed for the same on the basis of Census 2001 is given below:

**SUMMARY OF LAND USE IN THE STUDY AREA
(10 KM RADIUS OF THE PROJECT) HECTARES)**

Land Use	Area (Ha)	%
Irrigated Area	25910.57	46.68
Unirrigated Area	3374.50	6.08
Culturable waste	1959.56	3.53
N/A for Cultivation	21112.63	38.03
Forest	3151.91	5.68
Total	55509.17	100.00

1.4 Will there be any significant land disturbance resulting in erosion, subsidence & instability? (Details of soil type, slope analysis, vulnerability to subsidence, seismicity etc may be given).

ANS: Soil investigation has not yet been started. It will be started after environmental clearance. The land is plain and the kind of activities that will be carried out for development of the layout will not lead to increase in erosion. There is no subsidence or instability anticipated. The construction will be carried out as per BIS standards for seismic safety.

a) Characteristics of soil

- The soil is rich in calcium.
- The soils have normal conductivity but deficient in sulphur.

b) Geological features including seismic zone

- Epicenters of earthquakes up to magnitude 6 have been recorded in the region.
- Seismic zone: IV

1.5 Will the proposal involve alteration of natural drainage systems? (Give details on a contour map showing the natural drainage near the proposed project site)

ANS: No alteration of major natural drainage system is proposed. The main drain flowing through the project area is Dasna Drain. Dasna Drain will be maintained and green areas provided along both its banks. In addition storm water drains of adequate capacity will be provided. The runoff from the rooftop will be taken to the recharge structures for harvesting. Overflow from the recharge structures and runoff from roads and open areas will be disposed in the existing natural drain. The topography and drainage map of the plot can be seen in **Annexure V**.

1.6 What are the quantities of earthwork involved in the construction activity-cutting, filling, reclamation etc. (Give details of the quantities of earthwork involved, transport of fill materials from outside the site etc.)

ANS: Layout of this area has been proposed in such a way that there will be minimum cutting and filling required but for the foundation of buildings, basement constructions etc in plotted, commercial, industrial and public/semi-public buildings, construction of roads, provision of underground services and landscaping which is given below:

Sl. No.	Description	Quantity (Cum)	
		Cutting	Filling
1	Buildings	15382325	11536744
2	Roads	3535253	353525
3	Underground Services	8891488	8002338
4	Landscaping	0	6179177
	Total	27809066	26071784

1.7 Give details regarding water supply, waste handling etc during the construction period.

ANS: Construction Phase:

a) Water supply

To meet the water requirements during the construction phase, water shall be drawn from tube-wells sunk within the project area.

b) Waste handling

Minor construction waste shall be generated, most of which would be recyclable and sellable to recycling vendors. Remaining waste shall be disposed in designated land fill site.

c) Sewage

Septic tank will be attached with the toilet blocks for treatment of sewage

1.8 Will the low-lying areas & wetlands get altered? (Provide details of how low lying and wetlands are getting modified from the proposed activity)

ANS: No, the major natural drain is Dasna drain flowing through the project areas and its banks shall be protected by provision of greenery. The ponds which are within the project site will also be conserved and used for natural recharge of ground water.

1.9 Whether construction debris & waste during construction cause health hazard? (Give quantities of various types of wastes generated during construction including the construction labour and the means of disposal).

ANS: No, there will not be any health hazard during construction due to construction debris and waste since they will be handled and disposed as per procedure. Further, the laborers will be provided with PPE to avoid any accidental problems.

Construction waste will predominantly be earth work generated during cutting which shall be partly reused in the plot itself for filling and the balance for the filling of low lying areas in adjacent plot. Construction labour will generate minimal solid waste at the rate of 150 gms/capita/day, which will be segregated and the recyclable portions sold to recycling vendors. The organic matter will be composted and used as manure. The non biodegradable portion shall be disposed off in landfill site. The total anticipated solid waste generation for the township will be 432 MT/day.

2 WATER ENVIRONMENT

2.1 Give the total quantity of water requirement for the proposed project with the breakup of requirements for various uses. How will the water requirement met? State the sources & quantities and furnish a water balance statement.

ANS: Fresh water requirement will be met through ground water withdrawal and will be 125.45 MLD as per DPR including greenery while calculating on the basis of the MOEF/ SEAC norm, the total water requirement during summer and winter works out to be 105.3 MLD, out of which fresh water demand will be 57.45 MLD and during monsoon, the fresh water demand reduces to 51.45 MLD making the total demand as 99.3 MLD.

It is proposed to use recycled water collected from STP so that water would be conserved. Refer page 6 to 8 of **Annexure XIV** (EMP) for details of water requirement and water balance.

2.2 What is the capacity (dependable flow or yield) of the proposed source of water?

ANS: Water supply

- The utilization of ground water for the operation of the township will be very scientific and systematic. The anticipated tube wells, required to trap the ground water fulfilling the water demand is considered having yield of 1200 LPM it is specific to mention that the yield obtained from the Tube wells in the water supply schemes running in the vicinity is 1200 lpm. On the basis of this parameter 92 numbers of tube wells are required to operate with consideration of pumping hours 16 hours per day.
- For watering in green areas like gardens, parks, green landscapes etc, chilling plants and flushing, it is proposed to use recycled water collected from STP so that water would be conserved.

Therefore, the sources of water identified for Water Supply System in the Township are:

- a) Ground Water
- b) Recycling of treated effluent from STP for irrigation, chilling plant & flushing

2.3 What is the quality of water required, in case, the supply is not from a municipal source? (Provide physical, chemical, biological characteristics with class of water quality)

ANS: The source of water would be Ground water. The ground water quality testing in project area is being done for this season. The water quality as tested in 2006 is given in **Annexure XII**

2.4 How much of the water requirement can be met from the recycling of treated wastewater? (Give the details of quantities, sources and usage)

ANS: The total anticipated sewage to be generated from the township as per DPR is 73 MLD while as per the calculation done on the basis of MOEF/ SEAC norms, the sewage generation will be 58.39~59 MLD. Therefore, the STP required will be of 59 MLD. Therefore, capacity proposed in the DPR in **Table 5 of Annexure XIV** (EMP) will have to be reduced by approximately 10%. The water requirement for green areas in Master plan Green belt has been assessed around 15.66 MLD as per DPR but as per the calculation on the basis of MOEF/SEAC norms, the total water requirement is 6 MLD. The entire treated sewage will be utilized for the flushing, cooling plant and irrigation purpose. The choice of dual plumbing will be available with the individual plot developers and they will re-circulate treated waste water from their own treatment systems. In case of any eventuality, only the treated discharge from STP will be disposed off in the existing drain after conforming to the norms of CPCB for disposal in drains.

2.5 Will there be diversion of water from other users? (Please assess the impacts of the project on other existing uses and quantities of consumption)

ANS: No, there will be no diversions of water from other users. Since the major source of water at the project site is ground water so the extraction will be counter balanced by the swift recharge due to river Hindon and various recharge process. Rain water harvesting is also proposed for the recharge of rain water to the ground.

2.6 What is the incremental pollution load from wastewater generated from the proposed activity? (Give details of the quantities and composition of wastewater generated from the proposed activity)

ANS: The total anticipated sewage to be generated from the township as per DPR is 73 MLD while as per the calculation done on the basis of MOEF/ SEAC norms, the sewage generation will be 58.39 ~59 MLD. Therefore, the STP required will be of 59 MLD. Therefore, capacity proposed in the DPR in Table 5 of **Annexure XIV** (EMP) will have to be reduced by approximately 10%. The anticipated characteristics of the wastewater will be that of a typical weak to medium untreated domestic wastewater. The sewage treatment plant envisaged shall be designed to bring down BOD to below 20 mg/l and suspended solids to below 30 mg/l levels. The anticipated characteristics are given in the Table below. The schematic diagram of sewage treatment plant is given in Fig 2 & 3 of **Annexure XIV (EMP)**.

ANTICIPATED CHARACTERISTICS OF WASTE WATER

Sl. No.	Parameter	Concentration (mg/l)
1	Total solids	300-720
2	Suspended solids	100-220
3	Settleable solids	5-10
4	BOD (5 day)	110-220

5	COD	250-500
6	Total Nitrogen	20-40
7	Total Phosphorus	4-8
8	Alkalinity	50-100
9	Oil and Grease	50-100

Source: Wastewater engineering- treatment, disposal, reuse by Metcalf

The sewage generated will be treated in well designed sequential bed reactor technology based STP and the anticipated characteristics of the treated water would be as given below :

Parameter	Concentration
Color	Clear
pH	6.5 to 7.5
Oil & Grease	<10 mg/l
BOD	<20 mg/l
COD	<100 mg/l
Total suspended solids	<10 mg/l

Refer Fig 3 of **Annexure XIV** (EMP) for schematic diagram of proposed Sewage Treatment plant.

2.7 Give details of the water requirements met from water harvesting? Furnish details of the facilities created

ANS: Rainwater Harvesting Scheme

As per the guidelines of U.P. Govt. the rainwater harvesting technique has been adopted in the township to recharge the ground water with the rooftop runoff. A separate network has been laid for collective recharge of the rooftop runoff generated from the plot size greater than 100 sq.m and less than 300 sq.m. Rainwater from the rooftop will be brought to the recharge pit for harvesting (having capacity to hold 15 min of rainfall) and the overflow from the recharge pit has been diverted to the drainage system. For plot size greater than 300 sq.m, group housing, commercials, public semi public buildings the rainwater harvesting technique shall be adopted within the plot. Existing natural collectors of water like ponds, lakes etc will be conserved. The open spaces have been utilized for constructing collective recharging pit.

Recharge structures

The proposed Rainwater Harvesting Scheme has been designed to harvest the total average annual rain fall considering 20% losses due to Evaporation, spillage and first flush. For the purpose 194 numbers at required locations (as shown in the drawing in **Annexure XIII**. The depth & diameter of recharge pits has been taken as 5.0 and 5.5 m respectively. The rainwater harvesting plan is given Fig 4 of **Annexure XIV** (EMP).

2.8 What would be the impact of the land use changes occurring due to the proposed project on the runoff characteristics (quantitative as well as qualitative) of the area in the post construction phase on a long term basis? Would it aggravate the problems of flooding or water logging in any way?

ANS: The runoff pattern will change after the construction of the township. Open areas which earlier absorbed runoff would get paved, have buildings which in turn would increase the runoff. The runoff from the rooftop will be taken to the recharge structures for harvesting. Overflow from the recharge structures and runoff from roads and open areas will be disposed in the existing natural drain. The drainage system will be properly designed as per the norms of Jal Nigam and will ensure no flooding or water logging in any area of the township. Hence, no negative impact on runoff characteristics is anticipated.

The rainwater which will percolate into the ground water will contribute fresh water as well as improve the water table.

2.9 What are the impacts of the proposal on the ground water? (Will there be tapping of ground water; give the details of ground water table, recharging capacity, and approvals obtained from competent authority, if any).

ANS: The complex will be totally dependent of ground water, several impacts can occur due to long term withdrawal:

- (1) The decline of water table due to higher rate of withdrawal than that of rate of recharge
- (2) Effect on water quality in terms of higher mineralisation due to long term withdrawal
- (3) Higher energy consumption for pumping due to decline in water table
- (4) Long term local hydrogeological impacts
- (5) Competition with other users will increase stress on the ground water resource and can even lead up to overexploitation

The layout plan of proposed Township is prepared keeping in mind on priority the installation of efficient water harvesting system.

The anticipated tube wells, required to tap the ground water fulfilling the water demand, is considered having yield of 1200 LPM. On the basis of assessed water demand, 92 numbers of tube wells are required to operate with consideration of pumping hours 16 hours per day. Permission for ground water withdrawal will be applied by the Developer Company to the Central Ground Water Board separately.

2.10 What precautions/measures are taken to prevent the run-off from construction activities polluting land & aquifers? (Give details of quantities and the measures taken to avoid the adverse impacts).

ANS: Following measures are adopted to avoid land degradation and soil erosion:
i) Side drains have been provided on both sides of the roads to facilitate drainage, which will, in turn, minimize soil erosion. The drains will have gentle

gradient and side slopes to carry rainwater without erosion.

- ii) Surplus excavated material shall not be dumped haphazardly, but will be utilized for making roads and for filling in the built-up areas.
- iii) Wherever possible, vegetative cover shall be immediately established on cut/fill slopes.
- iv) The responsibility of the maintenance agency will be to collect, carry, sort and final disposal of the solid waste.

2.11 How is the storm water from within the site managed? (State the provisions made to avoid flooding of the area, details of the drainage facilities provided along with a site layout indication contour levels)

ANS: The proposed drainage system for this residential complex shall be planned in the following manner. The rainwater from the terraces and related clean areas of individual towers/plots/ villas, shall be collected in the collection chamber and shall be ultimately connected to the main storm-water drainage system. The drainage of this Hi-Tech City shall be through proposed storm sewers to recharge pits/ponds and any surplus shall be diverted to existing natural drainage course leading to the deep drain culverts from where storm water will ultimately find its way to River Hindon. The Drainage System on this site is natural and convenient which contribute an excellent drainage system to this township. The contours and existing drainage plan is given in **Annexure X**. The storm water drainage and rain water harvesting structures are shown in **Annexure XIII** & Fig 4 of **Annexure XIV** (EMP).

2.12 Will the deployment of construction labourers particularly in the peak period lead to unsanitary conditions around the project site (Justify with proper explanation)

ANS: No, deployment of construction labourers will not lead to unsanitary conditions as proper temporary sanitation facilities are provided to the labour to prevent unhygienic condition.

Moreover the deployment of construction labourers is temporary and so will be their houses, which will be dismantled after construction is over.

- a) Septic tank will be attached with the toilet blocks for treatment of sewage.
- b) Minor construction waste shall be generated, most of which would be recyclable and sellable to recycling vendors. Remaining waste shall be disposed in designated landfill site.

2.13 What on-site facilities are provided for the collection, treatment & safe disposal of sewage? (Give details of the quantities of wastewater generation, treatment capacities with technology & facilities for recycling and disposal)

ANS: The total anticipated sewage to be generated from the township as per DPR is 73 MLD while as per the calculation done on the basis of MOEF/ SEAC norms, the

sewage generation will be 58.39~59 MLD. Therefore, the STP required will be of 59 MLD. Therefore, capacity proposed in the DPR in Table 5 of **Annexure XIV** (EMP) will have to be reduced by approximately 10%. Each phase will have its independent sewerage system, appurtenant works and sewage pumping station. Adequate capacity of STP will be installed.

A sewage treatment plant based on Aerobic process of treatment, i.e. sequential bed reactor has been proposed for the sewage treatment. The STP has been proposed to be constructed by 'Add on Module' basis as and when required load generates. The Sewage generated from houses will be collected in the 'House connecting chamber' from where it will be carried to near by sewers and then to the Sewage Pumping Station from where it will be pumped ultimately to the STP for treatment.

The effluent after treatment has been proposed mostly to be recycled inside campus for flushing, cooling plant and for watering afforestation, parks & gardens proposed inside the premises and remaining will be discharged into the nearby drain after bringing down the characteristics of effluent within the norms specified by CPCB for safe disposal.

2.14 Give details of dual plumbing system if treated wastewater is used for flushing of toilets or any other use.

ANS: At township level, dual plumbing is envisaged for the distribution of treated. The entire treated waste water available from the township will be utilized in green area watering. However, individual plot developers and grouping housings can have their dual plumbing systems along with their independent treatment and recycling mechanisms.

3.0 VEGETATION

3.1 Is there any threat of the project to the biodiversity? (Give a description of the local ecosystem with it's unique features, if any)

ANS: No, there will be no threat to the biodiversity due to the project. As project area is devoid of any major vegetation.

The project area falls under area designated for hi-tech city of Ghaziabad Master Plan and rest of the area lies outside the Master Plan. The area is free from forest land. Healthy environ will be created with help of Green covers on 700.87 acres of land encompassing modest 15.59 % of total land.

The actual green area will be much higher though, since there will be green areas along roads, in group housings, commercial areas, recreational areas etc. As per norms green areas and open spaces will left in Group housings, Commercial and Public and semi public areas and road sides. When such areas are added up, usually 1/3rd of the project i.e. 33% becomes green. Trees will be planted along the roads. It will be new habitat for birds and biodiversity of area is anticipated to increase.

3.2 Will the construction involve extensive clearing or modification of vegetation? (Provide a detailed account of the trees & vegetation affected by the project).

ANS: No. There will be only clearing of shrubs, grasses, weeds etc. present on the project site area. Some trees are present in the fields. For every tree felled, prior permission will be sought from the Forest department and compensatory plantation shall be done. It is also specific to mention that a large area has been proposed for parks, afforestation, gardening /lawns etc. The land accumulated for township purpose is mostly agricultural and devoid of any vegetation.

3.3 What are the measures proposed to be taken to minimize the likely impacts on important site features (Give details of proposal for tree plantation, landscaping, creation of water bodies etc along with a layout plan to an appropriate scale).

ANS: Healthy environs will be created with help of Green covers on 700.87 acres of land encompassing modest 15.59% of total land. The actual green area will be much higher though, since there will be green areas along roads, in plots, etc. It will be new habitat for birds and biodiversity of area is anticipated to increase.

- Various activities in green areas include nursery development and plantation of medical and aromatic plants of economic value
- Parks will have the mix of shrubs, hedge rows and large plants
- Trees for both sides of roads chosen will have high value of absorption of pollutants.

Besides the above there will a lot of unaccounted green area within residential plots as well as schools, medical centers, commercial centers, industrial areas, public and semi public areas and road side. Refer Table 7 of **Annexure XIV (EMP)** for Landscape/ Green Area Plan.

4 FAUNA

4.1 Is there likely to be any displacement of fauna- both terrestrial and aquatic or creation of barriers for their movement? Provide the details

ANS: No, there will be no such displacement. No negative impact on terrestrial eco-system comprising birds and animals are anticipated. On the contrary, with progressive growth of greenery, terrestrial micro-habitats will develop in the long run. No aquatic body will be altered or be used for sewage disposal.

4.2 Any direct or indirect impacts on the avifauna of the area? Provide details

ANS: No direct impact on avifauna is anticipated. Due to the provision of the green area and plantation on the project site, it is expected that site will attract small fauna such as squirrels, birds, etc.

4.3 Prescribe measures such as corridors, fish ladders etc to mitigate adverse impacts on fauna

ANS: Not applicable since no water bodies involved.

5. AIR ENVIRONMENT

5.1 Will the project increase atmospheric concentration of gases & result in heat islands? (Give details of background air quality levels with predicted values based on dispersion models taking into account the increased traffic generation as a result of the proposed constructions)

ANS: The heat island effect shall be countered by plantation of trees which shall keep the micro climate cool. But there will be increase in fugitive emissions due to earthmovers and construction equipments and transportation of construction raw materials during construction phase only. And during operational phase there will be increased movement of vehicles for the resident's daily activities.

However, with the rules and regulations pertaining to vehicular emissions enforced by the Government of India, these emissions shall always be within the permissible limits.

5.2 What are the impacts on generation of dust, smoke, odorous fumes or other hazardous gases? Give details in relation to all the meteorological parameters

ANS: Construction Phase:

- Adverse impact due to dust, SO₂, NO_x, & CO generated by construction machines and handling of building material
- Impacts limited to the construction period, will be short-lived and reversible

Operation Phase:

- Silent DG sets with canopies will be used as power back up for STP during power failure. Stack height as per CPCB norms will be maintained to disperse the flue gas emission from DG sets. Therefore, the impact will be negligible.
- Increase in traffic will increase the level of criteria air pollutants but the green belt will reduce it largely

5.3 Will the proposal create shortage of parking space for vehicles? Furnish details of the present level of transport infrastructure and measures proposed for improvement including the traffic management at the entry & exit to the project site.

ANS: No. There will not be any shortage of parking as adequate parking space will be provided as per NBC/state Govt. rules. There would be provision of different gates for the entry and exit.

1. There will be parking for cars in the plot area. The transportation system to the project is well developed as the proposed site is along the NH-24 and is well connected with NH-24.
2. Parking for group housing will be in respective plots on surface, stilt parking and basement parking, as the case may be when the design is finalised.
3. Commercial areas shall have surface parking and if required, either underground or multilevel parking additionally
4. Internal roads width would be 18m, 12m and 9.0m to move inside township.

5.4 Provide details of the movement patterns with internal roads, bicycle tracks, pedestrian pathways, footpaths etc., with areas under each category.

ANS: Layout plan showing the roads 990.57 acres (400.87 ha) is given in **Annexure XI**. The areas under each category are as follows:

Sl. No.	Category	Area (Sq. m)	Percentage
1	Drive way	2004358	50
2	Foot path	1002179	25
3	Greenbelt	1002179	25
	Total	4008715	100

5.5 Will there be significant increase in traffic noise & vibrations? Give details of the sources and the measures proposed for mitigation of the above.

ANS: On completion of construction of the township, about 550285 people including the existing abadi area (35333 persons) will move in and occupy their dwelling units. The movement of this population as well as transport of materials of daily consumption will add to the traffic.

During construction phase, large quantities of construction material will be transported to the site. This will add to increase in traffic, in terms of trucks carrying construction material, on the NH as well as on the road connecting the site to the NH. The NH has well-maintained road, and the impact of traffic on this road will be relatively low. Further, special attention will be required, to manage the traffic at the junction of NH and entry points to the city, to avoid accidents.

Impact & management of traffic

- The proposed development would generate around 5,10,000 Trips in a day.
- Increased traffic during construction & inhabitation
- Substantial increases in traffic load on the G.T road and N.H 24.
- Reduction of traffic through provision of amenities within the complex
- Maintenance of roads to reduce traffic obstruction

Noise and Vibration

- Noise and Vibration is anticipated during the construction stage due to movement of heavy equipments, digging, shuttering etc.

- Noise level is anticipated to increase due to increase in traffic. But plantation along the roads and in residences will absorb noise energy and will reduce it significantly.

Management

- Roads of adequate capacity shall be provided within the complex to avoid congestion.
- Manual Management system is recommended to avoid accidents.
- The road pattern will be so designed that the mass transport services shall be able to provide access to its service from any part of the township by 5-10 minutes walking distance.
- Blowing of horns to be discouraged within the township.
- Encouragement to residents to ensure PUC certification of their vehicles.
- Provision of avenue plantation on road side
- During operation phase, impact on noise level is limited mainly to increase due to increased vehicular traffic. Plantation of trees on the two sides of all roads as well as the green belt shall be developed for noise attenuation.

5.6 What will be the impact of DG sets & other equipment on noise levels & vibration in & ambient air quality around the project site? Provide details.

ANS: Impact & Management of Noise

Silent DG sets with canopies will be used as power back up for essential facilities i.e. STPs, Water Works etc., during power failure. Stack height as per CPCB norms will be maintained to disperse the flue gas emission from DG sets. Therefore, the impact will be marginal. Moreover DG sets of Euro II quality will be used, which will minimize the emission to lowest extent. Provision of plantation shall be there which will act as sink.

Mitigation measures for pollution control:

The DG set shall be provided with acoustic shields or enclosures to limit the sound level inside the township. Monitoring will be done according to the CPCB guidelines.

Precautions & safety measures are proposed against fire hazards

- Fire safety will be taken into account and will be followed up all the safety norms and regulations, which are provided by National Building Code, and other related Indian Standards.
- All electrical cables will be underground and sophisticated modern electrical distribution system will be used
- Ample stocks of first aid and installation of fire fighting gadgets
- The maintenance agency will have trained Fire Officers and Fire Men on their regular rolls, who will conduct mock drills to educate the general public in the Township about the fire preventive measures and keep a total watch on systems. People will be trained for fire safety drill. Fire safety drill to take place at least every 6 months.

- This activity shall be controlled and monitored from a centralized control room and will work in close co-ordination with local Fire Authorities.
- All buildings will be having their own fire fighting systems approved by the regulatory agencies.

We have made fire fighting plan as per norms of UP Govt. For the group housing, public and semi-public buildings, each complex will have their own fire fighting equipments as per norms.

- A reserve for Fire Fighting has been kept as per recommendations of Manual on Water Supply GOI, and as per norms & specifications adopted by U.P. Jal Nigam in the storage capacity of reservoirs of each zone.
- The water hydrant will be provided at sufficient locations to cater fire fighting services
- As per the laid down guidelines for a Township the Developer Company will provide land for a fire station for the Township and approach the Department of Fire, Government of Uttar Pradesh to have a proper fire station developed and commissioned.

6.0 AESTHETICS

6.1 Will the proposed constructions in any way result in the obstruction of a view, scenic amenity or landscapes? Are these considerations taken into account by the proponents?

ANS: No, it will not cause any obstruction since there are no scenic amenities or landscapes around.

6.2 Will there be any adverse impacts from new constructions on the existing structures? What are the considerations taken into account

ANS: No, there will not be any such impact. The existing structures in the abadi area will not be disturbed. The infrastructure in terms of water supply, sewage system and solid waste management will be provided by the hi-tech city development agency to the abadi areas as well.

6.3 Whether there are any local considerations of urban form & urban design influencing the design criteria? They may be explicitly spelt out.

ANS: No, there is no local consideration of urban form and urban design which is influencing the design criteria.

6.4 Are there any anthropological or archaeological sites or artifacts nearby? State if any other significant features in the vicinity of the proposed site have been considered

ANS: Yes, there are archaeological sites in Ghaziabad district. nearby project area namely Raja Karan ka Khera in Paragana put, Mustafabad,. In Gulistandpur, Archaeological Site & Remains comprised in Survey Plot Nos. 736, 738/2, 738/3 &

parts of Survey Plot Nos. 737, 738 / 1 and 738 / 1 and 738 / 4 are there.

7.0 SOCIO-ECONOMIC ASPECTS

7.1 Will the proposal result in any changes to the demographic structure of local population? Provide the details

ANS: During construction phase there will be an influx of workers. Most of this labour force will be from local population, who will be paid their wages in cash. With increased money supply, those who will be able to provide goods and services to the work force will benefit economically. However, increased money supply may push up price of local commodities and services and the additional requirement may have to be met from nearby places. There will be growth of some temporary shops providing various items of daily necessities for sale as also for other services. These developments will have positive impact on the local socio-economic environment.

In post completion period additional jobs will be available in the township in the form of gardeners, household workers, drivers etc.

Yes. There will be increase in population in terms of residents and persons providing service to them. The population will increase by 550285 residential persons permanently.

Besides, the educational and medical facilities developed within the township will also cater to the needs of the surrounding areas. Additional job opportunities for support services in trade, commerce, transport, repairs, etc. will have positive impact on the economy of the area.

7.2 Give details of the existing social infrastructure around the proposed project.

ANS: **SUMMARY OF EMPLOYMENT AND OCCUPATION IN STUDY AREA**

Description	Total	%
Total workers	1421329	100
Main workers	351775	24.75
Marginal workers	37971	2.67
Non workers	1031583	72.58
Break up of Main Workers		
Cultivators	32772	9.32
Agricultural Labourers	6737	1.92
Household industries	12152	3.45
Other workers	300114	85.31
Break up of Marginal workers		
Cultivators	3541	9.33
Agricultural Labourers	4985	13.13
Household industries	2400	6.32
Other workers	27045	71.23

Substantial portion of the study area lies within the urban areas of Ghaziabad, where all types of amenities are available. Details of amenities available in the individual villages are given in **Annexure VI**. A summary of the same is as follows:

- Educational facilities in the rural villages of the study area comprise of 179 primary schools, 53 middle schools, 12 secondary schools, 12 senior secondary schools, 12 adult literacy centers, 1 graduate college, 3 Industrial school and 4 other institutions.
- There are 6 allopathic hospitals, 3 ayurvedic hospitals, 5 allopathic dispensaries, 2 homeopathic dispensary, 24 maternity and child welfare centres, 5 maternity homes, 7 child welfare centres, 8 health centres, 5 primary health centres, 27 primary health sub-centres, 5 family welfare centres, 114 registered private medical practitioners, 10 subsidized medical practitioners and 143 community health workers exists as per Census 2001 records within the study area.
- As per the Census 2001 records the main sources of water supply within the study area are 72 taps, 20wells, 31 tanks, 49 tube wells, 122 hand pumps, 19 canals, 1 lake and 1 river.
- Census data for power supply shows that 44 villages have power supply for domestic purpose, 55 villages for agriculture purpose, 80 villages have power for other purposes, and 161 have power for all purposes. Tamolipur, Bhawanipur and Yushufpur Chak Saberi villages have no power supply.
- Census data for post and telegraphic amenities in the villages shows that there are 29 post offices, 3 post and telegraph office, 3 telegraph offices and 730 telephones.
- There are 114 pucca road approaches to villages and 34 mud roads in the rural villages of the study area. 22 are accessible by footpath. The communication of the study area is through 16 bus stops and 1 railway station and 1 navigable water way.
- There are 10 commercial bank,4 cooperative banks,4 agricultural credit society,1 non agricultural society and 2 other credit societies.

7.3 Will the project cause adverse effects on local communities, disturbance to sacred sites or other cultural values? What are the safeguards proposed?

ANS: No, there will be no adverse impact. In fact it will create employment opportunity for near by natives, which will help in increasing the economic standard. The existing structures in the abadi area will not be disturbed. The infrastructure in terms of water supply, sewage system and solid waste management will be provided by the hi-tech city development agency to the abadi areas as well.

8.0 BUILDING MATERIALS

8.1 May involve the use of building materials with high-embodied energy. Are the construction materials produced with energy efficient processes? (Give details of energy conservation measures in the selection of building materials and their energy efficiency)

ANS: ➤ Lighting and ventilation will be energy efficient

- LEDs and CFLs shall be used for lighting
- Construction material with high embodied energy shall be avoided
- Gardens and parks shall have solar lightning
- Streets lights will be provided with timers
- Fly ash bricks shall be used, hollow blocks on the periphery shall be used
- U & R Values will be according to norms given by Ministry of Energy Conservation, which is enclosed as Table 13 to 16 of **Annexure XIV** (EMP)

8.2 Transport and handling of materials during construction may result in pollution, noise & public nuisance. What measures are taken to minimize the impacts?

ANS: During construction phase much emphasis is laid on the planning, in which due care has been taken to prevent any pollution during transportation and handling. Following are the measures adopted:

1. Due care has been taken during loading and unloading of material.
2. Proper traffic management is done to avoid any kind of congestion on the site during transportation of material
3. Sprinkling of water during construction for dust suppression

8.3 Are recycled materials used in roads and structures? State the extent of savings achieved?

ANS: Where possible, construction waste material, stones and other waste material will be utilized for roads and structures in conjunction with conventional construction material.

8.4 Give details of the methods of collection, segregation & disposal of the garbage generated during the operation phases of the project.

ANS:

- Waste shall be segregated at source in biodegradable, recyclable and non-biodegradable wastes.
- House to house collection by sweeper shall be done in plotted area and in case of group housing, there shall be common chutes running vertically in the buildings with disposal windows in each floor and common dustbins at the lowest level. The system of disposal in group housing can vary according to the final design
- Disposal in common bins which are provided at suitable distance in the complex.
- Transportation by tipper up to final disposal site shall be ensured day-to-day.
- Recyclable waste shall be separated and sold to recycling vendors
- The maintenance agency proposes to associate an NGO for solid waste management.

9 ENERGY CONSERVATION

9.1 Give details of the power requirements, Source of supply, backup source etc. What is the energy consumption assumed per square foot of built-up area? How have you tried to minimize energy consumption?

ANS:

Total Power Demand of Township		
Sl. No.	Area	Demand Load
1.	Residential	376.31 MW
2.	Commercial	331.07 MW
3.	Industrial	65.75 MW
4.	Public semi public	41.40 MW
5.	Recreational	2.00 MW
6.	Green	1.40 MW
7.	Road	3.84 MW
Grand Total		822 MW
Load in MVA		913.09 MW
Required Transformer Capacity in MVA at 80% loading		1141.36 MW

The source of power will be State Electricity Board. An efficient power transmission system will be installed to supply the uninterrupted conventional power in order. The sourcing of power is being investigated from Uttar Pradesh Power Corporation Ltd and it is planned to have discussion with UPPCL to explore the possibility of having the entire requirement met from UPPCL. Also installation of cooking gas piped supply system is being explored.

The energy consumption per square foot of built up residential area maximum 50 KW/ sq. ft. commercial 150 W/sq.m., hospitals 80 W/sq.m.

Principles & guidelines for energy efficient buildings to minimize energy consumption :

- Site planning
- Building orientation
- Ventilation and lighting
- Energy efficient appliances and devices
- Windows and Doors
- Landscaping features
- Use of solar lighting to meet part of the landscape/ street lighting requirement
- Provision of solar water heating systems

9.2 What type of, and capacity of, power back-up do you plan to provide?

ANS: Silent DG sets with canopies will be used as power back up for essential facilities i.e. STPs, Water Works etc., during power failure. Stack height as per CPCB norms will be maintained to disperse the flue gas emission from DG sets. Therefore, the impact will be negligible. Moreover, DG sets of Euro II quality will be used with a capacity of 700 KVA, which will minimize the emission to lowest extent. Provision of plantation shall be there which will act as sink.

9.3 What are the characteristics of the glass you plan to use? Provide specifications of its characteristics related to both short wave and long wave radiation?

ANS: The characteristics of the glass will be decided at the time of their detailed designing. They will comply with the ECBC norms

9.4 What passive solar architectural features are being used in the building? Illustrate the applications made in the proposed project.

ANS: *Building orientation*

The orientation of the plotting is done such that the building will be ensured for maximized solar gains to ensure optimum requirement of energy for cooling and heating of building spaces depending on climatic conditions.

Windows and Doors

1. It is planned that 15-20% of the room wall area will be allocated to windows and doors.
2. Use of double-glazing with air gaps doors will be used so that more than 10% of energy can be conserved.

9.5 Does the layout of streets & buildings maximise the potential for solar energy devices? Have you considered the use of street lighting, emergency lighting and solar hot water systems for use in the building complex? Substantiate with details.

ANS: Yes. Part of the landscape/ street lighting shall be met from solar lighting. Part of the solar water heating for public buildings and group housings will be definitely used.

The green cover has been reported to reduce the ambient temperatures by about 2-3 degrees. Hence, 33% of the area is dedicated to development of lawns, green belts and plantation.

9.6 Is shading effectively used to reduce cooling/heating loads? What principles have been used to maximize the shading of Walls on the East and the West and the Roof? How much energy saving has been effected?

- ANS:**
- The orientation of the plotting is done such that the building will be ensured for maximized solar gains to ensure optimum requirement of energy for cooling and heating of building spaces depending on climatic conditions.
 - Proper use of atriums will be encouraged to make a significant difference to energy consumption in the building.
 - Use of blinds curtains, shutters and air curtains will be enforced to use appropriately for energy efficient operations. Use of double-glazing with air gaps doors will be used so that more than 10% of energy can conserve.

9.7 Do the structures use energy- efficient space conditioning, lighting and mechanical systems? Provide technical details. Provide details of the transformers and motor efficiencies, lighting intensity and air conditioning load assumptions? Are you using CFC and HCFC free chillers? Provide specifications.

ANS: Designing of energy efficient buildings for the plotted area will be done by individual builders/customers because these plots will be purchased by different builders/customers. They will take separate approval & clearance from the competent authorities. It is difficult to tell at this stage the details of the buildings.

9.8 What are the likely effects of the building activity in altering the micro-climates? Provide a self assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects?

ANS: The construction of the flats will be done in such a way that they are well ventilated and no closed areas are present in the complex. There shall be minimal heat island effect due to free flow of convection air, which will further be taken care by plantation of trees. There are several instances where the green cover has been reported to reduce the ambient temperatures by about 2-3 °C, hence, 33% of the township shall be under greenery.

9.9 What are the thermal characteristics of the building envelope? (a) roof; (b) external walls; and (c) fenestration? Give details of the material used and the U-values or the R values of the individual components.

ANS: The thermal characteristics of the building envelope shall comply to the ECBC norms as given in Table 13 to 16 of **Annexure XIV** (EMP).

9.10 What precautions & safety measures are proposed against fire hazards? Furnish details of emergency plans

ANS:

- .Fire safety will be taken into account and all the safety norms and regulations which are provided by National Building Code and other related Indian Standards will be followed.
- All electrical cables will be underground and sophisticated modern electrical distribution system will be used
- Ample stocks of first aid and fire fighting gadgets
- The maintenance agency will have trained Fire Officers and Fire Men on their regular rolls, who will conduct mock drills to educate the general public in the Township about the fire preventive measures and keep a total watch on systems. People will be trained for fire safety drill. Fire safety drill to take place at least every 6 months.
- This activity shall be controlled and monitored from a centralized control room and will work in close co-ordination with local Fire Authorities.
- All buildings will be having their own fire fighting systems approved by the regulatory agencies

Permission from the Chief Fire Officer for the Fire safety is required only for the buildings as per norms and not for layout. The individual buildings will be seeking these permissions after preparing their layout plans.

9.11 If you are using glass as wall material provides details and specifications including emissivity and thermal characteristics.

ANS: Not applicable since glass is not proposed as a wall material.

9.12 What is the rate of air infiltration into the building? Provide details of how you are mitigating the effects of infiltration.

ANS: A township is being developed here. The buildings requiring ventilation or central air conditioning will be decided at the time of their detailed designing.

9.13 To what extent the non-conventional energy technologies are utilised in the overall energy consumption? Provide details of the renewable energy technologies used.

ANS:

- Use of solar energy based and other non-conventional energy based appliances shall be promoted
- Energy efficient appliances will be installed in the building.
- Constant monitoring of energy consumption and defining targets for energy conservation will be employed.
- Awareness on energy conservation will be raised among the users of the buildings in the complex.

Following renewable energy sources will be used:

Solar hot water systems shall be integrated into the building design, to ensure that the piping systems are suitably located for hot water requirements, for the bathrooms, and kitchens. This could result in substantial savings, and more than payback for the cost of the solar water heaters.

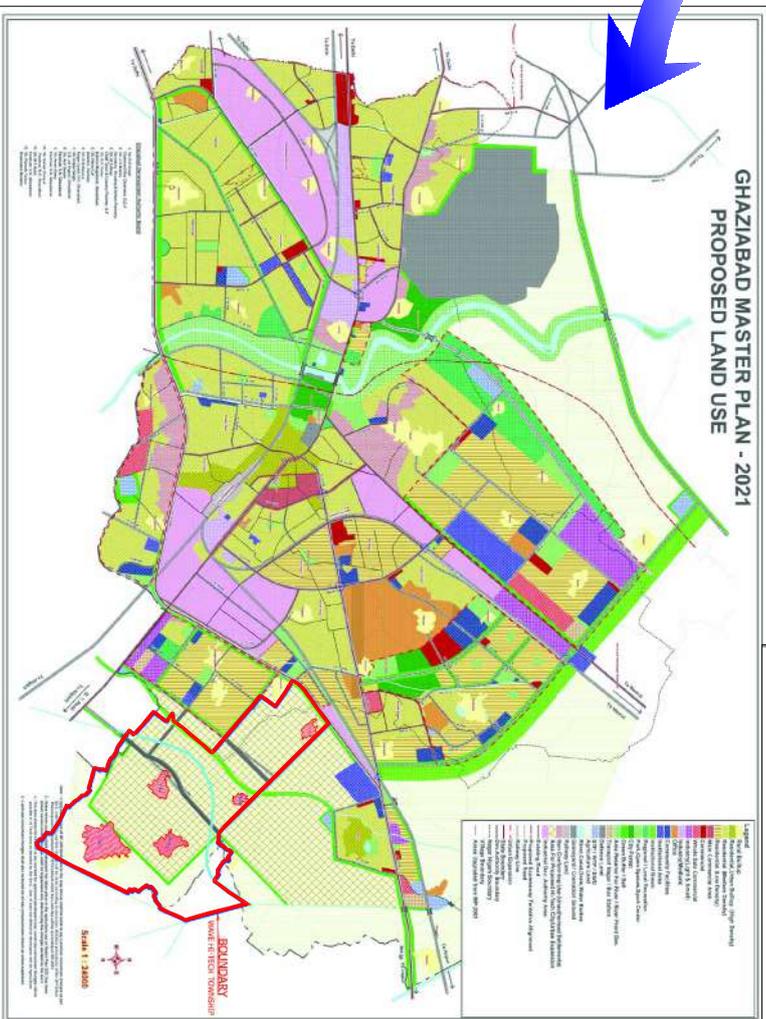
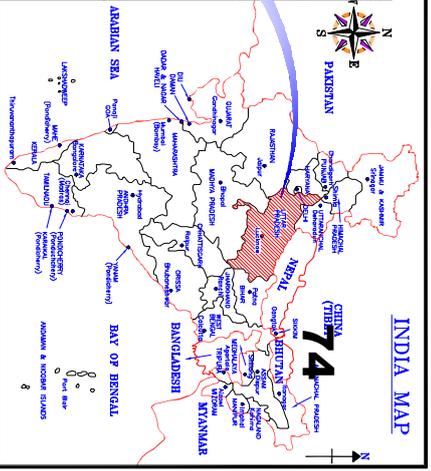
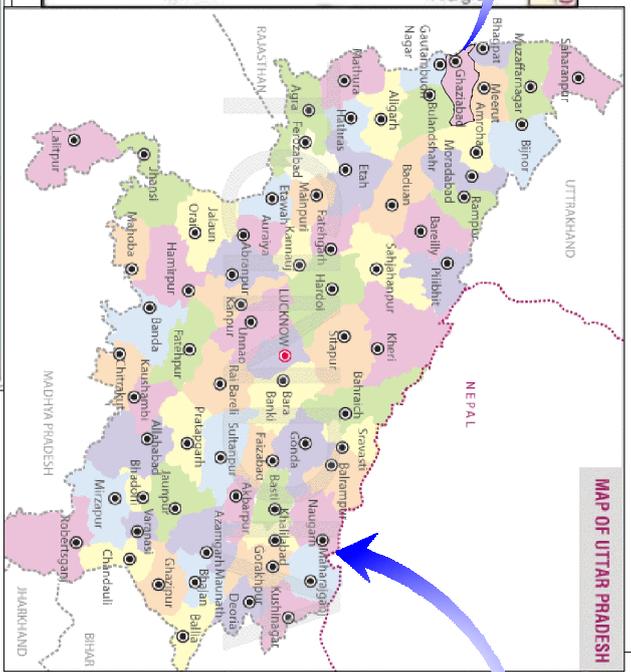
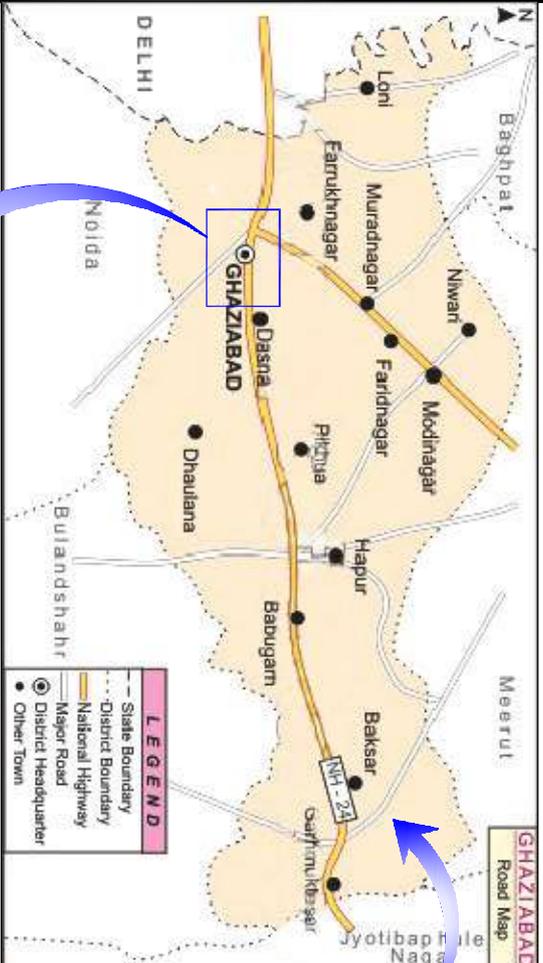
Photo voltaic lighting is proposed for landscape lighting. The building shall be so designed keeping in view the solar gains, in terms or building orientation to ensure that the impact of the solar radiation and illumination is optimized depending on the climatic conditions. Also, the building materials used shall consist of hollow blocks, tremble walls and other such technologies, which will significantly reduce the energy requirements of the building.

10. ENVIRONMENT MANAGEMENT PLAN

ANS: The Environment Management Plan would consist of all mitigation measures for each item wise activity to be undertaken during the construction, operation and the entire life cycle to minimize adverse environmental impacts as a result of the activities of the project. It would also delineate the environmental monitoring plan for compliance of various environmental regulations. It will state the steps to be taken in case of emergency such as accidents at the site including fire. The details are given in **Annexure XIV**.

LIST OF ANNEXURES TO FORM-1 AND FORM-1A

Annexure No.	Description
I	Location plan
II	Khasra details
III	Project boundary superimposed on proposed Master Plan of Ghaziabad
IV	Layout map
V	Map showing 10 km radius
VI	Details of amenities available in the individual villages in study area
VII	Authorisation letter to signatory
VIII	Panoramic view of the project site
IX	Map showing surrounding features within 500 m
X	Contour plan
XI	Road map with location of STP
XII	Water quality test results
XIII	Rainwater harvesting plan
XIV	Environment management plan



 <p>MIN MEC CONSULTANCY PVT. LTD. NEW DELHI, PH. 26568777, 26865891, 26862336 An ISO 9001 : 2000 Approved Company</p>		<p>CLIENT:</p> <p>UPPAL, GUPTA & TECH DEVELOPERS PVT. LTD.</p>
<p>PROJECT: EXPANSION OF WAVE HI-TECH TOWNSHIP</p>		
<p>TITLE: LOCATION MAP</p>		
<p>DRAWN BY: RAJJEET K.</p>	<p>APPROVED BY: MARISHA SHARMA</p>	<p>FIG. NO. *</p>
<p>SCALE : AS ABOVE</p>	<p>DATE : 04-02-2011</p>	

KHASRA DETAILS

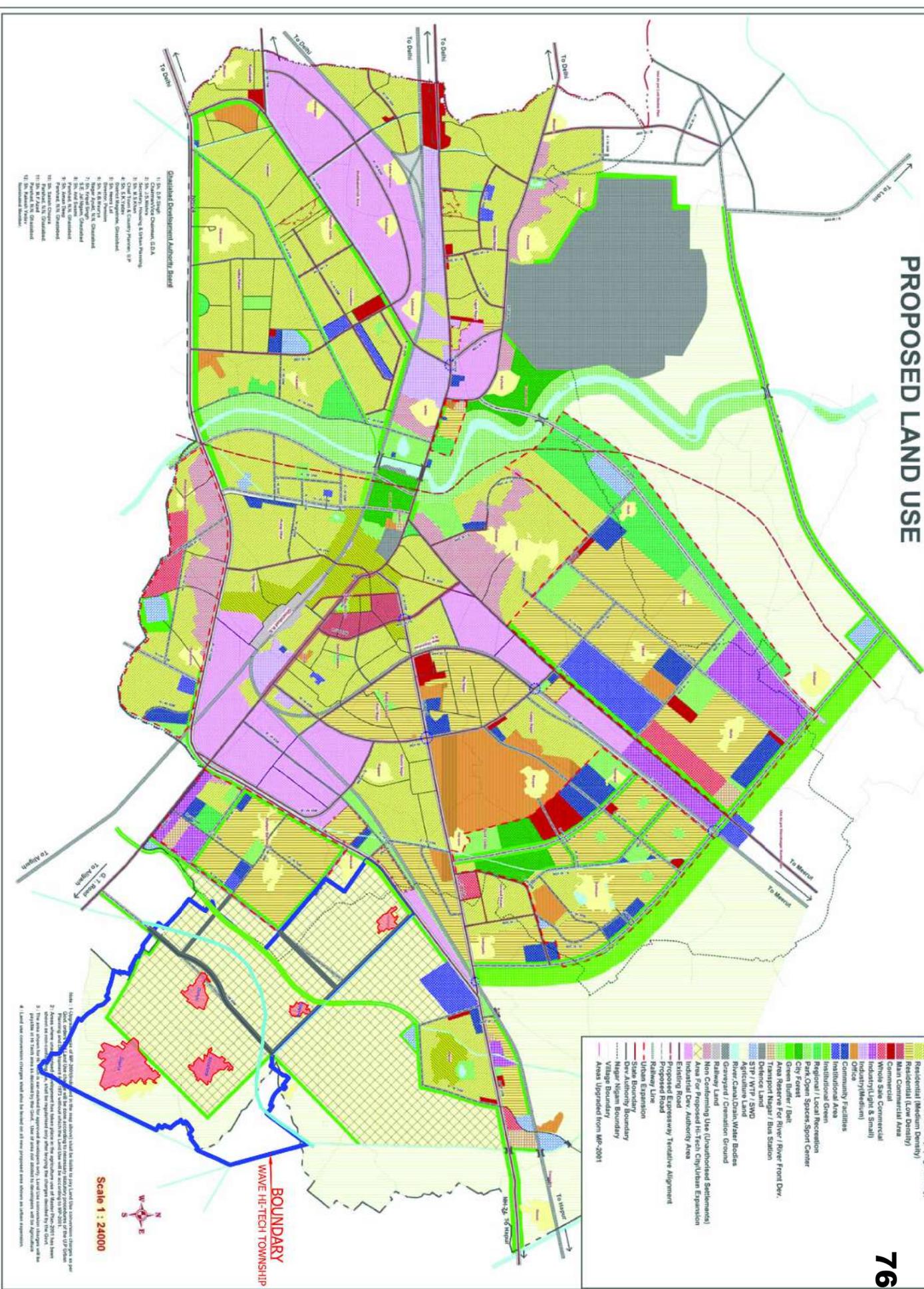
Land detail of Phase-1

Sl. No.	Village Name	Acquisition Area in Acre	LMC (in Acre)	Total (In acre)	Plot Area
1	Sadikpur Qazipura	162.313	7.630	169.943	162.313
2	Shahpur Bhamita	137.598	4.947	142.545	137.599
3	Bayana	329.580	14.310	343.890	329.580
4	Naiphall	365.619	14.006	379.625	365.619
5	Mehroli	198.696	4.282	202.978	198.696
6	Dasna	15.315	2.140	17.455	15.315
7	Duryai	237.248	9.773	247.021	237.248
Total In Acre		1446.369	57.088	1503.457	1446.37

फेज - दो की भूमि का विवरण							
जिला गौतमबुद्धनगर							
क्रमांक	ग्राम	क्षेत्रफल		ग्राम समाज		कुल भूमि	
		हेक्टेयर	एकड़	हेक्टेयर	एकड़	हेक्टेयर	एकड़
1	दुरयाई	221.248	546.704	12.618	31.179	233.866	577.883
2	कचैडा बरसाबाद	316.31	781.602	21.403	52.887	337.713	834.489
3	दुजाना	359.781	889.019	28.577	70.614	388.358	959.633
4	तालाबपुर / हाथीपुर	57.284	141.549	3.060	7.561	60.344	149.110
5	गिरधरपुर सुनारसी	57.505	142.095	2.389	5.903	59.894	147.998
कुल योग						1080.175	2669.112
जिला गाजियाबाद							
क्रमांक	ग्राम	क्षेत्रफल		ग्राम समाज		कुल भूमि	
		हेक्टेयर	एकड़	हेक्टेयर	एकड़	हेक्टेयर	एकड़
1	इनायतपुर	69.805	172.488	2.694	6.657	72.499	179.145
2	सादतनगर इकला	27.029	66.789	1.212	2.995	28.241	69.784
3	आरिफपुर	28.141	69.536	1.515	3.744	29.656	73.280
कुल योग						130.396	322.209
कुल महायोग						1210.571	2991.32

HAZIABAD MASTER PLAN - 2021 PROPOSED LAND USE

76



LEGEND:

Residential/Plotted
Group Housing
EV/S, LIG
Commercial
Public / Semi Public
Industrial
Recreational
Green



Site Area Analysis

Total Site Area	1200
1. Road	50
2. Green	100
3. Water	10
4. Building Footprint	100
5. Open Space	100
6. Hardwork, Curbside, Sidewalk	10
7. Remaining Available for Development	10

Calculation for Measurement of Green in Area

Area	Area	Area
Green	Green	Green
Water	Water	Water
Road	Road	Road
Building Footprint	Building Footprint	Building Footprint
Open Space	Open Space	Open Space
Hardwork, Curbside, Sidewalk	Hardwork, Curbside, Sidewalk	Hardwork, Curbside, Sidewalk
Remaining Available for Development	Remaining Available for Development	Remaining Available for Development

DEVELOPMENT DENSIFICATION

Area	Area	Area
Green	Green	Green
Water	Water	Water
Road	Road	Road
Building Footprint	Building Footprint	Building Footprint
Open Space	Open Space	Open Space
Hardwork, Curbside, Sidewalk	Hardwork, Curbside, Sidewalk	Hardwork, Curbside, Sidewalk
Remaining Available for Development	Remaining Available for Development	Remaining Available for Development

DEVELOPMENT DENSIFICATION (Cont.)

Area	Area	Area
Green	Green	Green
Water	Water	Water
Road	Road	Road
Building Footprint	Building Footprint	Building Footprint
Open Space	Open Space	Open Space
Hardwork, Curbside, Sidewalk	Hardwork, Curbside, Sidewalk	Hardwork, Curbside, Sidewalk
Remaining Available for Development	Remaining Available for Development	Remaining Available for Development

TABLE 7: MAIN PUBLIC FACILITY CHECK LIST

Facility	Required	Provided
NS - Nursery School	1	1
PS - Primary School	1	1
HS - High School	1	1
IC - Inter College	1	1
DC - Degree College	1	1
HC - Health Center	1	1
CWC-Child and Woman Welfare Center	1	1
Hosp - 100 Bedded Hospital	1	1
SPO - Sub-Post Office	1	1
TE - Telephone Exchange	1	1
POS - Police Station	1	1
PCS - Police Chowki	1	1
FS - Fire Station	1	1
CRRC - Computerised Rail Reservation Counter	1	1
ATM - Extension Counter with ATM	1	1
CC - Community Center/ Marriage Hall	1	1
LPG - LPG Storage/ Gas Storage	1	1
ES - Electric Substation	1	1
AGW - Angan Wadi	1	1
INF - Informal	1	1
GAR - Garbage Collection	1	1

Project Name :
WAVE HI-TECH TOWNSHIP

Developer Company :
 Uppal Chandra Hi-Tech Developers Pvt. Ltd.
 Plot No - 757, Village Dasna, Kazipur More,
 NH-24 Ghazialabad

Town Planner & Architect :
 Rudrabhaskar Enterprises Pvt. Ltd.
 820 Anantkesh Bhawan, 22 K.G. Marg
 Connaught Place New Delhi 110001

Notes:
 1. Compensation F.A.R. for Master Plan Green Master Plan Roads etc. shall be given as per applicable norms.
 2. The location and quantity of hard green areas shown in Group Housing & Commercial service & major change at the time of preparation of detailed plan for the project.
 3. A line line of standard of layout for Group Housing & Commercial no additional green shall be provided.

SCALE 1:9000

DATE

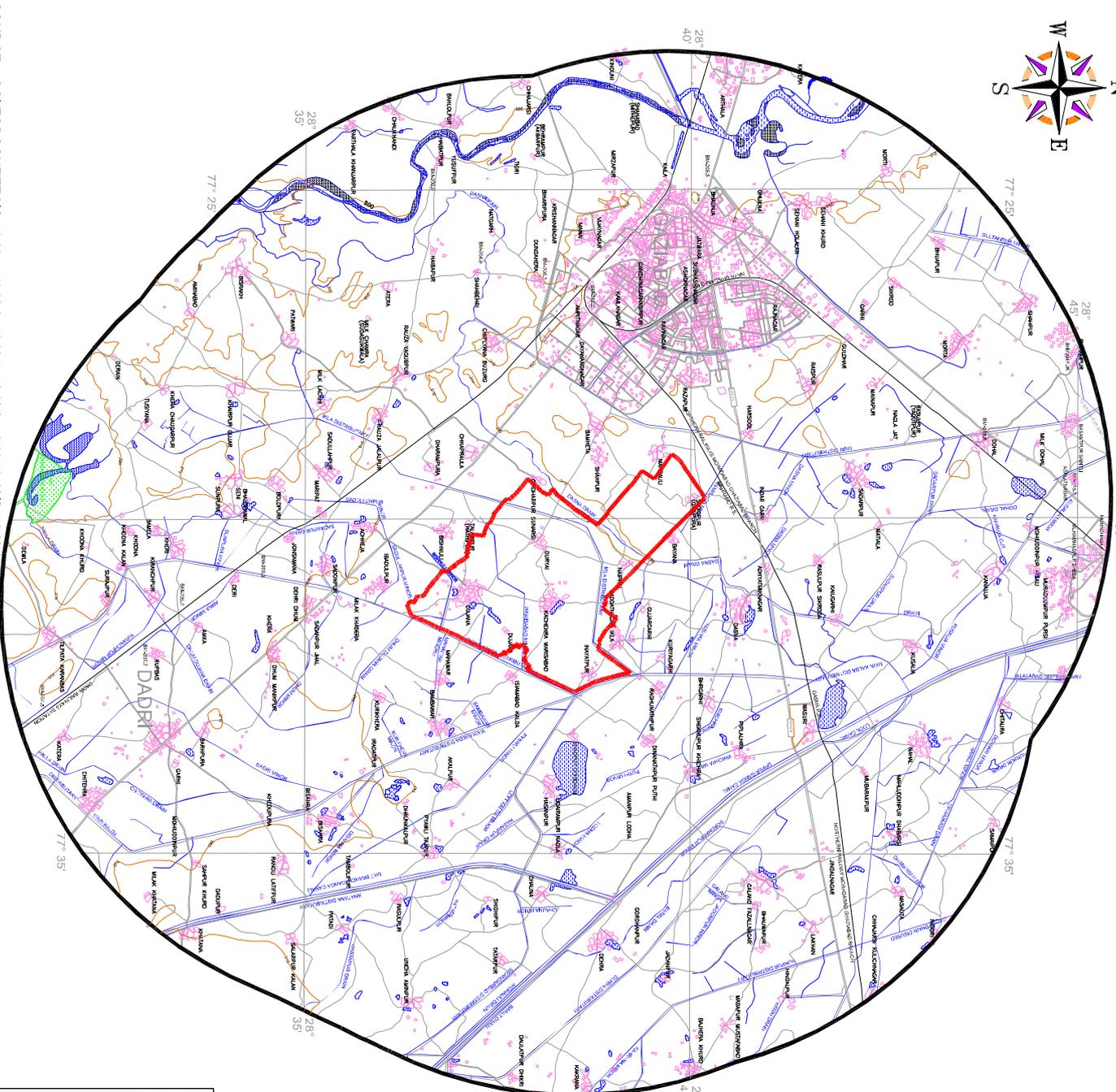
N

OWNERS SIGN

ARCHITECT/TOWN PLANNER'S SIGN

MAHESH PATIL

DRAWING TITLE
LAYOUT PLAN



SOURCE : SOI TOPOSHEET NO.53-H-5, 53-H-6, 53-H-7, 53-H-9, 53-H-10 AND 53-H-11

M.L. BOUNDARY	
FOREST LINE	
CONTOUR LINE	
BENCH MARK	BM-201.3
NALA	
ROAD	
RIVER	
GRID	
POND	
HABITATION	
VILLAGE NAME	SIKANDRABAD
RAILWAYS LINE	+++++
SPOT LEVEL	○ 190
TRINGAL STATION	△ 297
DISTRICT BOUNDARY	
MINOR-CANAL-DISTRIBUTARY	



MN MEC CONSULTANCY PVT. LTD.
 NEW DELHI, PH. 26568777, 26865881, 26862536
 An ISO 9001 : 2000 Approved Company

PROJECT: EXPANSION OF WAVE HI-TECH TOWNSHIP

TITLE: Form-1A

10KM. RADIUS MAP

DRAWN BY: RAJNEET K. **APPROVED BY:** MARISHA-SHARMA

SCALE: AS ABOVE **DATE:** 04-03-2011

CLIENT: IITM, GATEWAY, BANGOR, DISTRICT OFFICE PVT. LTD.

FIG. NO. *

ANNEXURE : V

SURROUNDING FEATURES WITHIN 15 KM RADIUS**Ponds**

Sl. No.	Ponds	Distance (km)	Direction
1.	Near Shadipur Chhidauli village	1.4	E
2.	Near Kachehra Warisabad village	Within	-
3.	Near Dujana village	Within	-
1.	Near Masuri village	4.6	ENE
2.	Near Dasna village	3.0	N
3.	Near Chavna village	4.5	E
4.	Near Ukharsi village	10.9	N
5.	Near Khora village	13.2	W
6.	Near Gulistanpur PF	8.2	SW
7.	Near Bhil Akbarpur village	10.5	SSE

River / Nala/ Drain

Sl. No.	River /nala/ drain	Distance (km)	Direction
1.	Dasna Drain	Adjoining	NE
2.	Kushak Minor	0.9	NE
3.	Ikla Distributory	Adjoining	E
4.	Warisabad Minor	Adjoining	E
5.	Right Kalda Distributory	0.2	SE
6.	Pyawli Minor	0.65	SE
7.	Bambawar Minor	1.5	SE
8.	Mahawar Minor	0.26	SE
9.	Bishnulli Minor	Adjoining	S
10.	Sadullahpur Minor	0.5	S
11.	Dasna Drain	Adjoining	NE
12.	Tikri Distributory	0.6	W
1.	Mindan River	6.8	SW
2.	Bhikampur Drain	9.6	NNW
3.	Sultanpur Minor	8.0	NW
4.	Bhikampur Drain	3.8	NE
5.	Kusalia Minor	6.5	NE
6.	Khurrampur Drain	11.6	WNW
7.	Ujhera Minor	6.4	N
8.	Jalalabad Distributory	8.7	NNE
9.	Jalalabad Drain	11.3	NNE
10.	Nurpur Minor	8.4	NNE

Sl. No.	River /nala/ drain	Distance (km)	Direction
11.	Kalchhina minor	12.9	NNE
12.	Kinapur Minor	10.9	NE
13.	Amrala Minor	14.2	NNE
14.	Shamli Drain	11.2	ENE
15.	Chhajarsi Drain	8.7	NE
16.	Nahal Minor	8.4	NNE
17.	Sadarpur Drain	4.6	NNE
18.	Jauli Drain	12.7	NW
19.	Dehra Distributory	5.6	ENE
20.	Lohiya Nala	10.6	S
21.	Palla Drain	9.1	S

Road

Sl. No.	Roads	Distance (km)	Direction
1.	NH-24, Ghaziabad to Hapur	1.13	N
2.	NH-91, G.T.Road, Ghaziabad to Sikandrabad	1.25	SW
3.	NH-58, Ghaziabad to Merrut	5.42	NW

Railway Lines

Sl. No.	Railway line	Distance (km)	Direction
1.	Ghaziabad to Hapur	0.34	N
2.	Ghaziabad to Aligarh	2.4	WSW
3.	Ghaziabad to Ukharsi	3.1	WSW

Railway Stations

S. No.	Railway stations	Distance (km)	Direction
1.	Ghaziabad Station	2.0	W
2.	Mehrauli Railway station	0.3	N

Forest

Sl. No.	Forest	Distance (km)	Direction
1.	Gulistanpur P.F.	9.6	SSW
2.	Khodnakhurd P.F.	8.2	SSW

Town and populated places

Sl. No.	Town and populated places	Distance (km)	Direction
1.	Indar Garhi	1.2	NNE
2.	Harsaon	1.5	NNW
3.	Sadiqpur	Within	-

Sl. No.	Town and populated places	Distance (km)	Direction
4.	Bhurgarhi	0.8	NE
5.	Kuriyagarhi	0.8	NE
6.	Raghunathpur	0.6	ENE
7.	Dinanathpur Puthi	1.7	E
8.	Gujargarhi	0.4	N
9.	Saadatnagar Ikla	Within	-
10.	Naiphal	Within	-
11.	Shadipur Chhidauli	1.2	E
12.	Inayatpur	Within	-
13.	Islamabad Kalda	0.5	SE
14.	Mahawar	1.2	ESE
15.	Ibadulpur	0.6	S
16.	Achheja	1.8	WSW
17.	Bishnuli	0.6	SW
18.	Talawpur	Within	-
19.	Dujana	Within	-
20.	Duryai	Within	-
21.	Kachehra Warisabad	Within	-
22.	Dharampura	1.8	SW
23.	Chhapraula	1.3	SW
24.	Girdharpur Sunarsi	Within	-
25.	Bamheta	1.5	WNW
26.	Shahpur Bamheta	0.9	SW
27.	Razapur	1.6	W
28.	Mahrauli	Within	-
29.	Ghaziabad	2.0	W
30.	Chhabra colony	9.2	W
31.	Ukhlarsi	10.0	N
32.	Murandnagar	11.8	N
33.	Muhammadpur	8.9	N
34.	Pilkhua	12.7	NE
35.	Dadri	6.3	SE

VILLAGE WISE AMENITIES IN THE STUDY AREA AS PER CENSUS 2001

CODE	NAME OF VILLAGE	EDUCATION	Medical	DRINKING WATER	POWER SUPPLY	P & T	COMMON-ICATIION	BANKS / SOCIETIES	CULTURAL FACILITY	APPR. TO VILLAGES	INCOME (Rs. Lc)	EXPENCES (Rs. Lc.)
DISTRICT : GHAZIABAD												
TEHSIL : MODINAGAR												
01074800	Mohammadp	P-3, M-1	PHS-1, RWP-6, CHW-1	T, HP	EA	PO-1, TO-1, PH-10, PH-20	BS (0-5), RS-1, NM (>10)	COM-1, ACS (0-5), NACS(>10), OCS(>10)	CV(0-5), SPCL(>10), STAU(>10)	PR-1	---	---
01074900	Asalat Na	P-1, M-1, TS-1, TS-1	NH-1, RWP-1, CHW-1	TW, HP	EA	PH-20	BS (0-5), RS (0-5), NM (>10)	COM (0-5), COP (0-5),	CV(0-5), SPCL(>10), STAU(>10)	PR-1, MR-1	---	---
01075200	Basantpur	P-2, M-1	AYH-1, ALD-1, AYD-1, PHS-1, RWP-2, CHW-1	HP	EA	PH-15	NM (0-5), BS (0-5), RS (0-5), NM (>10)	COM-1, ACS (0-5), NACS(>10), OCS (>10)	CV(0-5), SPCL(>10), STAU(>10)	PR-1, MR-1	---	---
01075300	Muhtuddin	P-1	CHW-1	W, TK, TW, HP	EA	PH-10	BS (0-5), RS (0-5), NM (>10)	COM (5-10), COP (5-10),	CV(5-10), SPCL(0-5), STAU(>10)	PR-1	---	---
01075400	Muradgan	P-1, S-1	CHW-1	TK, TW, HP	EA	PO(0-5), PH(0-5)	BS (0-5), RS (0-5), NM (>10)	COM (0-5), COP (5-10),	SPCL(>10), STAU(>10)	PR-1	---	---
01075500	Baraka Ar	P-1, TS-1, ALC-1	PHS-1, CHW-1	TK, TW, HP, C	EA	PH-1	NM (>10), BS (0-5), RS (0-5), NM-1	COM (0-5), COP (5-10),	CV(0-5), SPCL(0-5), STAU(0-5)	PR-1	---	---
TEHSIL : GHAZIABAD												
01087000	Shahpur N	P-2, M-1	ALH (5-10), MCM (5-10), PHC (0-5)	TW, HP	EA	PO-1, TO-1, PTO-1, PH-3	BS (0-5), RS (>10), NM (>10)	COM (0-5), COP (>10),	CV(5-10), SPCL(>10), STAU(>10)	PR-1	---	---
01087500	Ataur	P-1, M-2	ALD-1, MCM-1, RWP-1, CHW-1	W, HP	EA	PO-1, PH-4	BS (5-10), RS (5-10), NM (5-10)	COM (5-10), COP (5-10),	CV(5-10), SPCL(5-10), STAU(5-10)	MR-1	12000	11000
01087600	Mortli	P-2, M-1	CHW-1	HP	EA	PO(0-5), PH(0-5)	BS (0-5), RS (0-5), NM (>10)	COM (0-5), COP (5-10),	CV(5-10), SPCL(>10), STAU(5-10)	PR-1	65000	65000
01087700	Bhowapur	P-1	ALH-1, MCM-1, PHC-1, PHS-1, CHW-1	HP	EA	PH-1	BS (0-5), RS (0-5), NM (>10)	COM (0-5), COP (5-10),	CV(5-10), SPCL(5-10), STAU(5-10)	PR-1	109780	100780
01088500	Kanauja	P-2, M-1, ALC-1	ALH (5-10), MCM (5-10)	TW, HP	EA	PO-1	BS (0-5), RS (0-5), NM (>10)	COM (0-5), COP (>10),	CV(0-5), SPCL(>10), STAU(>10)	PR-1, MR-1, FP-1	143100	143000
01088600	Mattiala	P-1	ALH (>10), MCM (5-10), PHC (0-5)	TW, HP	EA	PO(0-5), PH(0-5)	BS (0-5), RS (0-5), NM (>10)	COM (0-5), COP (0-5),	CV(0-5), SPCL(>10), STAU(>10)	MR-1	141575	141575
01088700	Rasulpur	P-1	ALH (0-5), MCM (0-5), PHC (0-5)	HP	EA	PO(0-5), PH(0-5)	BS (0-5), RS (0-5), NM (>10)	COM (0-5), COP (5-10),	CV(0-5), SPCL(>10), STAU(5-10)	PR-1	141575	141575
01088800	Dasna Deh	P-6, M-1, ALC-1	MCM-1, CMC-1, FWC-1, RWP-2, SMP-2, CHW-2	TK, TW, HP, C	EA	PO-1, PH-5	BS-1, RS (0-5), NM (>10)	COM (0-5), COP (0-5),	CV(0-5), SPCL(0-5), STAU(0-5)	PR-1, MR-1	478000	478000
01088900	Didwadi	P-1	PHS-1, SMP-1, CHW-1	TW, HP	EA	PH-1	NM (>10), BS (5-10), RS (0-5), NM (>10)	COM (0-5), COP (5-10),	CV(5-10), SPCL(0-5), STAU(0-5)	PR-1, MR-1, FP-1	---	---
01089000	Kushaliya	P-1, ALC-1	MCM-1, MR-1, CMC-1, RWP-3	TW, HP	EA	PO-1, PH-2	NM (>10), BS (>10), RS (>10), NM (>10)	COM (0-5), COP (>10),	CV(0-5), SPCL(>10), STAU(>10)	PR-1, MR-1, FP-1	554200	80000
01089100	Masuri	P-2, M-2	MCM-1, PHS-1, RWP-1, SMP-1, CHW-1	W, TW, HP	EA	PO-1	BS-1, RS-1, NM (>10)	COM-1, ACS (0-5), NACS (0-5), OCS (0-5)	CV(>10), SPCL(>10), STAU(>10)	PR-1	---	---

VILLAGE WISE AMENITIES IN THE STUDY AREA AS PER CENSUS 2001

CODE	NAME OF VILLAGE	EDUCATION	Medical	DRINKING WATER	POWER SUPPLY	P & T	COMMON-ICATION	BANKS / SOCIETIES	CULTURAL FACILITY	APPR. TO VILLAGES	INCOME (Rs. Lc)	EXPENCES (Rs. Lc.)
01089200	Nahal	P-1, M-2	HC-1, RMP-1, CHW-1	HP	EA	PO-1	BS (>10), RS (>10), NM (>10)	COM(0-5), COP (>10)	CV(>10), SPECI(>10), STAU(>10)	PR-1, MR-1	4915800	491580
01089600	Muhiddinp	P-1, M-1	PHS-1, RMP-1, SMP-2	TW, HP	EA	PH-7	BS (0-5), RS (0-5), NM (0-5)	COM(0-5), COP (5-10)	CV(0-5), SPECI(5-10), STAU(>10)	PR-1	155000	155000
01089800	Masauta	P-1	SMP-1, CHW-1	HP	ED, EA, BO, EA	PO(0-5), Ph(5-10)	BS (0-5), RS (5-10), NM (>10)	COM(0-5), COP (5-10)	CV(5-10), SPECI(5-10), STAU(5-10)	PR-1	1064	1064
01089900	Sadat Nag	P-2, M-1	RMP-1, CHW-1	HP	EA	PH-3	BS (0-5), RS (0-5), NM (0-5)	COM(0-5), COP (>10)	CV(0-5), SPECI(5-10), STAU(5-10)	PR-1	1000	1000
01090000	Raghunath	P-1, M-1	MCW-1, MCW-1, PHS-1, FWC-1, RMP-1, SMP-1, CHW-1	HP	EA	PH-4	BS (5-10), RS (5-10), NM (>10)	COM(5-10), COP (>10)	CV(5-10), SPECI(>10), STAU(>10)	PR-1	700	700
01090100	Dinadharp	P-1	ALH (>10), MCW (0-5), PHC (5-10)	HP	EA	PO(0-5), Ph(0-5)	BS (0-5), RS (5-10), NM (0-5)	COM (>10), COP (5-10)	CV(5-10), SPECI (>10), STAU (>10)	PR-1	1115	115
01090200	Inayalpur	P-1, M-1	SMP-1, CHW-1	HP	ED, EA, BO, EA	PH-1	BS (5-10), RS (5-10), NM (>10)	COM (5-10), COP (>10)	CV (5-10), SPECI (5-10), STAU (5-10)	PR-1	---	---
01090300	Aripur	P(0-5), M(5-10), C(5-10)	ALH (>10), MCW (5-10), PHC (5-10)	HP	ED, EA, BO, EA	PO(5-10), Ph(5-10)	BS (5-10), RS (5-10), NM (>10)	COM (5-10), COP (>10)	CV (5-10), SPECI (>10), STAU (>10)	MR-1	---	---
TEHSIL : HAPUR												
01091000	Parson	P-2, M-1	ALH-1, MCW-1, PHS-1, RMP-1, CHW-2	T, HP	EA	PH-4	BS (>10), RS (0-5), NM (>10)	COM (5-10), COP (5-10)	CV (5-10), SPECI (>10), STAU (>10)	PR-1	---	---
01091100	Galand	P-2, M-1	ALH-1, MCW-1, HC-1, PHS-1, RMP-1, CHW-2	T, HP	EA	PO-1, PH-15	BS (>10), RS (0-5), NM (>10)	COM (5-10), COP (5-10)	CV (5-10), SPECI (>10), STAU (>10)	PR-1	---	---
01091200	Lakhan	P-1	ALH (0-5), MCW (5-10), PHC (>10)	T, HP	EA	PH-1	BS (>10), RS (0-5), NM (>10)	COM-1, COP-1, ACS (0-5), NACS (>10)	CV (0-5), SPECI (>10), STAU (>10)	PR-1	---	---
01091300	Chhajarsi	P-4	MCW-1, PHS-1, CHW-1	HP	EA	PH-5	BS (0-5), RS (0-5), NM (>10)	COM-1, ACS (0-5), NACS (0-5), OCS (0-5)	CV (0-5), SPECI (>10), STAU (>10)	PR-1	1560	1560
01092800	Hindalpur	P-1	ALD-1, RMP-1, CHW-1	HP	EA	PH-5	BS (0-5), RS (0-5), NM (>10)	COM (0-5), COP (5-10)	CV (0-5), SPECI (>10), STAU (>10)	PR-1	49336	36300
01092900	Madapur M	P-2	CHW-1	TW, HP	EA	PO(0-5), Ph(0-5)	BS (0-5), RS (5-10), NM (0-5)	COM (5-10), COP (5-10)	CV (5-10), SPECI (5-10), STAU (5-10)	PR-1, MR-1, FP-1	---	---
01093200	Havali	P-1	CHW-1	TW, HP	EA	PO(0-5), Ph(0-5)	BS-1, RS (0-5), NM (0-5)	COM (0-5), COP (0-5)	CV (0-5), SPECI (0-5), STAU (0-5)	PR-1, MR-1, FP-1	---	---
01093500	Piplakhda	P-2, M-1	RMP-2, CHW-1	HP	EA	PH-5	BS-1, RS (0-5), NM (>10)	COM (0-5), COP (5-10)	CV (0-5), SPECI (0-5), STAU (0-5)	PR-1	1890	1890
01093600	Shekhpur	P-1, O-1	MCW-1, MCW-1, RMP-1, CHW-1	HP	EA	PH-5	BS-1, RS (0-5), NM (>10)	COM (0-5), COP (5-10)	CV (5-10), SPECI (>10), STAU (>10)	PR-1	1500	1500
01093700	Ravali	P(0-5), M(5-10), C(>10)	ALH (>10), MCW (5-10), PHC (5-10)	NA	NA	PO(0-5), Ph(0-5)	BS (>10), RS (>10), NM (>10)	COM (0-5), COP (5-10)	CV (>10), SPECI (>10), STAU (>10)	---	---	---
01093900	Bhovapur	P-1	RMP-4, CHW-1	TW, HP	EA	PO(0-5), Ph(5-10)	BS (0-5), RS (5-10), NM (>10)	COM (0-5), COP (0-5)	CV (5-10), SPECI (5-10), STAU (5-10)	PR-1, MR-1	1850	1850

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CODE	NAME OF VILLAGE	EDUCATION	Medical	DRINKING WATER	POWER SUPPLY	P & T	COMMON-ICATION	BANKS / SOCIETIES	CULTURAL FACILITY	APPR. TO VILLAGES	INCOME (Rs. Lc)	EXPENCES (Rs. Lc.)
01094100	Dehra	P-3, M-1	MCW-1, CMC-1, HC-1, PHS-1, FWC-1, RMP-4, CHW-1	HP	EA	PO-1, PH-2	NM (>10) BS-1, RS (5-10), NM (>10)	COM-1, ACS-1	STAU (5-10) CV (0-5), SPEC (>10), STAU (>10)	PR-1	2500	2500
01094200	Jadapur	P-1	CHW-1	HP	EA	PO (0-5), Ph (5-10)	BS (0-5), RS (5-10), NM (>10)	COM (0-5), COP (0-5), COM (0-5), COP (>10), COM (0-5), COP (>10), COM (0-5), COP (>10), COM (0-5), COP (>10)	SPEC (>10), STAU (>10), CV (>10), SPEC (>10), STAU (>10)	PR-1, MR-1	1700	1700
01094400	Hasanpur	P-2, M-1, ALC-1	AYH-1, MCW-1, CMC-1, HC-1, CHW-2	W, HP	EA	PO-1, PH-1	BS (0-5), RS (0-5), NM (>10)	COM (0-5), COP (>10), COM (0-5), COP (>10), COM (0-5), COP (>10), COM (0-5), COP (>10)	STAU (0-5) CV (5-10), SPEC (>10), STAU (>10)	PR-1, MR-1, FP-1	242	242
01094500	Naglauda	P-1	CHW-1	HP	ED, EAG, EO, EA	PO (0-5), Ph (0-5)	NM (>10) BS (0-5), RS (5-10), NM (>10)	COM (0-5), COP (5-10), COM (0-5), COP (5-10), COM (0-5), COP (5-10), COM (0-5), COP (5-10)	STAU (0-5) CV (5-10), SPEC (>10), STAU (>10)	PR-1	660	660
01094600	Daulatpur	P-1	CHW-1	HP	ED, EAG, EO, EA	PH-20	BS-1, RS (5-10), NM (>10)	COM (0-5), COP (0-5), COM (0-5), COP (0-5), COM (0-5), COP (0-5), COM (0-5), COP (0-5)	STAU (>10) CV (0-5), SPEC (>10), STAU (0-5)	PR-1	---	---
01094700	Nidhanli	P-1, M-1	MCW-1, RMP-2	T, W, HP	ED, EAG, EO, EA	PO (0-5), Ph (0-5)	NM (>10) BS (0-5), RS (>10), NM (>10)	COM (0-5), COP (0-5), COM (0-5), COP (0-5), COM (0-5), COP (0-5), COM (0-5), COP (0-5)	STAU (0-5) CV (0-5), SPEC (>10), STAU (>10)	PR-1	740	740
01094800	Kakrana	P-1	CHW-1	HP	EA	PH-1	BS-1, RS (>10), NM (>10)	COM (0-5), COP (0-5), COM (0-5), COP (0-5), COM (0-5), COP (0-5), COM (0-5), COP (0-5)	STAU (>10), SPEC (>10), STAU (5-10)	PR-1	1083	1083
DISTRICT : GAUTAM BUDDHA NAGAR												
TEHSIL : DADR1												
01125200	Chautpur	P-1	RMP-5, CHW-1	T, W, HP	EA	PO (0-5), Ph (0-5)	BS (0-5), RS (>10), NM (>10)	COM (5-10), COP (>10), COM (5-10), COP (>10), COM (5-10), COP (>10)	CV (5-10), SPEC (5-10), STAU (>10)	MR-1, FP-1	---	---
01125300	Chipyana	P-1	CHW-1	T, HP	ED, EAG, EO, EA	PO (0-5), Ph (0-5)	BS (0-5), RS (0-5), NM (0-5)	COM (0-5), COP (0-5), COM (0-5), COP (0-5), COM (0-5), COP (0-5)	CV (0-5), SPEC (5-10), STAU (5-10)	PR-1, MR-1	---	---
01125400	Yusufpur	P-1	CHW-1	T, TW, HP	NA	PO (0-5), Ph (0-5)	BS (5-10), RS (5-10), NM (>10)	COM (0-5), COP (5-10), COM (0-5), COP (5-10), COM (0-5), COP (5-10)	CV (>10), SPEC (>10), STAU (>10)	MR-1	---	---
01125500	Bahlolpur	P-2	MH-1, PHS-1, RMP-1, CHW-1	T, HP	EA	PO (0-5), Ph (5-10)	BS (0-5), RS (5-10), NM (>10)	COM (0-5), COP (>10), COM (0-5), COP (>10), COM (0-5), COP (>10)	CV (5-10), SPEC (5-10), STAU (5-10)	PR-1	---	---
01125600	Basi Bahu	P (0-5), M (0-5), C (>10)	CHW-1	T, HP	EA	PO (0-5), Ph (5-10)	BS (5-10), RS (>10), NM (>10)	COM (5-10), COP (5-10), COM (5-10), COP (5-10), COM (5-10), COP (5-10)	CV (5-10), SPEC (>10), STAU (>10)	MR-1	---	---
01125700	Garhi Cha	P-1, M-1, S-1, SS-1	HMD-1, RMP-1, CHW-1	T, HP	EA	PO (0-5), Ph (5-10)	BS (5-10), RS (>10), NM (>10)	COM (5-10), COP (5-10), COM (5-10), COP (5-10), COM (5-10), COP (5-10)	CV (5-10), SPEC (5-10), STAU (>10)	PR-1	59020	59020
01125800	Parthala	P-1	CHW-1	T, TK, TW, HP	EA	PO-1, PH-20	BS (0-5), RS (0-5), NM (>10)	COM (>10), COP (>10), COM (>10), COP (>10), COM (>10), COP (>10)	STAU (>10) CV (5-10), SPEC (>10), STAU (>10)	PR-1	41261	41261
01125900	Sharfabad	P-2, M-1, S-1, SS-1	RMP-4, CHW-1	HP	ED, EAG, EO, EA	PO-1, PH-60	BS (5-10), RS (>10), NM (>10)	COM (5-10), COP (5-10), COM (5-10), COP (5-10), COM (5-10), COP (5-10)	CV (5-10), SPEC (5-10), STAU (5-10)	PR-1	100615	100615
01126000	Sortha Ja	P-2	MCW-1, PHS-1, RMP-8, CHW-1	HP	ED, EAG, EO, EA	PH-6	BS (5-10), RS (0-5), NM (>10)	COM (5-10), COP (>10), COM (0-5), COP (0-5), COM (0-5), COP (0-5)	STAU (5-10) CV (5-10), SPEC (5-10), STAU (5-10)	MR-1	86274	86274
01126100	Shah Bari	P-1	CHW-1	T, HP	EA	PH-2	BS (0-5), RS (0-5), NM (>10)	COM (0-5), COP (0-5), COM (0-5), COP (0-5), COM (0-5), COP (0-5)	STAU (5-10) CV (5-10), SPEC (5-10), STAU (5-10)	PR-1	---	---
01126200	Chipyana	P-2, M-2	RMP-1, CHW-1	T, W, HP	EA	PO-1, PH-53	BS-1, RS (5-10), NM (5-10)	COM (0-5), COP (0-5), COM (0-5), COP (0-5), COM (0-5), COP (0-5)	STAU (5-10), SPEC (5-10), STAU (5-10)	PR-1	---	---

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CODE	NAME OF VILLAGE	EDUCATION	Medical	DRINKING WATER	POWER SUPPLY	P & T	COMMON-ICATION	BANKS / SOCIETIES	CULTURAL FACILITY	APPR. TO VILLAGES	INCOME (Rs. Lc)	EXPENCES (Rs. Lc.)
01126300	Roza Yaku	P-3, M-2, S-1, SS-1	MCW-1, MR-1, PHS-1, RMP-2, CHW-1	T, W, HP	EA	PO-1, PH-1	BS-1, RS (5-10), NM (>10)	COM (5-10), COP (5-10)	CV (5-10), SPCL (5-10), STAU (5-10)	PR-1	100600	100600
01126400	Roza Jala	P-4, M-1, ALC-1	HMD-1, RMP-2, CHW-2	W, HP	EA	PO (0-5), PH (0-5)	BS (0-5), RS (0-5), NM (>10)	COM (5-10), COP (0-5)	CV (>10), SPCL (>10), STAU (>10)	PR-1	101394	101394
01126500	Milk Tach	P-2	CHW-1	T, HP	EA	PH-10	BS (5-10), RS (0-5), NM (>10)	COM (0-5), COP (5-10)	CV (5-10), SPCL (>10), STAU (>10)	PR-1	52477	52477
01126600	Ithairza	P-1, M-1	ALH (>10), MCW (5-10), PHC (5-10)	T, HP	EA	PH-2	BS (5-10), RS (5-10), NM (>10)	COM (0-5), COP (5-10)	CV (>10), SPCL (>10), STAU (>10)	PR-1	45012	45012
01126700	Haldapur	P-2	CHW-1	T, TW, HP	EA	PO (5-10), PH (5-10)	BS (5-10), RS (5-10), NM (>10)	COM (5-10), COP (5-10)	CV (5-10), SPCL (5-10), STAU (5-10)	PR-1	54176	54176
01126800	Patwari	P-1	RMP-3, CHW-1	T, TK, TW, HP	EA	PO (0-5), PH (0-5)	BS-1, RS (5-10), NM (>10)	COM (0-5), COP (5-10)	CV (>10), SPCL (>10), STAU (>10)	PR-1	95633	95633
01126900	Gircharpu	P-1	RMP-1, CHW-1	HP	EA	PH-10	BS (5-10), RS (5-10), NM (>10)	COM (0-5), COP (0-5)	CV (5-10), SPCL (5-10), STAU (5-10)	PR-1	---	---
01127000	Duriyai	P-3, M-1	RMP-2, CHW-1	T, TW, HP	ED, EAG, EO, EA	PH-6	BS (>10), RS (5-10), NM (>10)	COM (0-5), COP (0-5)	CV (>10), SPCL (>10), STAU (>10)	PR-1	---	---
01127100	Chhaprauli	P-5, M-1	AID-2, PHS-1, RMP-4, CHW-1	TW, HP	EA	PO-1, PH-30	BS (5-10), RS (5-10), NM (>10)	COM-1, COP-1, ACS-1	CV (5-10), SPCL (5-10), STAU (5-10)	PR-1	---	---
01127200	Talabpur	P-1	RMP-2, CHW-1	T, TW, HP	ED, EAG, EO, EA	PH-1	BS (5-10), RS (5-10), NM (>10)	COM (5-10), COP (5-10)	CV (>10), SPCL (>10), STAU (>10)	PR-1	---	---
01127300	Bisnoli	P-1	CHW-1	T, TK, TW, HP, C	EA	PH-20	BS (0-5), RS (0-5), NM (>10)	COM (0-5), COP (0-5)	CV (5-10), SPCL (>10), STAU (>10)	PR-1	---	---
01127400	Achheja	P-2	PHS-1, CHW-1	T, W, TW, HP	EA	PO (5-10), PH (0-5)	BS (0-5), RS (0-5), NM (>10)	COM (0-5), COP (5-10)	CV (>10), SPCL (>10), STAU (>10)	PR-1	---	---
01127500	Kachheda	P-1	CHW-1	TW, HP	EA	PH-15	BS (5-10), RS (5-10), NM (>10)	COM (5-10), COP (5-10)	CV (>10), SPCL (>10), STAU (>10)	PR-1, MR-1, FP-1	---	---
01127600	Dujana	P-2, M-1, S-1, SS-1	HC-1	T, HP	EA	PO-1, PH-1	BS (0-5), RS (0-5), NM (>10)	COM (5-10), COP (5-10)	CV (5-10), SPCL (>10), STAU (>10)	PR-1	---	---
01127700	Ibadullap	P-2, M-1, S-1, SS-1, C-1	MCW-1, RMP-1, CHW-1	T, TW, HP	ED, EAG, EO, EA	PH-16	BS (5-10), RS (0-5), NM (>10)	COM (5-10), COP (5-10)	CV (5-10), SPCL (>10), STAU (>10)	PR-1	---	---
01127800	Sadipur C	P-1	RMP-1, CHW-2	T, HP, C, L	EA	PO (0-5), PH (0-5)	BS (0-5), RS (>10), NM (>10)	COM (5-10), COP (>10)	CV (>10), SPCL (>10), STAU (>10)	PR-1	39000	39000
01127900	Islamabad	P-1	ALH (5-10), MCW (5-10), PHC (5-10)	T, TW, HP, C	EA	PH-1	BS (5-10), RS (5-10), NM (>10)	COM (5-10), COP (5-10)	CV (5-10), SPCL (5-10), STAU (5-10)	PR-1	8565	8565
01128000	Bambawad	P-2, M-1, SS-1	PHS-1, RMP-2, CHW-4	T, TK, TW, HP, C	ED, EAG, EO, EA	PH-10	BS (5-10), RS (5-10), NM (>10)	COM (5-10), COP (5-10)	CV (5-10), SPCL (>10), STAU (>10)	PR-1	23800	23800
01128100	Akalpur J	P-1	CHW-1	T, TK, TW, HP	ED, EAG, EO, EA	PO (0-5), PH (0-5)	BS (5-10), RS (5-10), NM (>10)	COM (0-5), COP (5-10)	CV (5-10), SPCL (>10), STAU (>10)	PR-1, FP-1	14216	14216

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01128200	Mahamad	P-1, M-1	RMP-1, CHW-1	T, TK, TW, HP, C	EA	PH-1	BS (5-10), RS (5-10), NM (>10)	COM (5-10), COP (5-10)	CV (5-10), SPEC (5-10), STAU (5-10)	PR-1	57113	57113
01128300	Kudi Kher	P-1, AIC-1	MCW-1, PHS-1, CHW-1	HP	ED, EAAG, EO, EA	PO (0-5), PH (0-5)	BS (5-10), RS (5-10), NM (>10)	COM (5-10), COP (5-10)	CV (5-10), SPEC (>10), STAU (>10)	PR-1	63090	60120
01128400	Khalapur	P-2	RMP-2, CHW-3	T, HP	EA	PH-10	BS (0-5), RS (0-5), NM (>10)	COM (0-5), COP (5-10)	CV (>10), SPEC (>10), STAU (>10)	PR-1	158107	158107
01128500	Bisrakh J	P-2, M-1, S-1	ALH-1, MCW-1, MH-1, CWC-1, HC-1, PHC-1, PHS-1, FWC-1, NH-1, RMP-1, CHW-3	T, TK, TW, HP, R	EA	PO-1, PH-20	BS-1, RS (>10), NM (>10)	COP-1, ACS-1, NACS-1, OCS-1	CV (5-10), SPEC (>10), STAU (>10)	PR-1, MR-1, FP-1	110396	110396
01128600	Emmabad	P-1	RMP-1, CHW-1	T, TW, HP	EA	PH-7	BS (>10), RS (>10), NM (>10)	COM (0-5), COP (>10)	CV (5-10), SPEC (>10), STAU (>10)	PR-1, MR-1, FP-1	---	---
01128700	Jalpura	P-1	SMP-1, CHW-1	T, TK, HP	EA	PH-1	BS-1, RS (>10), NM (>10)	COM (0-5), COP (5-10)	CV (5-10), SPEC (>10), STAU (>10)	PR-1, MR-1	24382	24382
01128800	Khera Cho	P-1	CHW-1	T, TW, HP	EA	PH-10	BS (>10), RS (>10), NM (>10)	COM (5-10), COP (>10)	CV (5-10), SPEC (>10), STAU (>10)	PR-1, MR-1, FP-1	43177	43177
01128900	Tusyana	P-1	RMP-1, CHW-1	T, TK, TW, HP	ED, EAAG, EO, EA	PO (5-10), PH (<10)	BS (>10), RS (5-10), NM (5-10)	COM (5-10), COP (>10)	CV (>10), SPEC (>10), STAU (>10)	PR-1, FP-1	28552	28552
01129500	Sadullapur	P-3, M-1, AIC-3	RMP-4, CHW-4	T, W, TK, TW, HP, C	EA	PH-35	BS (0-5), RS (0-5), NM (>10)	COM (0-5), COP (5-10)	CV (5-10), SPEC (>10), STAU (>10)	PR-1	113124	113124
01129600	Baidpura	P-2, M-1, S-1, SS-1	ALH-1, AVH-1, MCW-1, PHS-1, RMP-1, CHW-1	T, W, TW, HP	EA	PO-1, TO-1, PTO-1, PH-15	BS (0-5), RS (0-5), NM (>10)	COM-1, ACS (0-5), NACS (>10), OCS (>10)	CV (5-10), SPEC (5-10), STAU (5-10)	PR-1	141126	141126
01129700	Bhola Raw	P-1	CHW-1	T, TK, HP, C	EA	PH-10	BS (5-10), RS (0-5), NM (>10)	COM (0-5), COP (5-10)	CV (5-10), SPEC (5-10), STAU (>10)	PR-1, MR-1, FP-1	---	---
01129800	Saini	P-2	RMP-1, CHW-1	TW, HP	EA	PH-15	BS (5-10), RS (0-5), NM (>10)	COM (0-5), COP (5-10)	CV (>10), SPEC (5-10), STAU (5-10)	PR-1	89571	89571
01129900	Sumpura S	P-2	CHW-1	T, HP, C	EA	PH-10	BS (5-10), RS (5-10), NM (>10)	COM (0-5), COP (5-10)	CV (5-10), SPEC (>10), STAU (>10)	PR-1, MR-1, FP-1	71954	71954
01130000	Kheddi	P-2, M-1, S-1, SS-1	PHS-1, RMP-1, CHW-2	T, W, TW, HP	ED, EAAG, EO, EA	PO (5-10), PH (5-10)	BS (5-10), RS (>10), NM (>10)	COM (5-10), COP (5-10)	CV (5-10), SPEC (5-10), STAU (>10)	PR-1	---	---
01130100	Bhanauta	P-1	CHW-1	HP	ED, EAAG, EO, EA	PH-12	BS (5-10), RS (5-10), NM (>10)	COM (0-5), COP (5-10)	CV (5-10), SPEC (>10), STAU (>10)	PR-1	40040	40040
01130200	Khodna Kh	P-1	RMP-1, CHW-1	T, W, TK, TW, HP	ED, EAAG, EO, EA	PO (5-10), PH (5-10)	BS (5-10), RS (5-10), NM (>10)	COM (5-10), COP (5-10)	CV (5-10), SPEC (>10), STAU (>10)	PR-1	43456	43456
01130300	Devla	P (0-5), M (0-5), C (0-5)	CHW-1	T, HP	EA	PH-10	BS (0-5), RS (0-5), NM (>10)	COM (0-5), COP (0-5)	SPCL (5-10), STAU (>10)	PR-1, MR-1, FP-1	---	---
01130400	Khodna Ka	P-1	CHW-2	T, HP	ED, EAAG, EO, EA	PO (5-10), PH (5-10)	BS (5-10), RS (5-10), NM (>10)	COM (5-10), COP (5-10)	CV (5-10), SPEC (5-10), STAU (5-10)	PR-1	81208	81208
01130500	Tilpata K	P-2, M-1, S-1, SS-1, AIC-1	MCW-1, HC-1, PHS-1, RMP-1, CHW-1	T, TW, HP	ED, EAAG, EO, EA	PO-1, PH-20	BS (5-10), RS (0-5), NM (>10)	COM (5-10), COP (5-10)	CV (5-10), SPEC (5-10), STAU (5-10)	PR-1	187037	187037

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01130600	Pali	P-1	RMP-1, CHW-1	T, W, TK, TW, HP	ED, EAG, EO, EA	PO(0-5), Ph(0-5)	NM(>10), BS(>10), RS(0-5), NM(>10)	COM(0-5), COP(0-5)	STAU(>10), CV(5-10), SPEC(>10), STAU(>10)	PR-1	96837	96837
01130900	Chauna	P-1, M-1, ALC-1	CHW-1	T, TK, HP, C	ED, EAG, EO, EA	PO(0-5), Ph(>10)	BS(0-5), RS(>10), NM(>10)	COM(0-5), COP(5-10)	CV(>10), SPEC(>10), STAU(>10)	PR-1	25920	25920
01131000	Siddipur	P-1	CHW-1	T, TK, HP, C	ED, EAG, EO, EA	PO(0-5), Ph(0-5)	BS(0-5), RS(>10), NM(>10)	COM(0-5), COP(5-10)	CV(5-10), SPEC(>10), STAU(>10)	PR-1	---	---
01131100	Tatarpur	P-1	CHW-1	T, TK, TW, HP, C	ED, EAG, EO, EA	PH-1	NM(>10), RS(5-10)	COM(0-5), COP(5-10)	STAU(>10), CV(5-10), SPEC(>10)	PR-1	66920	66920
01131200	Uncha Ami	P-1	RMP-2, CHW-2	TK, HP	ED, EAG, EO, EA	PH-26	NM(>10), BS(0-5), RS(>10), NM(>10)	COM(0-5), COP(5-10)	CV(5-10), SPEC(0-5), STAU(0-5)	PR-1, MR-1, FP-1	25950	25950
01131300	Khangoda	P-1	CHW-1	T, HP	ED, EAG, EO, EA	PO(0-5), Ph(>10)	BS(0-5), RS(>10), NM(>10)	COM(0-5), COP(0-5)	CV(5-10), SPEC(>10), STAU(>10)	PR-1, MR-1	40552	40552
01131400	Iradaipur	P-1, M-1, S-1, SS-1, O-1	ALH(5-10), MCW(0-5), PHC(5-10)	T, TK, TW, HP, C	EA	PO(0-5), Ph(5-10)	BS(0-5), RS(5-10), NM(>10)	COM(0-5), COP(5-10)	CV(5-10), SPEC(5-10), STAU(5-10)	PR-1	6000	6000
01131500	Jaitwarpur	P-1	PHC-1, RMP-1, CHW-1	T, W, TK, TW, HP, C	EA	PO-1, PH-6	BS-1, RS(5-10), NM(>10)	COM(0-5), COP(5-10)	CV(5-10), SPEC(5-10), STAU(>10)	PR-1, FP-1	23015	23015
01131600	Pyawali T	P-1, M-1	ALH-1, MCW-1, HC-1, PHC-1, FWC-1, CHW-1	T, HP	ED, EAG, EO, EA	PO-1, PH-25	BS-1, RS(5-10), NM(>10)	COP-1, ACS(0-5), NACS(>10), OCS(>10)	CV(5-10), SPEC(5-10), STAU(5-10)	PR-1	138366	138366
01131700	Tamoliapur	P(5-10), M(5-10), C(5-10)	ALH(5-10), MCW(5-10), PHC(5-10)	T, TK, TW, HP	NA	PO(0-5), Ph(0-5)	BS(0-5), RS(5-10), NM(>10)	COM(0-5), COP(5-10)	CV(5-10), SPEC(5-10), STAU(5-10)	MR-1, FP-1	---	---
01131800	Bisahda	P-1, SS-1, O-1	MCW-1, MH-1, PHS-1, RMP-5, CHW-4	T, TK, HP, C	ED, EAG, EO, EA	PO-1, PH-1	BS-1, RS(5-10), NM(5-10)	COM-1, OCS-1	CV(5-10), SPEC(5-10), STAU(5-10)	PR-1	115462	115462
01131900	Badhpura	P-2, M-1	RMP-2, CHW-2	T, TW, HP	EA	PH-10	BS(0-5), RS(0-5), NM(>10)	COM(0-5), COP(0-5)	CV(0-5), SPEC(>10), STAU(>10)	PR-1	48159	48159
01132100	Jon Saman	P-1	CHW-1	HP	EA	PO(0-5), Ph(5-10)	BS(0-5), RS(0-5), NM(>10)	COM(5-10), COP(5-10)	CV(5-10), SPEC(>10), STAU(>10)	PR-1	40500	40500
01132200	Sadhopur	P-2	MCW-1, CHW-3	T, TK, HP, C	ED, EAG, EO, EA	PO(0-5), Ph(5-10)	BS-1, RS(5-10), NM-1	COM(0-5), COP(5-10)	CV(5-10), SPEC(5-10), STAU(>10)	PR-1, MR-1	51824	51824
01132300	Dhoom Man	P-1, IS-1, TS-1, O-1	PHC-1, RMP-8, CHW-6	T, HP	EA	PO-1	BS(0-5), RS(5-10), NM(>10)	COM(0-5), COP(0-5)	CV(0-5), SPEC(>10), STAU(>10)	PR-1, FP-1	668250	658200
01132400	Amka	P-2	PHS-1, CHW-1	T, W, TK, TW, HP	EA	PO(0-5), Ph(0-5)	BS(0-5), RS(5-10), NM(>10)	COM(0-5), COP(0-5)	CV(0-5), SPEC(>10), STAU(>10)	PR-1	6465	6465
01132500	Kiradipur	P-2	CHW-1	T, TK, HP, C	EA	PH-20	NM(>10), BS(0-5), RS(5-10), NM(>10)	COM(0-5), COP(0-5)	CV(0-5), SPEC(>10), STAU(>10)	PR-1, MR-1, FP-1	48534	48534
01132600	Roopvas	P-1	CHW-1	T, W, TK, TW, HP	EA	PO(0-5), Ph(0-5)	BS(0-5), RS(0-5), NM(>10)	COM(0-5), COP(0-5)	CV(0-5), SPEC(>10), STAU(>10)	PR-1	84479	84479
01132700	Ranolli La	P-2, M-1	PHS-1, CHW-1	T, HP	ED, EAG, EO, EA	PH-3	BS(0-5), RS(5-10), NM(0-5)	COM(0-5), COP(0-5)	CV(0-5), SPEC(>10), STAU(>10)	PR-1, MR-1	49444	49444

VILLAGE WISE AMENITIES IN THE STUDY AREA AS PER CENSUS 2001

CODE	NAME OF VILLAGE	EDUCATION	Medical	DRINKING WATER	POWER SUPPLY	P & T	COMMON-ICATIION	BANKS / SOCIETIES	CULTURAL FACILITY	APPR. TO VILLAGES	INCOME (Rs. Lc)	EXPENCES (Rs. Lc.)
01132800	Shahpur K	P (0-5), M(0-5), C(0-5)	CHW-1	T, HP	ED, EAG, EO, EA	PO(0-5), Ph(0-5)	BS (0-5), RS (5-10), NM (>10)	COM(0-5), COP (0-5)	CV(0-5), SPCL(5-10), STAU(>10)	PR-1	6500	6500
01133000	Chithara	P-1, M-1	PHS-1, RWP-2, CHW-4	T, W, HP	EA	PH-35	BS (0-5), RS (0-5), NM (>10)	COM-1, ACS-1	CV(0-5), SPCL(>10), STAU(>10)	PR-1	180522	180522
01133100	Palla	P-3, M-1	CHW-1	T, TK, TW, HP	EA	PO(0-5), Ph(0-5)	BS (0-5), RS (0-5), NM (>10)	COM(0-5), COP (0-5)	CV(0-5), SPCL(>10), STAU(>10)	PR-1	50334	50334
01133300	Kathara	P-1	CHW-1	HP	ED, EAG, EO, EA	PO(0-5), Ph(0-5)	BS (0-5), RS (0-5), NM (>10)	COM(0-5), COP (0-5)	CV(0-5), SPCL(>10), STAU(>10)	PR-1	19489	19489
01133700	Rasoolpur	P-1	CHW-1	T, TK, HP	ED, EAG, EO, EA	PO(0-5), Ph(3-10)	BS (5-10), RS (5-10), NM (>10)	COM(0-5), COP (5-10)	CV(5-10), SPCL(5-10), STAU(5-10)	PR-1	40508	40508
01133800	Patadi	P-1	CHW-1	HP	EA	PO(0-5), Ph(0-5)	BS (0-5), RS (5-10), NM (>10)	COM(5-10), COP (5-10)	CV(5-10), SPCL(5-10), STAU(>10)	PR-1	55462	55462
01133900	Salarpur	P-2	CHW-2	T, HP, C	EA	PH-10	BS (5-10), RS (5-10), NM (>10)	COM(5-10), COP (5-10)	CV(5-10), SPCL(5-10), STAU(>10)	PR-1	---	---
01134000	Dadupur K	P-1, SS-1	CHW-1	T, HP	EA	PO(0-5), Ph(5-10)	BS (5-10), RS (5-10), NM (>10)	COM(0-5), COP (5-10)	CV(5-10), SPCL(5-10), STAU(>10)	PR-1	4500	4500
01134100	Khatana D	P-2, M-2, S-1	MCW-1, RWP-1, CHW-3	T, W, HP	ED, EAG, EO, EA	PO-1, PH-2	BS (5-10), RS (5-10), NM (>10)	COM(5-10), COP (5-10)	CV(5-10), SPCL(>10), STAU(>10)	PR-1	30000	30000
01134200	Muthiyani	P-1, M-1	CHW-1	T, HP	ED, EAG, EO, EA	PO(0-5), Ph(5-10)	BS (5-10), RS (5-10), NM (>10)	COM(5-10), COP (5-10)	CV(5-10), SPCL(5-10), STAU(>10)	PR-1	---	---
01134400	Chak Semp	P-1, M-1	CHW-1	T, HP	ED, EAG, EO, EA	PO-1	BS (5-10), RS (5-10), NM (>10)	COM(0-5), COP (5-10)	CV(5-10), SPCL(5-10), STAU(>10)	PR-1	---	---
01135200	Bairangpu	P-1, IS-1	CHW-1	T, HP	EA	PO-1	BS (5-10), RS (5-10), NM (>10)	COM(5-10), COP (5-10)	CV(5-10), SPCL(5-10), STAU(5-10)	PR-1, RP-1	119805	119205

A B R I V A T I O N S

1. EDUCATION :									
P Primary school	M	Middle school	S	Secondary school	SS	Senior secondary school			
C Collage	IS	Industrial school	TS	Training school	ALC	Adult literacy class/centre			
O Other educational facilities									
2. MEDICAL									
ALH Allopathic hospital	AYH	Ayurvedic hospital	UNH	Unani hospital	HMH	Homeopathic hospital			
AID Allopathic dispensary	AYD	Ayurvedic dispensary	UND	Unani dispensary	HMD	Homeopathic dispensary			
MH Maternity home	CWC	Child welfare centre	MCW	Maternity and child welfare centre	HC	Health centre			
PHC Primary health centre	PHS	Primary health sub centre	FWC	Family welfare centre	TB	T.B. centre			
NH Nursing home	CHW	Community health workers	RMP	Registered private medical practitioners	SMP	Subsidised medical practitioner			
O Other medical facilities									
3. DRINKING WATER									
T Tap water	W	Well water	TK	Tank water	TW	Tubewell water			
HP Hand pump	R	River water	C	Canal	L	Lake			
S Spring	O	Other drinking water sources							
4. POWER SUPPLY									
ED Power for Domestic purpose	EEG	Power for Agriculture	EO	Power for Ind./Comm. purpose	EA	Power for all purposes			
5. POST AND TELEGRAPH									
PO Post Office	TO	Telegraph Office	PTO	Post & Tele. Office	PH	Telephone			
6. COMMUNICATION									
BS Bus Stop	RS	Railway Station	NW	Navigable waterways					
7. BANKS / CREDIT SOCIETIES									
COM Commercial bank	COP	Cooperative bank	NACS	Non agricultural credit societies	ACS	Agricultural credit societies			
OCS Other credit societies									
8. APPROACH TO VILLAGE									
PR Pucca road	MR	Mud road	FP	Footpath	NR	Navigable river			
NC Navigable canal	NW	Navigable waterways (other than river & canal)							
		Source : Village directory, Census of India, 2001							

TOTAL AMENITIES AVAILABLE IN THE VILLAGES

1. EDUCATION :	: 179	Middle school	: 53	Secondary school	: 12	Senior secondary schools	: 12
Graduate collage	: 1	Adult Literacy Centre	: 12	Industrial School	: 3	Training school	: 3
Other institutions	: 4						
2. MEDICAL							
ALlopathic Hospital	: 6	Ayurvedic hospital	: 3	ALlopathic dispensary	: 5	Ayurvedic dispensary	: 1
Homioathic dispensary	: 2	Maternity and child welfare	: 24	Maternity home	: 5	Child welfare centre	: 7
Health centre	: 8	Primary health centre	: 5	Primary health sub-centre	: 27	Family welfare centre	: 5
Nursing home	: 2	Regd.Pvt. Medi. practitioner:	114	Subsidised medical practitioners:	10	Community health workers	: 143
3. DRINKING WATER :							
Tap Water	: 72	Well water	: 20	Tank Water	: 31	Tube Well Water	: 49
Hand Pump	: 122	River water	: 1	Canal water	: 19	Lake water	: 1
4. POWER SUPPLY :							
Power for Domestic purpose	: 44	Power for Agriculture	: 55	Power for other purpose	: 80	Power for all purposes	: 161
5. POST AND TELEGRAPH :							
Post Office	: 29	Telegraph Office	: 3	Post & Tele. Office	: 3	Telephone	: 730
6. COMMUNICATION :							
Bus Stop	: 22	Railway Station	: 2	Navigable waterways	: 2		
7. BANKS/CREDIT SOCIETIES :							
Commercial bank	: 10	Cooperative banks	: 4	Agricultural credit society	: 4	Non agricultural credit society	: 1
Other credit societies	: 2						
8. APPROACH TO VILLAGE :							
Pucca road	: 114	Mud road	: 34	Footpath	: 22		

EXTRACT OF THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY HELD ON THURSDAY, THE 24TH DAY OF JANUARY, 2011 AT THE REGISTERED OFFICE OF THE COMPANY AT FIRST FLOOR, 33, COMMUNITY CENTRE, NEW FRIENDS COLONY, NEW DELHI - 110065 AT 10:00 A.M.

The Chairman informed the Board that the requirement of **No Objection Certificate** and other pollution control certificate in relation to the business and affairs of the Company from the Environment Department. The Board discussed the matter and following Resolution has been passed.

“RESOLVED THAT Mr. Rakesh Garg, Authorised Signatory of the company be and is hereby authorised to take No Objection Certificate and other pollution control certificate in relation to the business and affairs of the Company from the Environment Department.

RESOLVED FURTHER THAT Mr. Rakesh Garg , be and is hereby authorised to sign & file necessary forms, applications, reply or answer all queries and other documents before the Environment Department and other statutory Authority and to engage and appoint any pleader, advocate, counsel, attorney or agents in relation to the business and affairs of the company.

RESOLVED FURTHER THAT a certified true copy of the above resolution wherever required be furnished under the signature of any of the Directors of the Company”.

“CERTIFIED TRUE COPY”
UPPAL- CHADHA HI-TECH DEVELOPERS PRIVATE LIMITED



DIRECTOR

Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Corporate Office:
 A-25, Ground Floor, Mohan Co-operative Industrial
 Estate, Mathura Road, New Delhi-110 044
 T: 011-47325555, 41216666, F: 011-47325599

Site Office:
 Wave City NH 24, Plot No.-757, Village-Dasna,
 Kazipur Moth, Ghaziabad, U.P., India

Registered Office:
 33, Community Center, New Friends
 Colony, New Delhi-110 025

A WAVE INC. Enterprise



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Revised Memorandum of Understanding for the Development of Hi-Tech Township in Uttar Pradesh

This Revised Memorandum of Understanding is made on this 17th day of February Two Thousand Ten between Ghaziabad Development Authority constituted under the provisions of Uttar Pradesh Urban Planning and Development Act, 1973 through Shri Narender Kumar Chaudhary its Vice Chairman (hereinafter referred to as the First Party, which expression shall unless the context does not so admit, include its successor) of the One Part,

And

M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd., a Company registered under the Companies Act, 1956 having its Registered Office at 33, Community Centre, New Friends Colony, New Delhi-110065 through its Director Shri Ginni Chadha, S/o Shri Narender Singh Chadha, R/o S-559, Greater Kallash-II, New Delhi (hereinafter referred to as the "Second Party", which expression shall unless the context does not so admit, include its successor) of the Other Part.

WHEREAS to meet the requirement of ever growing demand of housing and civic infrastructure and to promote private investment in the housing sector, the Government of Uttar Pradesh (hereinafter referred to as "GoUP") has announced Hi-Tech Township Policy-2007 vide Government Order No.3189/Eight-1-07-34Vividh/03, dated 16th August, 2007 which was superseded by Government Order No.3872/Eight-1-07-34Vividh/03, dated 17th September, 2007 and again by Government Order No.4916/Eight-1-07-34Vividh/03, dated 27th August, 2008, 5397/8-3-34Vividh/03, dated 2nd December, 2008 and 6481/8-3-2008-34Vividh/2003 dated 3rd January, 2009.

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AND WHEREAS under the Hi-Tech Township Policy, 2003 a Memorandum of Understanding for the development of Hi-Tech Township at Ghaziabad in the State of Uttar Pradesh was executed between the parties above on 30.11.2005 (hereinafter referred to as "Principal MoU") and an Amendment to MoU was signed on 17.03.2009;

AND WHEREAS the Second Party in accordance with the Principal MoU has now applied to the First Party for extension of the Hi-Tech Township area from 1503 Acres to 4494.31 Acres at Ghaziabad under the Hi-Tech Township Policy-2007 (hereinafter referred to as "Hi-Tech Township");

AND WHEREAS the proposal submitted by the Second Party was evaluated keeping in view para-1(13) of above said Government Order dated 17th September, 2007 inter-alia and was approved by the High Level Committee (hereinafter referred to as "HLC") constituted by the GoUP;

AND WHEREAS the Second party, i.e. M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd. is required to sign this Revised Memorandum of Understanding (hereinafter referred to as "Revised MoU") with the First Party to initiate further action for the development of Hi-Tech Township.

NOW THIS DEED WITNESSES AS FOLLOWS:

1. That the second party shall submit the proposal for purchase/assembly of additional land along with key plan, site plan, sizra plan ^{with} delineation of the entire site identified for the proposed Hi-tech Township to the First party within 45 days after signing of this revised MoU.
2. That the Second Party shall purchase 75% of the total land through direct negotiations with the land owners and the first party shall act as facilitator the purchase/assembly of land not exceeding 25% of the total area of Hi-tech Township.
3. That to enable integrated development of the proposed Hi-tech township the land which presently vests with the Gram Sabha or belongs to the Scheduled Castes, scheduled tribes/Backward Classes will be resumed/purchase~~d~~/acquired in accordance with Applicable Law. However an equal amount of land belonging to the people from scheduled castes/Scheduled Tribes purchase~~d~~ by the second party situated within the hi-tech township area shall be purchased by the second party in the surrounding nearby areas and handed over to such Scheduled Castes/Scheduled Tribes people.
4. That the Second party may be authorized by GoUP to purchase land in excess of 12.5 acres for the development of the Hi-tech Township as per provisions of section-154 of the Uttar Pradesh Zamindari Abolition and Land Reforms Act, 1950. it is made clear that GoUP shall give above permission to second party on the condition that all the development works shall be completed by the second party within the prescribed project period. For this purpose, the second party shall furnish necessary information on the


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prescribed format to the concerned District Magistrate through the First party. The GoUP shall grant required approval on the recommendation of district Magistrate. This process shall be completed within 60 days from the date of submission of proposal by the second party to first party.

5. The stamp duty chargeable on the instrument relating to Hi-tech Township executed by the second party shall be borne by the second party or transferee of second party, as the case may be.
6. the freehold conversion charges shall be payable by the second party to the first party as per the prevailing policy of the GoUP.
7. That if the site selected by the second party falls within the development area /scheme Area/ special development Area/ regulated Area or any other Area notified by the GoUP under any law and needs conversion of land use for the purposes of Hi-tech township; the same shall be permitted by the GoUP/ competent authority in accordance with law. Similarly, if the site selected by the second party falls outside the limits of the development Area/scheme area/special development area/Regulated Area or any other area notified by the GoUP under any law, it shall be brought under the statutory limits of the respective development area/ scheme Area/special development Area/Regulated area or any other area notified by the GoUP under any law by following the due process of law. Conversion of land use for the proposed site shall be completed according to law for which land use conversion charges as prescribed by the GoUP vide G.O.No 3712/9-Aa-3-2000-L.U.C/91 dated 21.08.2001 shall be payable by the second party to the first party. However, conversion of use of land reserved for infrastructure viz. roads, water-works, S.T.P, electric sub-station, solid waste disposal site, other community facilities, parks and open space/green belt, et-cetera proposed in the regional plan/master plan/zonal development plan, shall not be permissible and these would be developed and constructed in accordance with the proposals of the above plans.
8. That the second party shall comply with the land use planning norms and regulations in the preparation of conceptual plan and Detailed Project report(DPR) of the proposed Hi-tech township as prescribed by the GoUP vide G.O No5397/8-3-08-34vidh/03 date 02.12.08 besides provisions shall also be made for world-class infrastructural facilities, viz. roads, water supply drainage, sewerage, electricity, traffic and transportation system, integrated solid waste management modern communication system, et-cetera.
9. That the Government policies and the relevant codes of B.I.S./I.S. relating to disaster management shall be strictly adhered to by the Second Party in the land use planning, provision of important infrastructure facilities and development and construction works of the proposed Hi-tech Township.
10. That the Second Party shall prepare and submit a revised Conceptual Detailed Project Report (DPR) of the proposed Hi-tech Township including the extended area to the First Party within 180 days from the date of signing of this Revised MoU. The DPR shall comprise of broad layout plan, land use plan,


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infrastructure services development plan, standards and specifications, resource mobilization, property management, and operation and maintenance details, et-cetera. Besides, the DPR shall contain phasing of development of the proposed township indicating time-schedule for commencement and completion of each phase. A committee constituted under the chairmanship of Housing Commissioner/Vice Chairman of concerned Government Authority shall examine the revised DPR and submit its recommendation to the Board of concerned Government Agency for approval. The Board of the respective Government Agency shall take decision regarding approval of the DPR within 30 days from the receipt of the recommendations of the above committee.

11. That the DPR shall be approved as a Conceptual Plan and the Second Party shall neither be entitled to any legal right for the implementation of the Project merely on the basis of approval of the conceptual DPR nor shall have the right to allot, sale or lease plots/buildings/flats/other properties or accept advance money. Launching, booking, et-cetera under the Project shall be permissible to the Second Party only after availability of land and approval of the detailed lay out plan. However, the Second Party shall be free to accept public deposits and utilize the same in accordance with the relevant regulations of the reserve Bank of India. That in case the Second Party (who has been selected under the provisions of Hi-tech Township Policy 2003) has received pre-launch booking money, the same shall be returned with interest equivalent to the State Bank of India prime lending rate if demanded by the investors in writing within 30 days from the date of demand.
12. That the Second Party (who has not already submitted the detailed lay out plan under the Hi-tech Township Policy-2003) shall submit the detailed layout plan to the First Party for approval only after purchase/acquisitions of 60 per cent land in every phase, subject to minimum of 300 acres in a compact form. However, if the second party has purchased/assembled 300 acres of land in the first phase for approval of detailed layout plan in the form of a compact piece of land and the proposed land use of the same is as residential as per the master plan or has been amended to residential the detailed layout plan can also be approved along with the conceptual DPR. But, it will be necessary to purchase/acquire more than 300 acres of land for approval of detailed layout plan in every subsequent phase so as to ensure completion of all the development works of 1500 acres of township in maximum three phases. In case township area exceeds 1500 acres, the procedure for approval of detailed layout plan will be the same; however, development of the township may be completed in four phases if the township area is more than 1500 acres but up to 3000 acres, and maximum five phases if the township area is more than 3000 acres.
13. That the Second Party shall enter into a 'Development Agreement' with the First Party at the time of approval of the detailed layout plan. The First Party shall sanction the detailed lay out plans of subsequent phases only after the required land for concerned phase has been purchased/assembled by the Second Party and separate Development Agreement shall be executed for each phase.

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14. That the Second Party shall complete the Project within a period of ten years from the date of signing of the first 'Development Agreement'. If there is a delay in completing the project due to unavoidable reason extension in the Project shall be permissible with the approval of the HLC on case to case basis. In case of development works of the township are not completed within ten years or the extended project period and if the Second Party is held responsible for this delay, then the Second Party shall have to pay specified sum to the First Party for above said delay in accordance with the provisions of the Development Agreement.

The Project Period shall be reckoned from date of signing of the first 'Development Agreement' under revised DPR, but it shall not exceed ten years including the extended period.

15. That it will be compulsory for the Second Party to ensure registration of transfer deeds of developed properties before handing over the possession to the allottees, failing which the money equivalent to the stamp duty and registration fees amount shall be recovered by the First Party through invocation of the Bank Guarantee or sale of mortgaged land after giving notice to the Second Party. Before handing over of properties to allottees, the Second Party shall mortgage 25 percent of the total saleable land in favour of the First Party in accordance with applicable rules/Acts. For this purpose a mortgage deed shall be executed in accordance with the provisions of prevailing rules/Acts and the mortgage deed shall be registered. Twenty percent of such mortgaged land shall be released after the successful completion of various services to the functional stage, compliance of all conditions as per the provisions of the approved DPR especially with regard to the ground water recharging system ensuring 120 percent water recharging against total amount of ground water drawn and registration of transfer deeds of developed properties in favour of allottees. If the Second Party leaves any development works incomplete, the same shall be completed by the First party through sale of the land so mortgaged. Remaining five percent of the mortgaged land shall be kept retained as performance guarantee to ensure the maintenance of services.
16. That the Second Party shall carry out the internal and external development works as its own expense as per the standards and specifications laid down in the approved DPR. However, connectivity to trunk services such as road connection, drainage and sewage disposal, water supply, electricity supply, solid waste management or any such other community facilities may be extended to the Second Party by the respective Government Agency on payment of actual cost plus 15 per cent supervision charges thereon. If any major infrastructure such as embankment, ring road, flyover, metro, et-cetera, is provided by the First Party during the project period consequent to which the proposed township would be directly benefited, the Second Party shall pay proportionate cost of such infrastructure to the First Party, for which prior approval of the High Level Committee would be necessary.

Handwritten signatures and text in Hindi, including the name 'Chadha Hi Tech Development'.



17. That since infrastructure services of the main city will also be used by the population of the proposed Hi-tech Township which would increase pressure on the existing services, therefore, Second Party shall pay City Development Charges for augmentation/strengthening of existing infrastructure at the rate of Rs 2.0 Lacs per acre. 25% of City Development Charges shall be paid by "Second Party" at the time of approval of detailed lay-out plan of Hi-tech Township and remaining amount of City Development Charges shall be payable in six monthly installments together with interest at the rate of 12% per annum. Delay in payment of installment will attract penal interest at the rate of 18% per annum.
18. That the First Party shall have the right to supervise the implementation of the project in accordance with and as per time-schedule prescribed in the approved DPR and to inspect the quality of external and internal development works of Hi-tech Township to ensure that they are as per the provisions of approved DPR. The Second Party shall pay the prescribed inspection charges to the First Party as per the prevailing policy/Government Order of the GoUP.
19. That the Second Party shall provide land for community facilities such as electric sub-station, police station, fire station, post-office, telephone exchange, et-cetera and construct these facilities as per the norms and make them available to the respective Government departments free-of-cost through the First Party.
20. That the Second Party shall construct 10 percent of the total houses/plots for the Economically Weaker Section and another 10 percent houses/plots for the Lower Income Group families as per the norms and cost ceiling prescribed by the First Party. Allotment of houses/plots for these categories shall be made by a committee constituted by the Housing and Urban Planning Department, GoUP under the chairmanship of the Housing Commissioner/Vice Chairman of the respective Government Agency. The Second Party shall sell the houses/plots to the persons to whom the houses/plots have been allotted by above said committee.
21. That the Second Party shall provide basic infrastructure such as roads, drainage, water supply, sanitation and electricity, etcetera free-of-cost to the village abadies falling within the proposed Hi-Tech Township area. The beneficiaries will pay user charges to the service provider/Second Party. If the Second Party undertakes distribution of electricity, it will have to secure licence from the Uttar Pradesh Electricity Regulatory Commission for this purpose.
22. That the proposed township shall be environmentally sustainable i.e. the Second Party shall make appropriate provisions for conservation of water and power, pollution control and maintenance of green cover in the land use planning, development/construction works and operation & maintenance of the proposed Hi-tech Township. The Second Party shall obtain necessary environmental clearance for the proposed Hi-tech Township project from the Ministry of Environment and Forest, Government of India.
23. That the Second Party shall obtain all legal, statutory and other no objection certificates required under the rules for the proposed Hi-tech Township from the respective Competent Authorities of GoUP and Government of India.


 (सिवाजी गांधी)
 सहायक आयुक्त


 जयदेव प्रसाद शर्मा
 आयुक्त



24. That if required, the permission for generation of power for the proposed Hi-Tech Township shall be permissible in accordance with the prevailing Energy Policy of the GoUP read with Electricity Act., 2003 and Uttar Pradesh Electricity Regulatory Commission Rules.
25. That the Second Party shall adhere to the concept and features of Hi-tech Township as outlined in the original proposal submitted by it to Awas Bandhu Uttar Pradesh at the time of selection.
26. That a "Joint Venture" agreement shall be executed between the parties for proper and regular maintenance of the developed township/project. One time maintenance charges and annual user charges collected from the allottee shall be deposited in an 'Escrow Account'. The Second Party shall carry out the maintenance works whereas Joint Venture shall supervise such works and ensure that the amount collected for maintenance is being utilized for the same purpose.
27. That any issue which is not covered under this Revised MoU, shall be remedied as per the provisions of the Hi-Tech Township Policy-2007 as amended from time to time and the prevailing laws of the land.
28. That the First Party reserves the right to make such amendments, additions and alterations or modifications in the terms and conditions of this Revised MoU as may be considered just and expedient in the public interest.
29. Force Majeure
 - (a) If at any time during the continuance of this Revised MoU, the performance in whole or in part by either Party of any obligation under this Revised MoU shall be prevented or delayed by reason of any war, or riot or natural calamities, the Second Party within 7 days of occurrence and cessation or each Force Majeure conditions shall intimate the First Party by a registered letter the beginning and end of the above causes of delay.
 - (b) The Second Party shall not claim extension of time mentioned in the preceding paragraphs beyond the period affected by the Force majeure.
30. That in the event of any dispute with regard to terms and conditions of the Revised MoU, the same shall be referred to the decision of Sole arbitrator, to be appointed in writing by the parties, or if they can not agree upon a Sole arbitrator to the decision of three arbitrators, one to be appointed by each Party and they shall appoint the third arbitrator who shall not as the presiding arbitrator under the provisions of the Arbitration and Conciliation Act, 1996. Place of arbitration shall be Lucknow.
31. That any notice, letter or communication to be given by one Party to the other shall be in writing in Hindi or English language through registered post with due acknowledgement. In addition, such communication shall also be transmitted by fax.
32. That the terms and conditions of this Revised MoU shall prevail over the terms and conditions of the Principal MoU.
33. For the purpose of clauses 10 and 20 of this Revised MoU the word "Government Agency" means Uttar Pradesh Awas Evam Vikas Parishad or concerned Development Authority, as the case may be.

(नीलेश मोयल)
सी०ए०टी०पी०

नरेश कुमार मोयल



-8-

IN WITNESS WHEREOF the parties hereto have set their hands on the day and in the year herein first above written.

(.....)

Seal
नरेन्द्र कुमार चौधरी

सुपरीकार

In the presence of

For and on behalf of First Party

(1) Witness... *G.S. Goyal*.....

Address... *CTP. GDA*.....

(.....)



In the presence of

For and on behalf of Second Party

(1) Witness... *Lacesh*.....

Address... *33, N.F.C., New Delhi*.....



ANNEXURE : VIII Contd..

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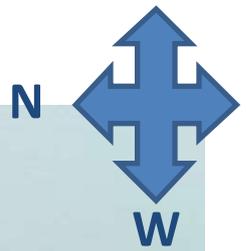
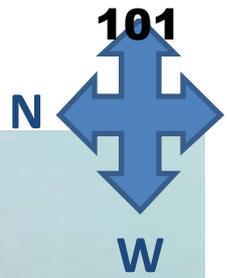
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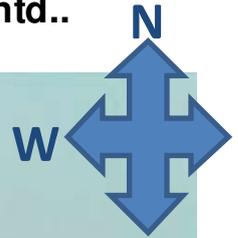
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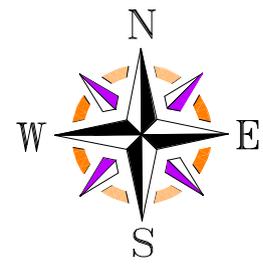
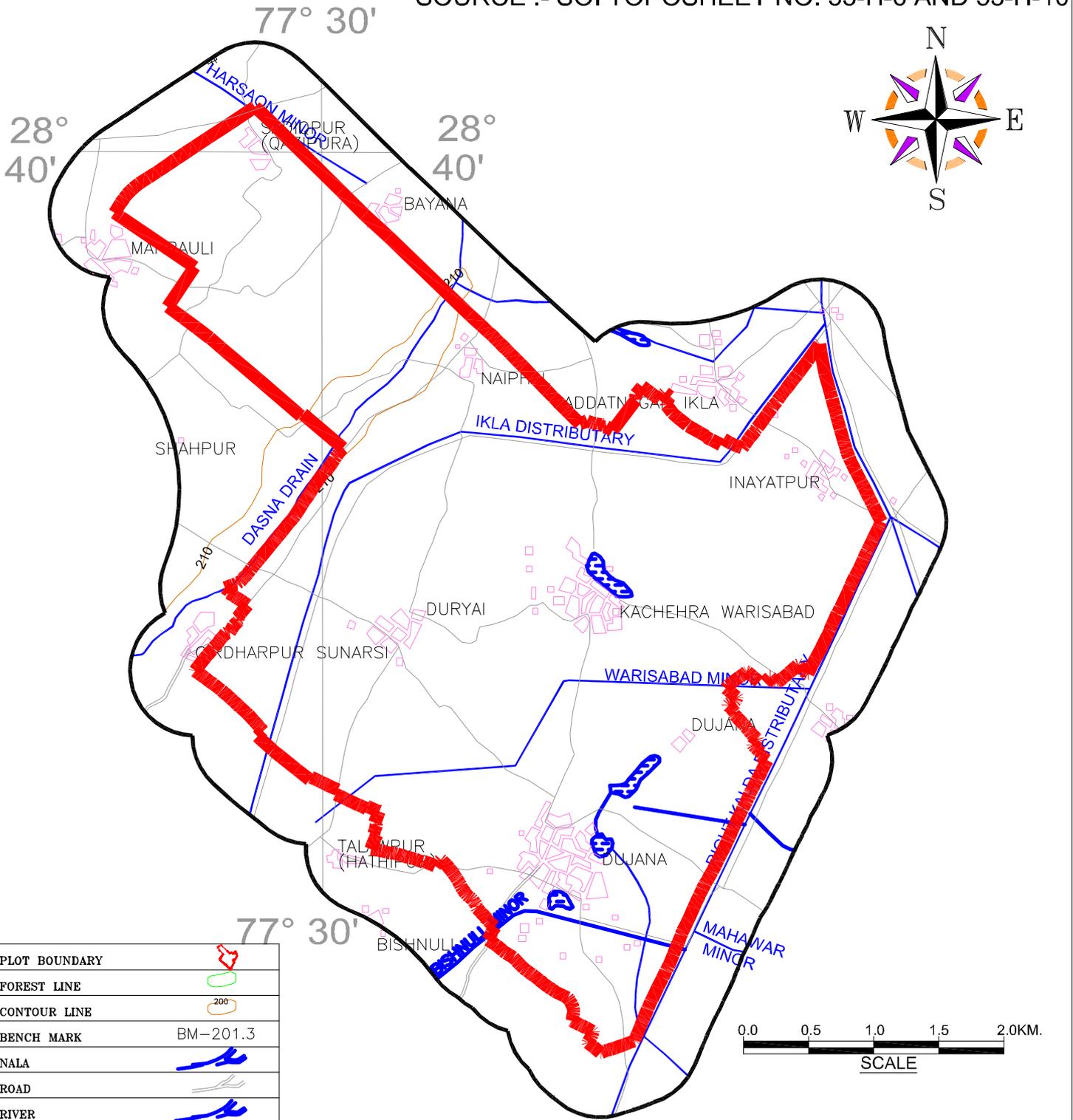
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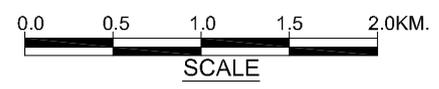




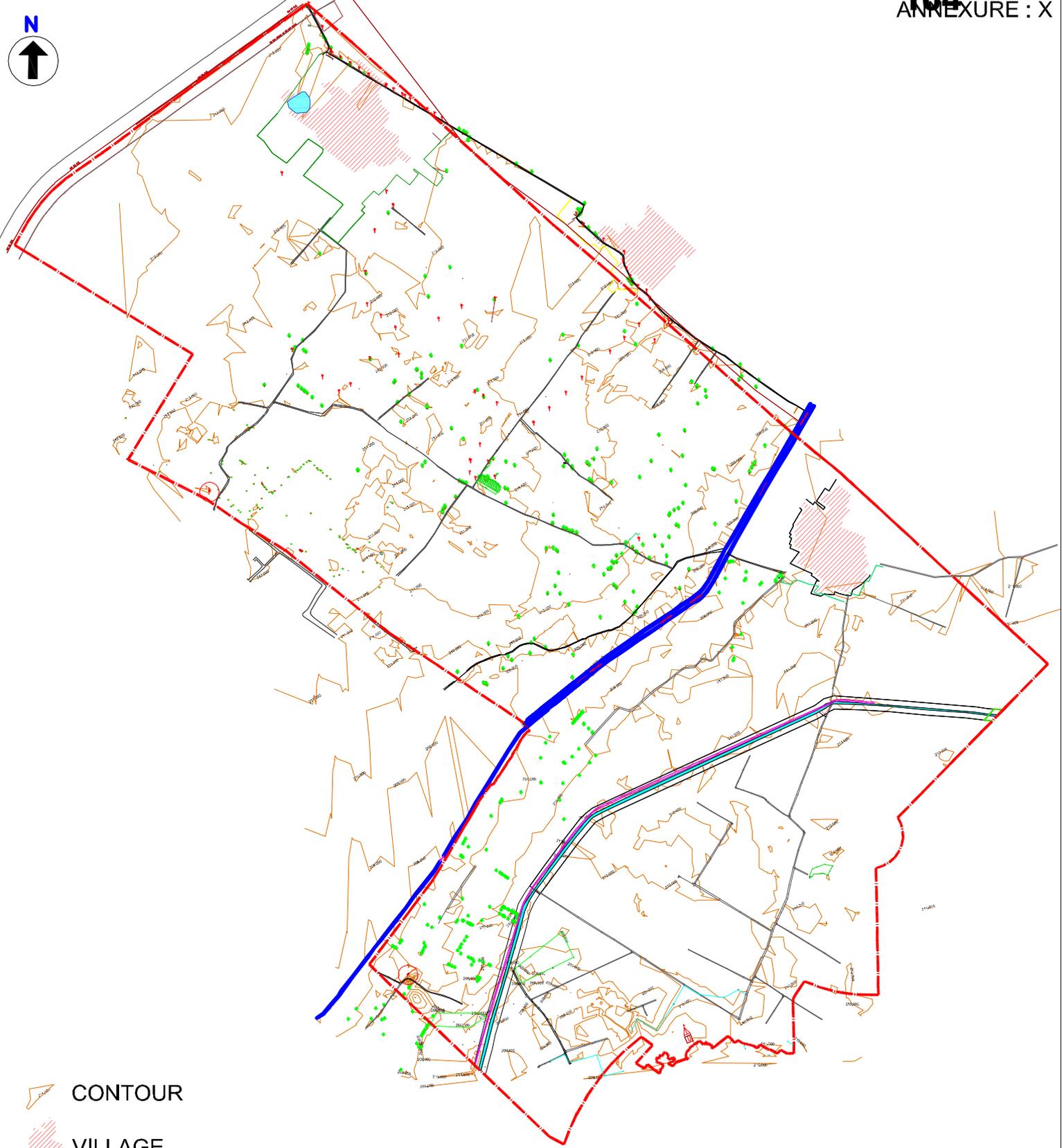
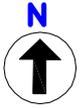
SOURCE :- SOI TOPOSHEET NO. 53-H-6 AND 53-H-10



PLOT BOUNDARY	
FOREST LINE	
CONTOUR LINE	
BENCH MARK	BM-201.3
NALA	
ROAD	
RIVER	
GRID	
POND	
HABATATION	
VILLAGE NAME	SIKANDRABAD
RAILWAYS LINE	
SPOT LEVEL	
TRINGAL STATION	
DISTRICT BOUNDARY	
MINOR-CANAL-DISTRIBUTARY	



	MIN MEC CONSULTANCY PVT. LTD.	
	NEW DELHI, PH. 26568777, 26865891, 26852536 An ISO 9001 : 2000 Approved Company	
PROJECT:	EXPANSION OF WAVE HI-TECH TOWNSHIP	
TITLE:	Form-1A	CLIENT:
	500M. RADIUS MAP	UPPAL CHAHA HI-TECH DEVELOPERS PVT. LTD.
DRAWN BY:	RANJEET K.	APPROVED BY:
		MARISHA SHARMA
SCALE :	AS ABOVE	DATE :
		04-03-2011
		FIG. NO.
		*



-  CONTOUR
-  VILLAGE
-  ROAD
-  CANAL
-  TREE

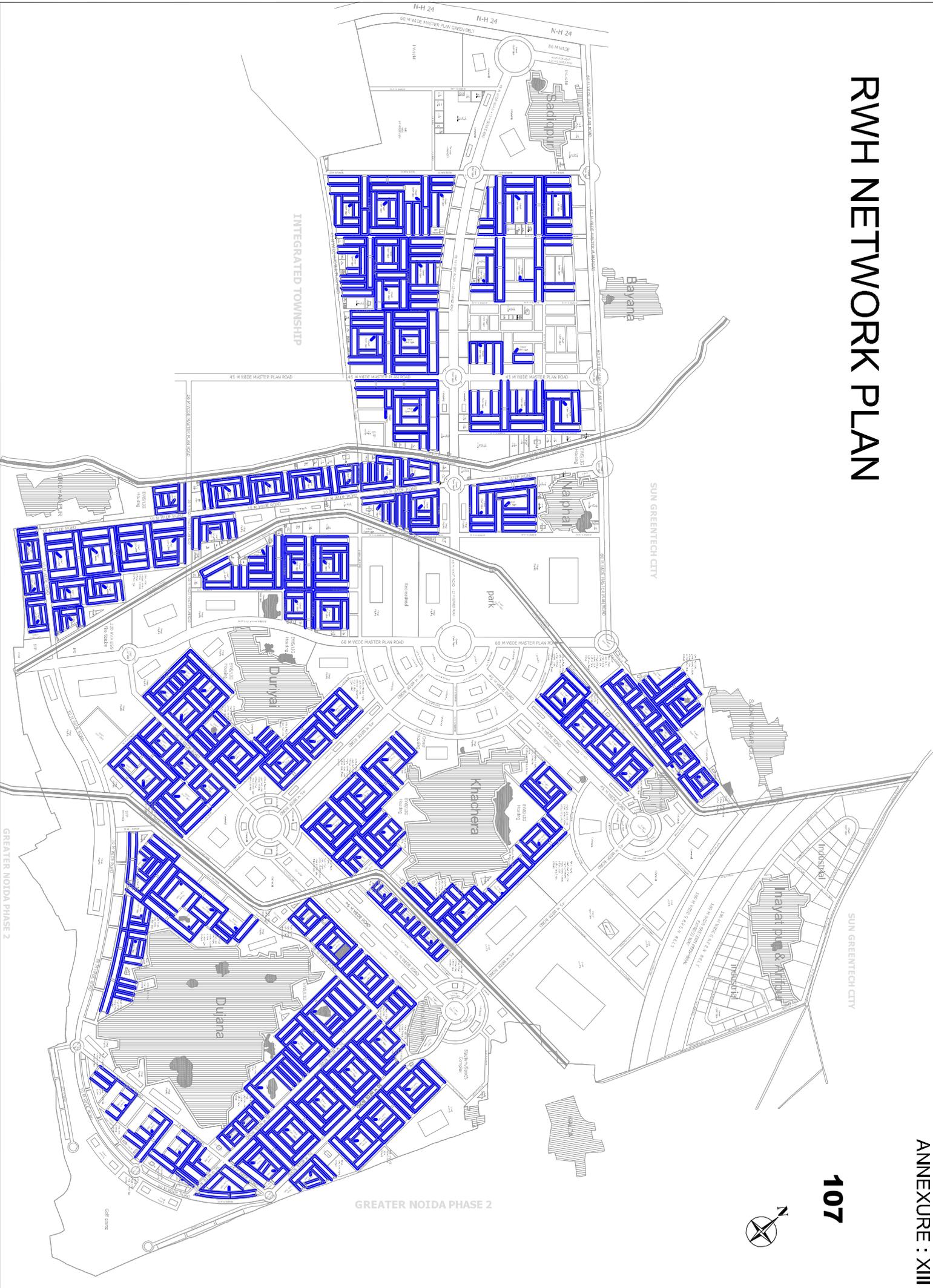
CONTOUR PLAN OF PROPOSED TOWNSHIP

WATER QUALITY TEST RESULTS
EXPANSION OF WAVE H-TECH TOWNSHIP, GHAZIABAD OF UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD.

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Sl. No.	Parameters	Hindon river 05-05-06	Distributary near Masuri 05-05-06	Upper Ganga canal 05-05-06	Mahruali (HP) 05-05-06	Nyphal (HP) 05-05-06	Dasna (HP) 05-05-06	Chhapraula (HP) 05-05-06	Dhum Manikpur (HP) 05-05-06	Morta (HP) 05-05-06	Dohai (HP) 05-05-06
1.	Colour (Hazen units)	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
2.	Odour	Unobjectionable	Unobjectionable	Unobjectionable	Unobjectionable	Unobjectionable	Unobjectionable	Unobjectionable	Unobjectionable	Unobjectionable	Unobjectionable
3.	Taste	-	-	-	Agreeable	Agreeable	Unobjectionable	Agreeable	Unobjectionable	Agreeable	Unobjectionable
4.	Turbidity (NTU)	<5	<5	<5	<5	<5	<5	<5	<5	<5	<5
5.	pH value	7.4	8.0	8.1	7.5	7.4	8.0	7.7	7.9	7.7	7.6
6.	Total Hardness as CaCO ₃ (mg/l)	160	112	96	284	356	312	304	160	212	404
7.	Iron as Fe (mg/l)	0.43	0.45	0.46	0.17	0.21	0.16	0.18	0.12	0.46	0.42
8.	Chloride as Cl (mg/l)	24	20	16	20	72	35	16	20	36	88
9.	Residual free chlorine (mg/l)	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
10.	Dissolved Solids (mg/l)	258	115	120	417	645	480	370	440	442	860
11.	Calcium as Ca (mg/l)	38.4	22.4	20.8	49.6	78.4	59.2	75.2	35.2	41.6	76.8
12.	Copper as Cu (mg/l)	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
13.	Manganese as Mn (mg/l)	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
14.	Sulphate as SO ₄ (mg/l)	26.8	17.6	18.3	20.2	68.2	46.3	41.1	28.0	18.5	62.0
15.	Nitrate as NO ₃ (mg/l)	6.2	6.4	6.2	8.4	9.2	9.8	8.7	8.1	9.5	10.6
16.	Fluoride as F (mg/l)	0.49	0.60	0.46	0.66	0.58	0.50	0.69	0.81	0.58	0.90
17.	Mercury as Hg (mg/l)	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001	<0.001
18.	Cadmium as Cd (mg/l)	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
19.	Selenium as Se (mg/l)	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
20.	Arsenic as As (mg/l)	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
21.	Lead as Pb (mg/l)	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
22.	Zinc as Zn (mg/l)	0.09	0.04	0.03	1.54	0.08	0.27	0.64	0.10	0.13	1.38
23.	Chromium as Cr ⁶⁺ (mg/l)	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
24.	Magnesium as Mg (mg/l)	15.5	13.6	10.7	38.8	38.8	39.8	28.1	17.5	26.2	51.5
25.	Alkalinity (mg/l)	164	68	68	336	372	340	268	340	320	600
26.	Aluminium as Al (mg/l)	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02
27.	Boron as B (mg/l)	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
28.	Nickel as Ni (mg/l)	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05
29.	Sodium as Na (mg/l)	22.5	2.3	3.6	48.1	67.7	64.5	19.7	114.9	86.5	182.1
30.	Potassium as K (mg/l)	14.5	2.0	2.1	5.7	48.3	5.9	4.8	4.0	5.5	8.0

RWH NETWORK PLAN



**ENVIRONMENT MANAGEMENT PLAN
FOR WAVE HI-TECH TOWNSHIP, GHAZIABAD OF
M/S UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD.**

1.0 GENERAL

The environment management plan has been developed with a view to bring down the levels of adverse impacts within acceptable limits. In each of the areas for which impact assessment was performed, measures have been formulated to mitigate the adverse impacts and to enhance/augment the beneficial impacts so that the overall adverse impacts are reduced to as low a level as possible. In general, any release of pollutants into the environment shall conform to the standards laid down by the statutory agencies. All control and mitigative measures shall be incorporated at the design stage and during the construction phase to protect the environment from deterioration.

The formulation of EMP for the Wave Hi-Tech Township project is based on the following considerations:

- i) Proposed project details, as described in Detailed Project Report;
- ii) Air and water pollution control;
- iii) Solid waste management;
- iv) Management of excavated earth, comprising soil and boulders and control of erosion;
- v) Control of noise;
- vi) Tree Plantation and greening;
- vii) Augmentation of ground water through rain water harvesting
- viii) Energy efficiency, etc.

It will not be out of place to mention that the Hi-Tech Township project has a comparatively low potential for causing deterioration of the air environment and with proper care, water and land environment can also be protected. The project is being located in villages Sadiqpur / Qazipur, Naiphal, Duriyai, Kachehra Warisabad, Dujana, Arifpur, Dasna, Mehrauli, Shahpur Bamheta, Bayana, Sadatnagar Iqla, Inayatpur, Talabpur & Girdharpur at Ghaziabad, Uttar Pradesh. Adequate green spaces have been identified between the plots to facilitate development of trees. Further, within the identified plots also, the ground coverage will be limited as per the housing bye laws. This space may be utilized for development of lawns, parks and gardens. Adequate treated wastewater will be available for irrigation, which will facilitate healthy growth of trees and greenery. The Hi-Tech Township will be provided with well planned network of roads for smooth movement of traffic. Amenities developed within the Hi-Tech Township will reduce movement beyond premises to a great extent.

2.0 CLIMATE AND METEOROLOGY

As no negative impact is anticipated on the climate, mitigation measures are not required. Green house gases are of climatological concern. Since no polluting industries are envisaged, there are no concentrated sources of air pollution. The type of industries envisaged shall belong to the small and medium scale non polluting type where negligible emissions shall be there. The industrial units proposed will be knowledge based and shall generate jobs based on the technological advancement in the field education, medicine, communication, recreation, trade and commerce.

Traffic will be a main source of carbon dioxide emission due to burning of fossil fuel. Hence, movement of traffic will be reduced by providing various amenities within the Hi-Tech Township itself. Residents will be encouraged to have their PUC certification done at periodic intervals. This will keep the CO and HC levels within permissible levels. Power supply is envisaged from State Electricity Board and CO₂ contributing DG sets will operate only during power failure to illuminate public places and important areas. Hence, it is the government's prerogative to undertake uninterrupted supply of clean energy to combat global warming so that the need to operate CO₂ generating DG sets does not arise.

3.0 AIR ENVIRONMENT

3.1 Construction phases

1. Preventive maintenance of all trucks, earthmovers and construction equipment shall be carried out at pre-determined intervals to ensure that exhaust emissions are maintained at the minimum practicable levels.
2. Areas under excavation and grading as well as the routes of vehicles are prone to fugitive dust emission during construction stage. To avoid fugitive emissions, spraying of water shall be done regularly to stabilize these areas.
3. Loading and unloading operations also contribute significant fugitive dust emissions. This will be controlled by water spraying.
4. Emissions from construction equipment and pay loaders shall be within norms.
5. Transportation of loose building materials to the construction site will be carried out in covered trucks to minimize fugitive dust.

3.2 Operation phase

Sources of air pollution during operation of the Hi-Tech Township have been identified as vehicular traffic, DG sets, cooking and commercial activities. For control of air pollution, the following schemes have been incorporated in the project proposal:

1. Conservation of present trees to the maximum possible extent and development of green areas.
2. Creation of amenities like shopping center, community center, education centers, sports centers, recreation centers etc. within the complex would reduce outbound vehicular traffic for these purposes to a great extent.
3. The use of solar energy for meeting part of the street lighting requirement.

4.0 WATER ENVIRONMENT

4.1 Construction phase

Source of water pollution during construction phase has been identified as domestic sewage generated from canteen, washrooms and toilets used by construction work force. The waste water will be segregated and transferred to the septic tank-soak pit system or mobile toilets connected to the laid out sewage system for conveyance and treatment. Most construction water will be absorbed during construction or evaporated during curing. Therefore, no major quantity of waste water is anticipated from construction activities.

4.2 Operation phase

4.2.1 *Resource utilization and supply of clean potable water*

The utilization of ground water for the operation of the Hi-Tech Township will be very scientific and systematic. Sufficient quantity of potable underground water is available inside the project area. Therefore, the fresh water requirement of the township will be met by tapping the underground water and the bulk requirement for flushing in group housings, commercial area as well as chilling (commercial & industrial areas) and watering green areas will be met from treated effluent from STPs.

Tube wells

The anticipated tube wells required to tap the ground water fulfilling the water demand is considered having a yield of 1200 lpm. On the basis of assessed water demand, 92 numbers of tube wells are required to operate with consideration of pumping hours as 16 hours per day. All tube wells will be connected with each other through CI pipe and each tube well will include separate pumping plants.

Water Treatment

The ground water quality in the site is found to be of potable type and can be used for drinking purpose after giving primary treatment. It is proposed that each pumping plant will have automated chlorinating plant setup. This setup will add required quantity of chlorine in the flowing out water to have primary treatment of water before supply. Therefore, total 92 numbers of

primary treatment plants required for chlorination will be installed in the proposed project.

Water Storage Capacities

It is proposed to provide a half day (12 hrs) storage capacity to meet the daily water requirement of the township. For this purpose,

- 1/3 requirement will be stored in Over Head Tanks.
- The underground water storage will capture 1/6th requirement of water
- Hence the Over Head Tanks are designed for eight hours and the underground tanks are designed for 4 hour for all zones.
- The recommended shapes of water supply storage is:
 - Over head Tank will be of circular RCC type
 - Under ground water reservoir will be of rectangular shape

Water Supply Distribution System

Economical size of rising mains for tube wells and OHT have been designed as per guidelines of CPHEEO given in the manual of water supply. Rising mains 200mm dia to 450mm dia is proposed in the estimate and D.I (k-7) pipe is proposed for rising mains. Distribution system up to 200 mm diameter HDPE pipe has been proposed and more than 200 mm dia D.I (k-7) pipe has been proposed for distribution system.

The township will be made more reliant in respect of Water Supply System. The concept is framed in such a way that it ensures uninterrupted water supply to the project. Therefore, the following objectives have been set to achieve the said target:

- The entire project area has been divided into four zones.
- Each zone shall have its independent water works, battery of tube wells, distribution network, clear water reservoir, Over Head Tank of suitable capacity for storage of water.
- The water obtained from tube wells shall undergo disinfection, such as chlorination by installing a chlorinating plant of suitable capacity clubbed with pump house before conveying it to storage tank by suitable size of Ring Main.
- The water from each zone shall be pumped firstly to underground clear water reservoir, from where it will be pumped to over head tank as storage reservoir of each zone for supply through distribution network.
- Provision of appurtenances, such as Sluice valves, Air valves, Scour valves and Fire Hydrants shall be made at required points.

- A terminal pressure of 17 m at remote end shall be ensured by the height of Over Head Tank and by use of Booster pumps.
- Public stand points will be provided along with internal arrangement of water supply to cater the demand at Commercial places, Parks, Hospital, Schools, College, IT Park, Bio-tech Park etc
- A reserve for Fire Fighting has been kept as per recommendations of Manual on Water Supply GOI and as per norms & specifications adopted by U.P. Jal Nigam in the storage capacity of reservoirs of each zone to meet out this demand.
- The treated effluent will be used for Horticulture purpose.
- The maintenance staff will be deployed in required number for the purpose of effective operation & maintenance of water supply system.

Every household shall get piped water supply through a designed system and no area shall have any individual system of water supply.

As per the approved DPR, the water consumption/demand has been summarized in **Table 1**.

TABLE 1
TOTAL WATER DEMAND IN PROPOSED HI-TECH TOWNSHIP AS PER DPR

Sl. No.	Land use	Table Water Demand (MLD)				Total Demand
		Zone 1	Zone 2	Zone 3	Zone 4	MLD
1.	Residential	18.34	4.90	31.63	19.38	74.25
2.	Commercial	0.55	0.08	1.47	0.52	2.62
3.	Public/Semi Public	3.55	0.56	3.58	1.20	8.89
4.	Recreational	0.00	0.00	0.05	0.09	0.14
5.	Industrial	0.15	0.00	0.43	0.0	0.58
6.	Existing village abadi	0.75	0.00	2.05	1.96	4.77
	Sub-Total	23.34	5.54	39.21	23.15	91.24
7.	Fire Demand	1.25	0.62	1.70	1.30	4.86
8.	Water demand for green areas	4.67	0.92	6.28	3.78	15.66
	Total	29.26	7.08	47.19	28.23	111.76
9.	Unaccounted Accountded Flow	3.50	0.83	5.88	3.47	13.69
	Grand Total	32.76	7.91	53.07	31.70	125.45

Total water demand of the township including residential area, existing village abadi, medical facilities, academic institutions, commercial area, recreational and green areas, fire fighting water demand and losses based upon the norms of the UP Jal Nigam in the approved DPR for the township is calculated to be 125.45 MLD. About 15.66 MLD water out of total water demand will be utilized for the irrigation of the green and landscape area proposed inside the project premises. While calculating sewage generation,

fire fighting, irrigation and unaccounted for water have not been considered. So fresh water demand excluding fire fighting, green area watering and unaccounted losses will be 91.24 MLD. The basis for calculation of the water demand of the entire township is given in **Table 2**.

**TABLE 2
PARAMETERS FOR WATER CONSUMPTION FOR DIFFERENT LAND
USES (AS PER DPR, UP GUIDELINES)**

Sl. No.	Usage Type	Water Requirement (Lpcd)
1	Residential	86
2	Commercial	45
3	Public /Semi Public	45
4	Industrial	45
5	Greenery (gardens, parks etc.)	10 litre/sq.m

As per the DPR, water requirement will be 125.45 MLD including greenery while calculating on the basis of the MOEF/ SEAC norm, the total water requirement during summer and winter works out to be 105.3 MLD, out of which fresh water requirement is 57.45 MLD and during monsoon, the fresh water demand reduces to 51.45 MLD making the total demand as 99.3 MLD.

This is because the norms of the Ministry of Environment and Forests are stricter and the per capita water consumption is lower. The norms also recommend the utilization of treated waste water for green belt watering, road washing, chilling and flushing. The detailed calculation of water requirement for the population of the township and irrigation purpose has been given in **Table 3** and **4** respectively.

**TABLE 3
DEMAND ESTIMATE OF WATER CONSUMPTION IN DIFFERENT LAND
USES (AS PER MOEF/ SEAC, UP GUIDELINES)**

Particulars	Total Population	Water Requirement /Person/Unit			Total Water Requirement (Fresh Water and Treated Water)		
		Fresh water demand	Recycled water	Total water requirement	Fresh water demand	Recycled water	Total water requirement (MLD)
Group Housing	227135	65	21	86	14.76	4.76	19.52
Plotted	240990	65	21	86	15.66	5.06	20.72
EWS+LIG	82160	65	21	86	5.34	1.73	7.07
Abadi	35333	65	21	86	2.29	0.74	3.03
Commercial	58310	30	15	45	1.75	0.87	2.62
Industrial	12791	30	15	45	0.38	0.20	0.58
Public semi public	120567	30	15	45	3.62	1.80	5.42
Recreational Areas	2000	45	25	70	0.09	0.03	0.12
Total Population	779286				43.89	15.19	59.08
		15% unaccounted for water (UFW)					8.86
		Fire fighting demand $[100(P)^{0.5}]$ in KLD, P- Population in Thousand					2.79 (requirement on day 1 only)
		Total					70.73

The one time water requirement for fire fighting demand will be 2.79 MLD based on the formula of UP Jal Nigam i.e. fire demand = 100 (population in thousand)^{0.5} in KLD. This requirement will be on day 1 only, but from day 2 onwards, the total demand would become 105.3 MLD.

Water supply for green area

The watering of green area has been proposed to be done by using the recycled water obtained from STP. The water demand estimated for maintenance of green covers in the township is on the basis of the MOEF/ SEAC norm, the water requirement works out to be 6.0 MLD. It is calculated by assuming that 1 liters of water will be required for one sq m of green area. The salient features for the water supply to the green area are:

- Garden hydrants will be provided along the supply line so as to access this water to irrigate the nearby green covers;
- The spacing proposed for water hydrant will be in the range from 60m to 100m as per the requirement;
- The pressure at outlet of hydrant will be maintained equivalent to 15 m head.

Hence, the water supply in township will be maintained as per the said requirement with proposed frame work.

**TABLE 4
DEMAND ESTIMATE FOR IRRIGATION
(AS PER MOEF/ SEAC, UP GUIDELINES)**

Land Use	Area in Acres	Area in Sq. M.	% Green in land use	Green area in m ²	Rate of watering in green area, l/m ² /day	Total Requirement (MLD)
Plotted	1075.584	4352780.89	15	652917.1	1	0.65
Group Housing	560.265	2267336.429	15	340100.5	1	0.34
EWS/LIG	71.539	289511.1791	15	43426.68	1	0.04
Green Area (Master Plan)	572.035	2314968.442	100	2314968	1	2.31
Commercial	447.955	1812829.09	10	181282.9	1	0.18
Public, semi public	359.559	1455099.317	45	654794.7	1	0.65
Recreation	142.984	578641.9496	70	405049.4	1	0.41
Roads	990.57	4008737.733	22.5	901966	1	0.90
Industries	273.823	1108134.299	45	498660.4	1	0.50
Total		18188039.33		5993166 (~33%)		5.99 (~6.00)

The chilling plant water requirement has been calculated for commercial and industrial areas only and given in **Table 5** below.

**TABLE 5
DEMAND ESTIMATE FOR HVAC SYSTEM**

Land use	Area, m ²	FAR	Maximum built up possible, sq.m.	Maximum built up possible, sq.ft	Area under HVAC (95%)	HVAC Tonnage required (1 T/ 180 sq. ft.)	Water requirement per tonne	Hours of operation	Total water requirement, litres
Commercial	1812829	2.5	4532073	49104102	46648896	259160.5359	10 litres/ hour	12	31099264
Industrial	1108134	1.2	1329761	13687311	76040.61883	76040.61883	10 litres/ hour	12	9124874
Total									40224139 ~40.22 MLD

The water balance diagram for summer and winter season has been given in **Fig 1** and for monsoon season in **Fig 2**.

FIG 1: WATER BALANCE DIAGRAM: SUMMER & WINTER

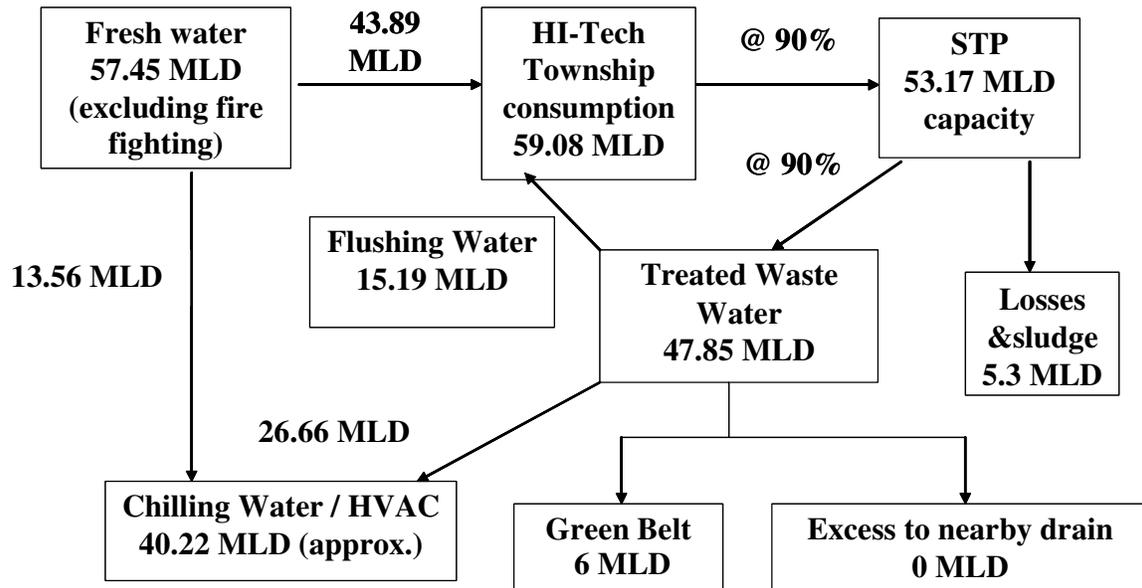
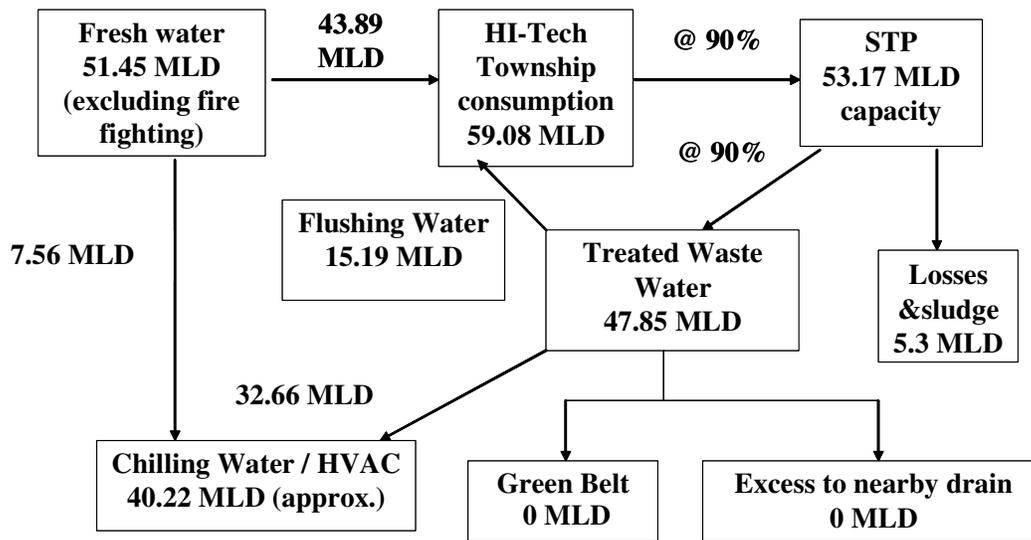


FIG 2 : WATER BALANCE DIAGRAM: MONSOON



4.2.2 Pollution control

Domestic wastewater comprising of wastewater generated from kitchens, washrooms and toilets has been identified as the major source of water pollution.

Since combined sewerage system invariably suffers from the main disadvantage of sluggish flow during most period of the year leading to deposition of sewage solids creating foul & offensive conditions, hence sewerage and drainage systems have been proposed separately.

Salient features of sewerage system proposed in the township are:

- Efficient collection and its disposal will be on prime consideration;
- Design of sewerage system will be economically viable and feasible on ground;
- It will offer easy cleaning, maintenance and operation;
- The treated effluent will be recycled efficiently to cater the water demand for maintenance of greenery;
- It will promise clean and hygienic system;
- The proposed system will be designed for maximum expected discharge;
- The Sewage Treatment Plants shall be constructed for Group Housing and Plotted area separately.

Sewage generation in township

Due to various physical barriers, like Dasna drain, Main Kalda distributor, proposed Eastern Peripheral Expressway and Oil Pipe line passing through the site and for design, construction and efficient running and maintenance of the sewerage system, zoning has been introduced with respect to the

proposed sewerage system of the township. It has been assumed in the DPR that about 80% of the supply water shall reach the sewer as sewage. However, the SEAC expert committee advises to take this figure as 90%. The details of sewage generation along with the capacity of treatment plant for various zones as per DPR and that recommended on the basis of SEAC norms are given below in **Table 6**.

**TABLE 6
ZONWISE DETAILS OF STP**

Zone	As per DPR			Area required (m ²)	As per SEAC, UP Reduce capacity by ~20%
	Sewage contribution (MLD)	STP No.	STP Capacity ((MLD)		
1	18.68	1	15	6200	14.94
2	4.43	2	29	11550	3.54
3	31.36				
4	18.53	3	15	6200	14.82
Total	73.00	3 STPs	59	23950	58.39

However, as per the calculation done on the basis of MoEF/ SEAC norms, the STP required will be of 59 MLD. Therefore, capacity proposed in the DPR in **Table 3** above will have to be reduced by approximately 10%. It is proposed that the sewage treatment plant will be constructed using Sequential Bed Reactor (SBR) technology as this technology is efficient in treatment and easy in installing. Two intermediate pumping stations (IPS) are also provided to pump sewage.

The sewage generated from houses will be collected in the 'House connecting chamber' from where it will be carried to near by sewers and then to the Sewage Pumping Station from where it will be pumped ultimately to the Sewage Treatment Plant for treatment. To reduce the fresh water demand, treated effluent will be used for horticulture, flushing in group housing, commercial areas, cooling towers/AC plants etc. Hence, most of the sewage will be utilized and the remaining quantity left after meeting the secondary requirement is proposed to be disposed off in the existing drain of the project area after bringing down the characteristics of effluent within the norms specified by Ministry of Environment & Forest, Govt. of India or Central Pollution Control Board for safe disposal. The sewage treatment plant shall be designed to bring down BOD to below 20 mg/l and suspended solids to below 10 mg/l levels. The anticipated influent characteristic of the sewage is given in **Table 7** and the schematic diagram of the Sewage Treatment Plant has been presented as **Fig 3 & Fig 4**.

**TABLE 7
INFLUENT CHARACTERISTICS OF SEWAGE**

Sl. No.	Parameter	Concentration (mg/l)
1	Total solids	300-720
2	Suspended solids	100-220
3	Settleable solids	5-10
4	BOD (5 day)	110-220

Sl. No.	Parameter	Concentration (mg/l)
5	COD	250-500
6	Total Nitrogen	20-40
7	Total Phosphorous	4-8
8	Alkalinity	50-100
9	Oil and Grease	50-100

Source : Wastewater engineering- treatment, disposal, reuse by Metcalf & Eddy, Inc.

Final effluent characteristics desired (As obtained from the Secondary Clarifier) would be as follows:

Color	:	Clear
pH	:	6.5 to 7.5
Oil & Grease	:	<10 mg/l
B.O.D	:	<20 mg/l
C.O.D	:	<100 mg/l
Total suspended solids	:	<10 mg/l

FIG 3 : SCHEMATIC DIAGRAM OF FLOW OF WASTE WATER

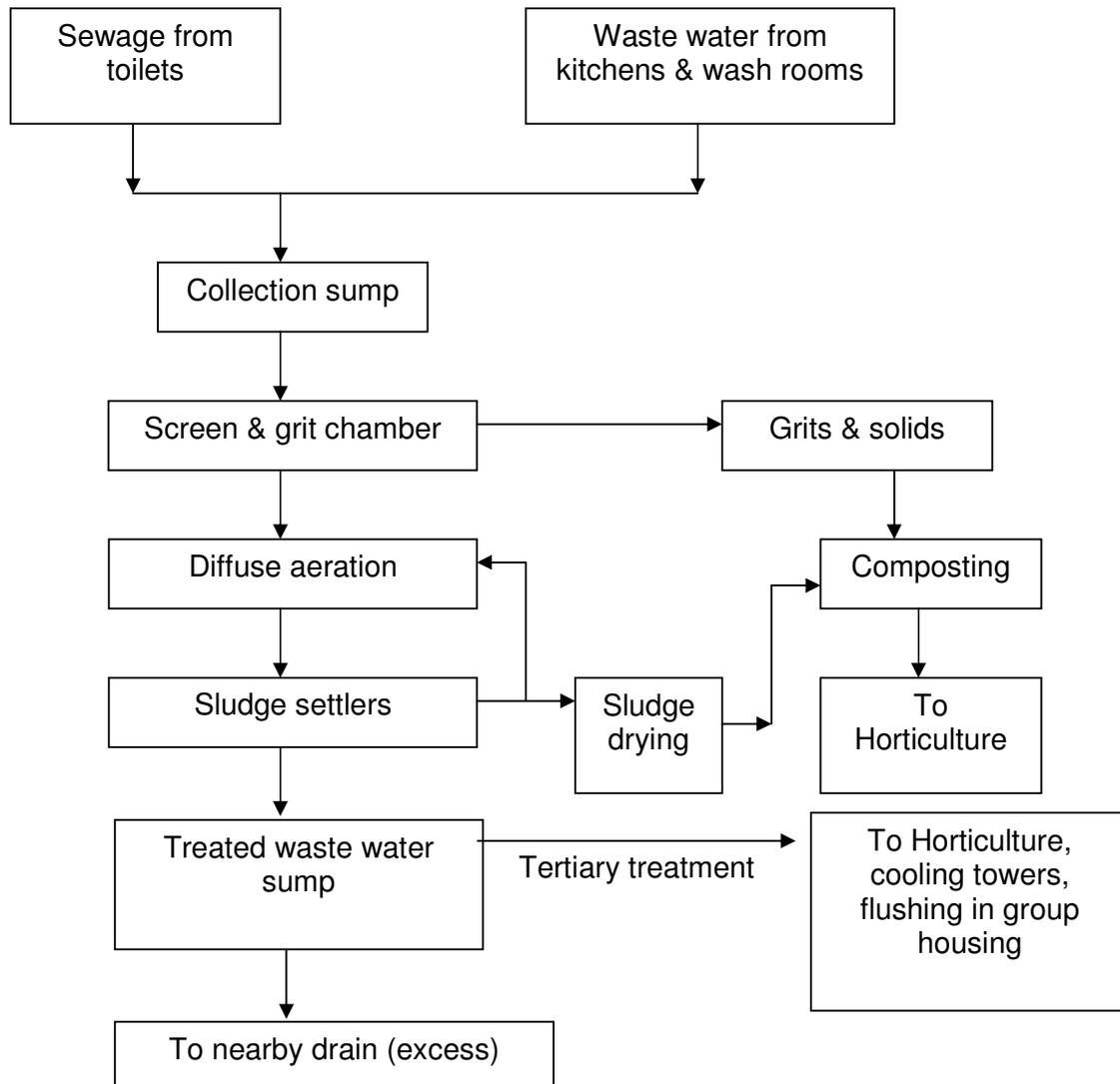
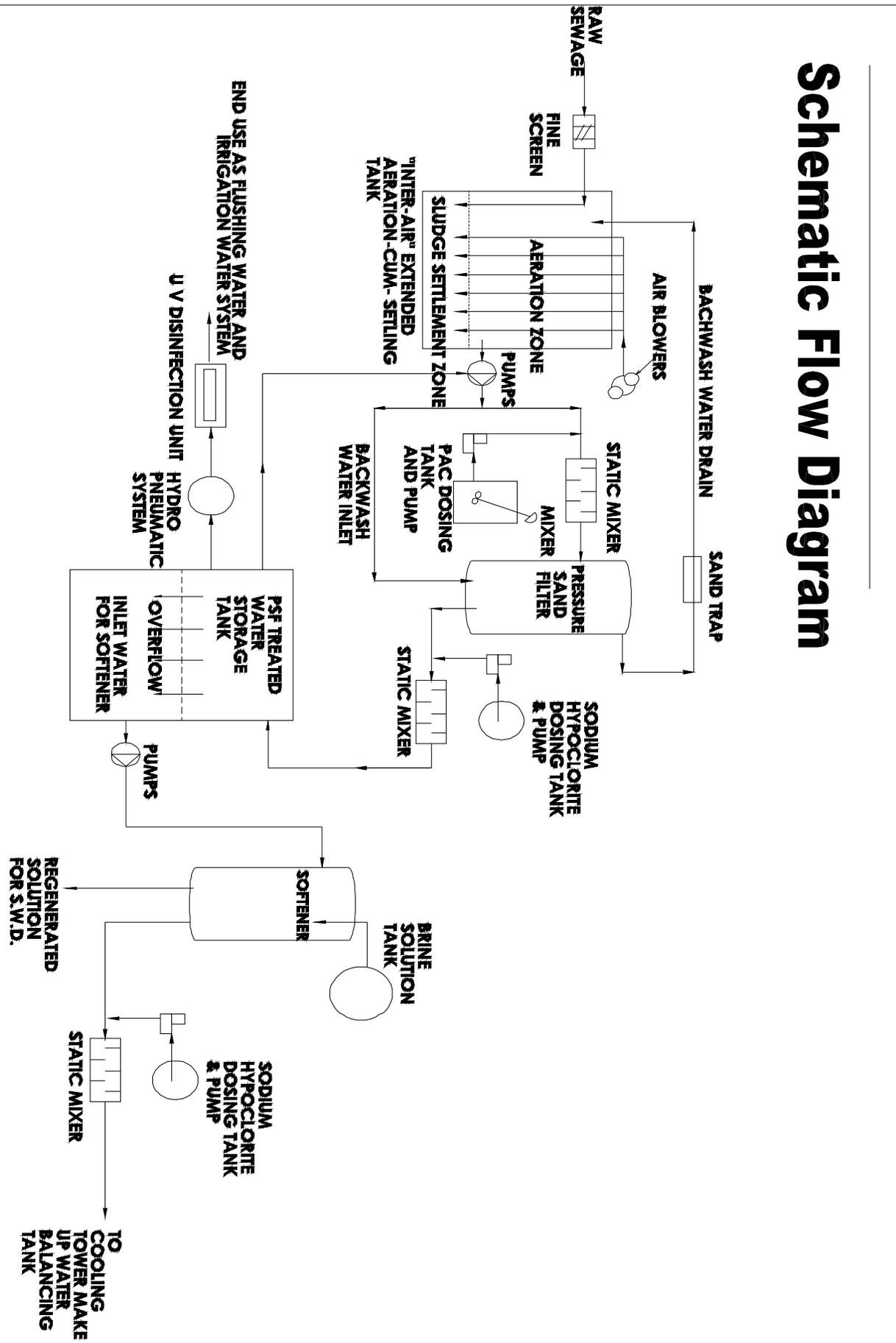


FIG 4 : SCHEMATIC DIAGRAM OF THE SEWAGE TREATMENT PLANT

Schematic Flow Diagram



4.2.3 *Water conservation and augmentation*

Withdrawal of ground water will cause adverse impact on water resources through depletion of the ground water table. However, following measures are proposed for implementation to minimize this adverse impact:

1. Since underground water strata is continuously depleting, it has been made obligatory by Govt. of India as well as UP State Govt. to make necessary provisions by the Development Agencies of the state as well as colonizers to recharge underground strata. Keeping this in view, underground water recharge by providing perforated manholes in storm sewers and Rain Water Harvesting in the buildings and houses have been proposed.
2. Fresh water shall not be used for horticulture purpose. The water demand for horticulture shall be met by recycling the treated effluent from the STP. For this, a garden hydrant ring with pumping facilities is proposed.
3. Excess water after reuse shall be led to the nearby drain after bringing down the characteristics of effluent within the norms specified by Ministry of Environment & Forest, Govt. of India for safe disposal.
4. Downstream cultivators shall be encouraged to utilize treated effluent for irrigation of crops.
5. Every household shall get piped water supply through an appropriately designed system and no area shall be having any individual system of water supply (i.e. jet pumps, hand pumps, or individual bore well).
6. It is outlined in Master Plan-2021 that lakes, ponds and small water storage bodies should be conserved and protected from misuse as well as efficient water harvesting system should be ensured in the Hi-Tech Township.
7. It is made compulsory in newly formed parks and open spaces to accomplish water storage and recharge through trenches.
8. Care shall be taken to retain the maximum amount of water in the premises itself by creating recharge pits and check dams
9. Sprinklers/drip irrigation will be promoted and encouraged.
10. The construction of solid slab pavements shall be discouraged and instead porous or combination of solid and green areas will be used.
11. Taps and other water flushing devices including showers used shall be designed to waste less water.

12. Awareness plays a major role in water conservation. Public messages to be prominently displayed for water conservation.
13. Water leaks to be tracked and corrected regularly.

4.2.4 Rain Water Harvesting System

The total estimated runoff to be generated from various roof tops of the building of the township is 92079 m³/hr considering the rainfall intensity as 25 mm/hour and runoff coefficient 0.95.

The Rain Water Harvesting System has been proposed based upon the following concept:

1. As per the guidelines of U.P. Govt., the rainwater harvesting technique will be adopted in the township to recharge the ground water with the rooftop runoff.
2. Rain Water Harvesting will be ensured in each buildings covering more than 100 sq.m.
3. The drainage system in residential areas, institutional areas, commercial areas etc. will be joined to nearest trunk line which will be connected to Mains Recharge Reservoirs at tail end. The over flow from it will be bye passed to existing natural drain for ultimate disposal into Dasna Drain.
4. Existing natural collectors of water, like ponds, lakes etc will be conserved as it is.
5. The open spaces have been utilized for constructing collective recharge pit.

The proposed Rainwater Harvesting Scheme has been designed to harvest the average annual rainfall considering 20% losses due to Evaporation, spillage and first flush. For the purpose of rainwater harvesting, 194 recharge pits at required locations have been provided in the township. The depth & diameter of recharge pits has been taken as 5.0 and 5.5 m respectively. A typical rainwater harvesting structure has been shown in **Fig 5**.

5.0 LAND DEGRADATION AND EROSION

5.1 Land use

The land use planned for the proposed Hi-Tech Township provides adequate areas for open space, roads, amenities and services. Ground coverage within the plots identified for construction will be restricted as per the building byelaws. Thus, adequate control measures are incorporated at the design stage. The proposed land use is given in **Table 8**.

TABLE 8
PROPOSED LAND USE OF HI-TECH TOWNSHIP

Description	Area (Acres)	%age
Plotted	1075.584	23.93
Group Housing	560.265	12.47
EWS/LIG	71.539	1.59
Sub Total (Residential)	1707.388	37.99
Commercial	447.955	9.97
Industrial	273.823	6.09
Public / Semi Public	359.559	8.00
Recreational	142.984	3.18
Green / Open spaces	572.035	12.73
Roads	990.570	22.04
Total	4494.314	100.00

After adding the green area available in the plots, public semi public plots, industrial areas and along the road sides, the total green area rises to approximately 33% of the project area is given in **Table 4** earlier.

The land use evaluated for the residential purpose is 1707.388 acres, which is 37.99% of the total site area and for supporting the major residential population, commercial area incorporates about 9.97%, i.e. 447.955 acres and the total public and semi public facilities cover about 359.559 acres, which is about 8% of the total site area.

5.2 Topography and drainage

The area within 10 km radius of the proposed project constitutes buffer zone or the study area. The proposed site is comprised of a flat plain having variation of only 1.5 m in elevation. The site is high on eastern side and slopes towards the western side. The ground elevation of the project area is 212 m. The main drain flowing through the project area is Dasna Drain.

It is proposed to maintain & utilize the existing course of natural drainage system with only minor re-alignments for the disposal of main storm water runoff from the master plan areas as per site conditions. The change in

topography and drainage is unavoidable. However, management measures given below will ensure that the impacts due to such changes are mitigated:

- 1) Drainage of Hi-Tech Township shall be through existing natural drainage covers
- 2) The main storm sewer will terminate into existing natural drainage course, which will coincide with its flood level to avoid any chances of reverse flow. Thus, storm water of the area will be ultimately carried to the existing nala.
- 3) Sewer line pipes will range from 200 mm to 1200 mm in size for all the four zones as per requirement in sewerage system.
- 4) The appurtenance works such as manholes of convenient internals and gully pits at suitable locations have also been proposed.
- 5) The storm sewers have been proposed only on one side on the roads up to 9 m in width and there after on both sides have been proposed.
- 6) Therefore, the storm water will be disposed to recharge the ground water and over flow will be carried to existing Drain/Nala.

Hence, adequate management measures to ensure drainage and to minimize change in topography have been incorporated. Hence the impact due to topographical change will get mitigated.

5.3 Control of land degradation and erosion

- i) Cut and fill technology shall be adopted to the extent possible as this involves least disturbances to the natural ground. This can be seen by the earth work proposed in the following table:

Sl. No.	Description	Quantity (Cum)	
		Cutting	Filling
1.	Buildings	15382325	11536744
2.	Roads	3535253	353525
3.	Underground Services	8891488	8002338
4.	Landscaping	0	6179177
Total		27809066	26071784

- ii) It can be seen that the cutting envisaged is marginally higher than the filling. Therefore, all efforts will be made to meet the requirements of fill material by utilizing spoils generated from cuttings will avoid formation of borrow pits.

- iii) Surplus excavated material shall not be dumped haphazardly, but will be utilized for making roads and for filling in the built-up areas.
- iv) Wherever possible, vegetative cover shall be immediately established on cut/fill slopes. The activity of establishing vegetation on barren slopes would be considered as part of construction/ maintenance operation.
- v) Cutting will be done, wherever possible, of higher contours to avoid pit formation and if unavoidable then pits will be interconnected and ultimately drained into the natural drainage channel.

6.0 ECOLOGY

6.1 Maintenance of Arboriculture, Horticulture, Floriculture, parks and gardens

Maintenance of greens will involve:

- Regular watering
- Manure
- Various feeds to soil
- Regular mowing of lawns
- Plantation of seasonal plants
- Developing of nurseries
- Lopping of tree branches
- Trimming of shrubs and ground covers
- Maintenance of civil works of parks

The maintenance agency will hire services of expert agencies which are available in the country to undertake such type of maintenance jobs against payments.

As regards regular watering, the effluent of Sewerage Treatment Plant (with acceptable BOD levels) shall be used for irrigation purposes for which the Developer Company is laying a network within the colony. Furrow irrigation technology shall be used for watering regular green areas, whereas watering to remaining areas shall be done with the help of hydrants provided at strategic points on these water lines.

Soil feeds depending upon the soil test report and recommendations of horticulturists shall be given to soil to ensure proper nourishment to “flora and fauna.”

Mechanically operated lawn movers shall be used for mowing of lawns on regular basis and deweeders shall be used to check growth of wild grass and plants.

The maintenance agency will develop its own nurseries to have a self-sufficiency of plant material to be used in the township.

The civil works of parks and the team of engineers of the maintenance agency shall inspect gardens every month and the skilled manpower will be deployed to attend the repairs. Adequate mechanical ladders shall be made available and used for maintaining taller trees in the township. Above all some precautions will be taken during construction period, which are as follows:

- i) At present, there is no major floral system on the project area except discrete trees. Even then, clearing of green cover shall be avoided to the extent possible and will be restricted only to the construction areas.
- ii) Construction labour shall be discouraged from use of firewood in order to reduce the loading on an already overexploited resource.
- iii) Construction contract shall specify that the contractor shall provide fuel to the construction labour so as to avoid use of firewood.
- iv) During construction, all attempts will be made to maintain noise generation at the minimum through regular and periodic maintenance of equipments, paving of roads and construction of boundary walls.

6.2 Tree plantation

All identified open spaces will be brought under tree and grass plantation. Trees will also be planted on the two sides of roads. Endemic species, observed to prosper in the area, will be grown. The plantation program shall be undertaken and completed during the construction stage. Flowering and fruit bearing trees will be developed in the plots identified for construction of dwelling units, schools, the community centre etc. after due consideration to the final design of buildings. Augmentation and maintenance of the same shall be continued during the operation stage.

There will be a lot of unaccounted green area within residential plots as well as schools, health centers, commercial centers, industrial area, etc. The green areas will mitigate the adverse impact of the pollution.

7.0 NOISE

7.1 Construction phase

The following control and mitigation measures are proposed to keep the noise levels within the permissible limits.

- 1) Construction contract specification for use of equipment emitting noise shall spell out the permissible standards for noise with guaranteed levels of maximum noise emission in various zones.

- 2) Periodic maintenance and greasing of noise generating equipment and vehicles.
- 3) Operators of high noise generating equipment will be provided with earmuffs.
- 4) Imposition of speed limits on Heavy Earth Moving Machinery near residential area.
- 5) Restricting the exposure time of individuals to higher noise levels.

7.2 Operation phase

During operation phase, impact on noise level will be limited and increase mainly due to increased vehicular traffic. Plantation of trees on both sides of all roads as well as the green belt shall be developed for noise attenuation.

8.0 SOCIO-ECONOMIC CONDITIONS

The proposed project site is located in villages Sadiqpur / Qazipur, Naiphal, Duriyai, Kachehra Warisabad, Dujana, Arifpur, Dasna, Mahrauli, Shahpur Bamheta, Bayana, Sadatnagar Iqla, Inayatpur, Talabpur & Girdharpur of Ghaziabad, Uttar Pradesh. The socio-economic conditions of the people falling within the project area will undergo a stark change since the secondary and tertiary sectors other than primary agricultural sector will also flourish, which are more lucrative in monetary returns. Gradually, with the availability of good schools and medical facilities in the immediate area, the quality of education and health of the villagers will improve. Several secondary impacts due to improvement in return from land property, ancillary and service provision opportunities through business or individually etc. shall be there. It is also proposed to improve the infrastructure in the existing abadi areas in terms of water supply, waste water evacuation and solid waste management.

9.0 HEALTH & HYGIENE OF THE OCCUPANTS

To ensure an insect and pest free environment in the colony, the residents and occupants of the colony will be given leaflets and education about the do's and don'ts in the colony to avoid water stagnation. Though Developer Company has in their planning ensured no such situations arise but still residents and occupants have to co-operate and ensure that they do not create situations where water is allowed to stagnate thus resulting in breeding of insects. However as an ample precaution, the maintenance agency will be equipped with manpower and machines like:

- Smoke generators
- Self propelled disinfectant sprays
- Man-pack spray guns to spray insecticides etc.

The role of immunization shall be given to health centers within the township. To disinfect the township, regular disinfectant sprays and

insecticide sprays shall be undertaken by the staff of maintenance agency, particularly during the monsoons when insect and pest menace is at its maximum.

10.0 SOLID WASTE MANAGEMENT

10.1 Composition and characteristics of solid waste in township

The composition of solid waste in township could be categorized into the following broad categories.

- Organic waste: kitchen waste, vegetables, flowers, leaves, fruits
- Toxic waste: old medicines, paints, chemicals, bulbs, spray cans, fertilizer and pesticide containers, batteries, shoe polish
- Recyclable: paper, glass, metals, plastics
- Soiled: hospital waste, such as cloth soiled with blood and other body fluids

For Ghaziabad, it is found that the rate of generation of municipal solid waste is 0.554 kg/ capita/ day as illustrated in the Master Plan 2021. However, a hi-tech city is anticipated to have solid waste generation at par with an advanced metropolitan, like Delhi where the norm is 0.67 kg/capita/day. Accordingly, the solid waste has been calculated and given in **Table 9**.

TABLE 9
SOLID WASTE GENERATION

Sl. No.	Particulars	Total Population	Rate of generation kg/day/capita	Total waste, Kg/ day	Tonnes/ day
1.	Group Housing	227135	0.67	152180.5	152.88
2.	Plotted	240990	0.67	161463.3	161.4633
3.	EWS + LIG	82160	0.67	55047.2	55.052
4.	Abadi	35333	0.67	23673.11	23.67
5.	Commercial	58310	0.2	11662	11.66
6.	Industrial	12791	0.2	2558.2	2.56
7.	Public semi public	120567	0.2	24113.4	24.11
8.	Recreational	2000	0.5	1000	1
	Total	779286			431.69, say, 432

According to Ghaziabad Master Plan, about 55% of total waste can be composted and 13% of waste is Recyclable. The ratio of compost to non-compost solid waste is 21.56 and the calorific value is found to be 520 Kcal/kg with moisture content of 33-40% (**Table 10**).

TABLE 10
SOLID WASTE CHARACTERISTICS

Sl. No.	Particulars	Compostable (55%)	Recyclable (13%)	Landfilling (32%)	Tonnes/day
1.	Group Housing	84.08	19.87	48.92	152.88
2.	Plotted	88.80	20.99	51.67	161.4633
3.	EWS + LIG	30.28	7.16	17.62	55.052
4.	Abadi	13.02	3.08	7.57	23.67
5.	Commercial	6.41	1.52	3.73	11.66
6.	Industrial	1.41	0.33	0.82	2.56
7.	Public semi public	13.26	3.13	7.72	24.11
8.	Recreational	0.55	0.13	0.32	1
	Total	237.43	56.12	138.14	431.69

10.2 Solid waste generation in the proposed project

The total population of this Hi-tech Township is 779286. Therefore, the total expected solid waste to be generated from township comes out to be 432 MT/day). The expected characteristics of the solid waste generated from the proposed project are given in **Table 11**.

TABLE 11
EXPECTED CHARACTERISTICS OF SOLID WASTE

Characteristics	Quantity
Total solid waste/day (in MT)	432
Approx. volume (in cum) @ 450 kg/cum	960
Compost materials (in cum) @ 55% of volume	528
Recyclable waste (in cum) @ 13% of volume	124.8
Non-compost material (in cum)	307.00

The estimated quantity of e-waste, based in the present generation trend in India works out as 0.15 kg/capita/year. Hence, for a township of 550285 persons in residential area including commercial, public/ semi-public, hospital and others, the e-waste works out to 82.54 tonnes per year.

10.3 Collection and transportation system

The 'House to House' collection system has been proposed to be developed for this township. An arrangement to collect decomposable and non-decomposable waste in separate bags from households will apply. The residences shall be made responsible to keep waste in separate bags in their houses and it shall be their responsibility to manage cartage of these bags at their cost up to already constructed depots/bins for the purpose from where the tippers or carriage vans will cart this waste up to disposal point for treatment. The assistance of NGO's has also been proposed to be

sought for this purpose. However, the expenses on account of cartage from depots to disposal site shall be borne by Maintenance Agency. Therefore, system would be as follows:

- House to house collection system by segregating organic and inorganic waste in separate bags will be implemented.
- Transportation up to depots located at suitable distances in the area.
- Transportation by tipper up to final disposal site shall be ensured day to day
- Disposal of waste shall be ensured without adversely affecting the environmental standards.

10.4 Storage system

Storage system of solid waste will start from house level to the township level storage facilities. It will include the movable bins of various sizes ranging from 5-200 liters and fixed bins which include 3.6 cum capacity masonry bins and very large capacity bins of 75 cum size. These are distributed at various places of township as per the requirement and assure the proper connectivity facilitating the efficient transportation of solid waste.

10.5 Treatment of solid waste

The prevailing system in India as well as internationally recognized for 'Solid Waste Treatment' are:

- Composting
- Incineration
- Land fill

Out of these, incineration and Landfill processes involve removal of moisture content to desired limits failing which these create adverse impact on proper functioning and promoting unhygienic environment respectively.

The process of composting is by and large suitable for a residential colony wastes, which are well planned with high culture and good civic sense with which this Hi-tech city is enriched. Hence the process of composting has been proposed with energy resource recovery.

10.6 Disposal of solid waste

The solid waste collected from the township after proper treatment will be carried and handed over to the staff operating the composting unit. After sorting and treatment, the waste suitable for landfill disposal taking proper precautions will be disposed at landfill site. For the purpose, Developer Company has committed to provide 45 acres of land for landfill near project area as decided in the meeting held between Developer and CA at Ghaziabad Development Authority on 19.06.2009.

10.7 Biomedical waste management

Biomedical waste will get generated in the hospitals. The collection, storage and disposal will be the responsibility of the generating agency as per the Bio Medical Waste Management And Handling Rules. Spread of infection may occur through contact/ injury among medical, non-medical personnel and sweepers/ rag pickers especially from the sharps (needles, blades etc.). Also it can be caused through unauthorized recycling of disposable items, such as hypodermic needles, tubes, blades, bottles etc. Reaction due to discarded medicines, toxic emissions from defective/ inefficient incinerators, indiscriminate disposal of incinerator ash/ residues lead to unhygienic condition of the area. For this reason, the establishments shall be made to adopt any one of the available options for disposal of the waste generated by them:

- Incinerators
- Autoclave treatment
- Hydroclave treatment
- Microwave treatment
- Chemical disinfection

The different categories of waste shall be treated, handled and disposed off as given in **Table 12**.

TABLE 12
TREATMENT & DISPOSAL OF BIO-MEDICAL WASTE

Category No.	Waste	Treatment and disposal option	Executed at/by	Type of container	Colour coding
1	Human Anatomical Waste	Incineration	Authorised agency	Plastic bags	Yellow
2	Animal Waste	Incineration	Authorised agency	Plastic bags	Yellow
3	Microbiology & Biotechnology Waste	Autoclaving	Authorised agency	Plastic bag/ disinfected container	Red
4	Waste sharps	Autoclaving/ Shredding	Authorised agency	Plastic bag/ puncture proof/ disinfected container	Blue/White translucent
5	Discarded Medicines and Cytotoxic drugs	Incineration/ destruction in secured landfill.	Authorised agency	Plastic bag	Yellow/ Black
6	Solid Waste	Autoclaving	Authorised agency	Plastic bag/ disinfected container	Red
7	Liquid Waste	Chemical treatment and discharge	In-house STP	-	-
8	Incineration	Not Applicable	-	-	-
9	Chemical waste	For liquids treatment and discharge	In-house STP	-	-

A regionally active reputed biomedical waste management organization shall be identified which will be an authorized agency. The biomedical waste management will be handed over to them. They will follow highly scientific methods for management and disposal of biomedical waste.

10.8 Street cleaning and its waste

The street waste is generally generated by three sources:

I. Natural waste

This includes dust blown from unpaved areas, sometimes within the city and sometimes from a great distance, and decaying vegetation such as fallen leaves, blossoms and seeds which originate from trees and plants in city. Natural wastes cannot be avoided, but may be controlled by such means as the useful selection of types of trees planted in the city.

II. Road Traffic waste

Motor vehicles deposit oil, rubber and mud, in additions, there is sometimes accidental spillage of vehicles' load. Animals drawing vehicles deposit excrement on road surface. At large construction sites mud is deposited on roads, in wet weather this can cause danger to other traffic skidding. Traffic wastes are largely unavoidable however efforts should be made to make such waste generators responsible to clear these wastes.

III. Behavioral waste

The main source of waste is litter thrown by pedestrians and house or shop-waste or litter thrown out of private premises instead of being placed in the suitable containers meant for the purpose. Human spittle and the excrement of domestic pets also fall into this category and together provide health risk, which arise from street waste due to inhalation of dust contaminated by dried spittle and excrement. Behavioral wastes are largely avoidable and will be avoided as far as possible by providing efficient refuse collection service and litter bins for use of pedestrians. Also efforts to educate public and create an awareness backed by stringent rules and rapid enforcement procedures shall be provided by the maintenance agency.

IV. Cleansing of streets and public places

The proposed road network of the City as planned and proposed by Developer Company contains surfaces for motor traffic and footways for pedestrians traffic with kerb and channels segregating the two traffics. The channels proposed will also serve as drainage channels for storm water, guiding the same to inlets of drainage system. It is proposed to have cleaning of streets done based on class of the street. The general cleaning schedule being adopted is:

Streets around CBDs	=	Daily sweeping
Streets around market area	=	Daily sweeping
Minor streets	=	Daily sweeping
Shopping area streets	=	Daily sweeping
Residential area streets	=	Daily sweeping
Roads and streets having no households on either side sweeping	=	Twice a week
Open spaces	=	Once a week

It is rarely necessary to sweep the surface of main feeder roads because motor traffic creates turbulence, which carries dust and litter away from the road crowns and concentrates it in the channel at the sides. Thus, street sweeping usually has two components: 1) Footways and 2) Channels Cleaning.

Footway wastes are mainly light litter and little dust, in the channel the proportion of dust and heavy dust is usually greater. Therefore, task is different as such this sweeping will be carried out at least two times a day.

V. Sweeping procedure

Manpower will be deployed with brooms and shovels and containers for transfer of sweepings into tricycles with bins. In addition to these mechanical sweepers, which are suction machines with “Scarifying Brushes” for dislodging adhering matter shall be used.

10.9 Construction and Demolition Waste

This waste contains generally inert and non-biodegradable material such as concrete, plaster, metal, wood, plastics, etc. Controls shall be exercised to ensure:

- Such waste is stored within the site generating it itself with a proper screen so that it does not become an eye sore.
- Maintenance agency will make it compulsory for such waste generators to dispose off the waste of their own.
- If this waste generating agency is not in a position to dispose of such wastes they will be given option to inform the maintenance agency and maintenance agency will do this on their behalf against advance payments.
- Heavy penalties shall be imposed on all such defaulters who tend to dump such wastes on the areas outside their premises, as the Developer Company has proposed to take a security from all such residents and occupiers who will stay in or use this City.
- Such penalties shall be adjusted against these securities and re-couped from defaulters subsequently. But the maintenance agency will ensure that no such waste remains unattended for more than 48 hours.

11.0 POWER REQUIREMENT

The Electrical distribution network of the city shall be done through underground cable. Compact package units shall be installed for distribution of supply through feeder Pillars/ Sub Feeder Pillar/ Service Feeder Pillars. The DG Sets shall be installed for Essential Load. DG sets will operate only at the time of power failure. The summary of power load calculation is given in **Table 13**.

**TABLE 13
POWER LOAD CALCULATION**

Description	Load (MW)
Residential	376.31
Commercial	331.07
Industrial	65.75
PSP	41.40
Recreational	2.00
Green	1.40
Road	3.84
Total Load	822
Load in MVA	913.09
Required Transformer Capacity in MVA at 80% loading	1141.36

33/11KV Sub-Station

The supply shall be taken from UPPCL on one 220 KV substation and 12 No. 33/11KV outdoor type Sub-Station shall be installed in centre location of Load. Construction and installation of the 33/11KV Sub-Station shall be made as per standard practice and norms of the U.P.P.C.L.

The industrial state shall be given additional 33/11 KV substations as per actual requirement. The commercial sectors/plots shall also be given 33/11 KV substations as per actual requirement in addition to above mentioned 12 Nos. 33/11 KV substations. Group Housing shall be given supply on 33KV feeders as per UPPCL norms. 33 KV Supply cable shall be laid underground. 33 KV Incoming supply will come from 220 KV Grid-Substation & for redundancy of supply two nearest 33 KV Sub-Station shall be inter connected by cable with providing of interlocked VCBs with incoming supply.

11/0.433 KV Package Sub-Station (Unitised Sub-Station)

11/0.433 KV Package Substation shall be installed in centre location of load. The rating of Package sub-Station shall be 63/100/250/400 KVA depending upon load requirement. 11 KV Supply cable shall be laid

underground, 11 KV Incoming supply shall be connected from 33 KV Sub-Station, For redundancy of supply, two nearest Package Sub-Station shall be interconnected by cable with RMU (Ring Mains Unit) which is a part of Package Unit.

12.0 ENERGY CONSERVATION

12.1 Construction phase

12.1.1 Site planning

The plotting and placing of residential plot area earmarked on the basis of the assessment of natural shading, land contours, gradient, water logging, solar radiation, etc. The same will be followed before any building orientation and design is done. The planning will also ensure the minimum earth excavations and take advantage of ground gradients to manage surface and ground water.

12.1.2 Building orientation

The building within the site will be placed such that the longest side faces the east direction so as to offer maximum wind circulation within the building. Buildings shall be so oriented that it ensures maximum and minimum solar gains to ensure optimum requirement of energy for cooling and heating of building spaces respectively depending on climatic conditions. This would also ensure that the natural daylight is used to reduce the demand for lighting. The orientation thus plays an important role in making energy efficient and climatically responsive buildings.

12.1.3 Building materials used

The building materials will consist of hollow blocks, trombe walls and other such technologies, which can significantly reduce the energy requirements of the building. However, the building material's choice will be individual construction agency's choice.

12.1.4 Windows and doors

It is recommended that 15-20% of the room area is allocated to windows and doors. This would ensure that there is adequate ventilation and also ensure use of daylight, to reduce the demand for energy inside the buildings. Use of blinds curtains, and shutters and air curtains should be used appropriately for energy efficient operations. Use of double-glazing with air gaps shall be used were possible, that will reduce energy by more than 10%.

12.1.5 Walls and roofs

Buildings here would require major cooling, exteriors with finishes of high reflectivity or wall shading devices shall be used that will reduce solar gains.

Reflective roofing will also help reduce the cooling loads. Thermal bridging or adding low cost insulation in buildings shall also help in reducing the energy consumption. Use of hollow cored roof treatments (hollow, cinder or mud sandwiched slabs) can help in reducing the energy consumption of the buildings.

12.1.6 Landscaping features

Soon after the land is acquired, it is essential to plant trees on the boundaries and also on common areas as soon as they are identified. Normally, it takes more than one year to actually get the designs approved and for the building construction to commence. During this period, the green cover would improve and this has substantial advantages in terms of the local ambience and also in terms of the oxygen levels in the atmosphere. There are several instances where the green cover has been reported to reduce the ambient temperatures by about 2-3 degrees.

12.2 Operation phase

12.2.1 Ventilation and lighting

Day lighting should be the preferred mode for lighting in the buildings to take advantage of daylight available. Again, the choice should be for natural ventilation through natural drafts to minimize energy requirements. Proper use of atriums shall be made to make a significant difference to energy consumption in the building.

12.2.2 Energy efficient appliances and devices

Lighting systems

Lighting loads shall be reduced significantly by the use of latest lighting technologies that are available, and this shall reduce the demand by upto 80%. The compact fluorescent lamps in place of incandescent lamps will be preferred. This will reduce the demand for air conditioning, since unlike the incandescent lamps, which give out substantial heat, the fluorescent lamps do not give out any heat. The use of energy efficient motors for water pumping systems shall be used which will greatly reduce the demand for energy in the buildings.

12.2.3 Controls systems

Automatic control systems shall be made available to manage the energy demands inside the building. Central air conditioning which is more efficient than window units shall be used where possible. And individual controls would ensure that the ducts are open when people are there, and shut when they are out. Similar is the case of lighting, where dimming control systems shall be used to adjust for daylight available.

12.2.4 Use of renewable energy sources

Solar hot water systems shall be integrated into the building design, to ensure that the piping systems are suitably located for hot water requirements, for the bathrooms, and kitchens. This could result in substantial savings, and more than payback for the cost of the solar water heaters. Solar photovoltaic cells are proposed for meeting part of the landscape lighting requirement.

12.2.5 U and R value norms

U & R values for Building materials is given in **Table 14 to 17** will be followed for the construction of the buildings.

TABLE 14
UNRATED VERTICAL FENESTRATION

Frame type	Glazing type	Clear glass			Tinted glass		
		U-factor (W/m ² - °C)	SHGC	VLT	U-factor (W/m ² - °C)	SHGC	VLT
All frame type	Single glazing	7.1	0.82	0.76	7.1	0.70	0.58
Wood, vinyl, or fibre glass frame	Double glazing	3.3	0.59	0.64	3.4	0.42	0.39
Metal and other frame type	Double glazing	5.1	0.68	0.66	5.1	0.50	0.40

TABLE 15
U-FACTORS OF ROOF CONSTRUCTION

Thickness	R-value	U-factor (W/m ² - °K)
15 mm (0.5")	0.70	1.420
20 mm (0.75")	1.06	0.946
25 mm (1.0")	1.41	0.710
40 mm (1.5")	2.11	0.568
50 mm (2.0")	2.82	0.406
65 mm (2.5")	3.52	0.284
75 mm (3.0")	3.70	0.270

TABLE 16
U-FACTORS OF WALL CONSTRUCTION

Thickness	R-value	U-factor (W/m ² - °K)
15 mm (0.5")	0.70	1.262
20 mm (0.75")	1.06	0.874
25 mm (1.0")	1.41	0.668
40 mm (1.5")	2.11	0.454

Thickness	R-value	U-factor (W/m ² - °K)
50 mm (2.0")	2.82	0.344
65 mm (2.5")	3.52	0.277
75 mm (3.0")	3.70	0.264

TABLE 17
BUILDING ENVELOP PERFORMANCE FACTOR COEFFICIENT –
HOT HUMID CLIMATE

Particulars	Daytime occupancy		24-hour occupancy	
	U-factor	SHGC	U-factor	SHGC
Mass walls	6.42	-	9.60	-
Curtains walls, other	14.77	-	19.71	-
Roofs	9.86	-	14.11	-
North windows	-1.58	34.95	-7.29	64.19
Non-north windows	-1.00	43.09	-6.48	76.83
Skylights	-96.11	305.45	-295.45	893.55

13.0 TRAFFIC AND PARKING

13.1 Public transport system

To encourage the intra-city movement of people by bus, well-connected bus corridors are identified in such a way that the walking time from the place of origin /place of destination does not exceed 4/5 minutes. In order to have maximum utilization of the public transport densification of these corridors are proposed. These corridors are of 60m & 45m wide roads. To make these corridors free for movement, it is made signal free and to control the traffic rotaries, channelizers and grade separators are provided. Inter township public transport (buses) will run on 60m road and intra township public transport (buses) will run on 45m road to facilitate the whole residents residing in the township. These bus routes will cater the whole population residing in the various parts in the township. This facility will help the residents and other visitors to move easily in & out of the township and will enhance the movement by public transport. This in turn will reduce the movement of personalized modes and thus will help in reducing congestion in the township. At the sector level movement of people will be by rickshaw, autos etc to keep the environment of the township clean, healthy and congestion free.

To ensure hassle free smooth movement of traffic and to provide an efficient, comfortable, modern and rapid transportation system for masses in proposed township a separate BRT corridor has been proposed. Bus Rapid Transit or BRT is a transit system that share existing roadways with other traffic or use bus lanes that restrict other traffic from a portion of the roadway. A dedicated bus lane allows the bus to operate separately, without

interference from other modes of traffic but with the cost savings of a bus system. The BRT corridor has been provided in the main route of 57 m wide road.

13.2 Traffic generation

The proposed development would generate around 9,02,000 trips in a day. Visitor trips to commercial, institutional and markets are spread over a day, therefore a continuous flow is expected. The residential development would generate traffic in the reverse direction during the two peak periods. Containment of trips is assumed to be 10%.

Two scenarios have been worked out for calculating the traffic generation.

Scenario I:- For this scenario mode split of 30% by Personalized transport is assumed. This accounts to pcu/ day (Passenger Car Unit per day).

Scenario II:- For this scenario mode split of 30% by Public transport is assumed. This accounts to pcu/ day. (Passenger Car Unit per day). The details of anticipated traffic generation are shown in **Table 18**.

**TABLE 18
PROJECTED TRAFFIC IN A DAY AND IN PEAK HOURS**

Assumptions Made for Two Scenarios			
Sl. No.	Mode	Scenario-1 (Personalized mode centric)	Scenario-2 (Public Transport centric scenario)
1.	Buses	25	50
2.	Train	5	17
3.	Cars	20	10
4.	Walk	5	5
5.	Cycle	10	5
6.	2-Wh	30	10

13.3 Parking facilities

The mode of parking development in the Township will be of multi level car parking system at various institutions, commercial areas and all places of common interest. Most preferred location for parking will be underground having efficient movement pattern and sufficient space. In residential areas, the parking system development will be done on ground floor in Hi rise buildings and front setback area will be used in parking upto G+3 residential buildings.

Parking along the main arterial and sub arterial will be discouraged to avoid the congestion in movement. Maximum of Two floors will be used in parking.

14.0 BUDGETARY PROVISION FOR ENVIRONMENTAL MANAGEMENT**14.1 Capital cost estimated for EMP**

Adequate budgetary provisions have been made by the company for execution of Environment Management Plan. The tables below give overall investment on the environmental safeguards and recurring expenditure for successful monitoring and implementation of control measures (including reclamation). Capital cost estimated for EMP is given in **Table 19**.

**TABLE 19
CAPITAL COST ESTIMATED FOR EMP**

Sl. No.	Description	Cost (Rs. lakhs)
1.	STP	2000.00
2.	Sewage and external & internal drainage system	2920.00
3.	Fire fighting	720.00
4.	Green belt	4920.00
5.	Solid waste system	1950.00
Total		12510.00

14.2 Recurring cost estimated for EMP

The anticipated expenditure of monitoring and implementation of control measures for various activities per month is given in **Table 20**.

**TABLE 20
RECURRING COST ESTIMATED FOR EMP**

Sl. No.	Description	Cost (Rs. Lakhs) Per Month
1	Operation and maintenance of sewerage and drainage system and treatment plant	40.50
2	Solid Waste Management	32.50
3	Conduction of scavenging in township	4.35
4	Staff of Maintenance Agency	94.40
5	Parks & Garden Maintenance	41.00
6	Fire Detection And Fire Fighting	3.00
Total		215.75

The above two tables on the cost incurred towards implementation of Environment Management Plan depicts that about **Rupees 125 crores** will be initial capital investment and monthly the recurring cost will be approximately **Rupees 2 crores**.

Application for
Revision in Environmental
Clearance
Of

“Wave Hi-tech Township” (Expansion)

at

**Villages Mehrauli, Shahpur Bamheta, Duriyai, Dasna,
Sadiqpur/Qazipur, Bayana, Naiphai and expansion in
villages Arifpur, Sadat Nagar Iqia & Inayatpur, Talabpur,
Kachhehra Warisabad, Dujana & Girdharpur, Ghaziabad, U.P.**

(Reference: - EC No. 2463/662/SEAC/2011/AA(S) dated 31-10-2011)

Being Developed by

M/s Uppal Chaddha Hi-tech Developers Pvt. Ltd.

33, Community Centre, New Friends Colony, New Delhi-110065

Prepared by:

Environmental Consultant

M/s Perfact Enviro Solutions Pvt. Ltd.

(NABET Registered wide list of accredited consultants organizations/ Rev 11/ 5th Aug., 2013 at
S.No-113)

(An ISO 9001:2008 &ISO 14001:2004 Certified Company)
5th Floor, NN Mall, Sector 3, Rohini, New Delhi-110085

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	<i>Earlier Environmental Clearance Granted</i>

APPENDIX I

**(See paragraph – 6)
FORM 1**

(I) Basic Information

S.No.	Item	Details
1.	Name of the project/s	Revision in Environmental Clearance for "Wave Hi-tech Township"
2.	S. No. in the schedule	8 (b)
3.	Proposed capacity/ area/length/ tonnage to be handled/ command area/ lease area/ number of wells to be drilled	Existing Total plot area is 18188178.62 Sqm i.e. 4494.31 acres. Revised Total plot area is 18188178.62 Sqm i.e. 4494.31 acres. Existing Built-up area (Excluding Group Housing) – 2,25,66,815 sqm. Revised Built-up Area (Including Group Housing) – 51578130.39 sqm.
4.	New/ Expansion/ Modernization	New (Revision in Environmental Clearance)
5.	Existing Capacity/ Area etc.	Existing Total plot area is 18188178.62 Sqm i.e. 4494.31 acres. Existing Built-up area – 2,25,66,815 sqm.
6.	Category of Project i.e. 'A' or 'B'	'B'
7.	Does it attract the general condition? If yes, please specify.	No, as it is a construction project
8.	Does it attract the specific condition? If yes, please specify.	No
9.	Location	
	Village	Existing in Villages Mehrauli, Shahpur Bamheta, Duriyai, Dasna, Sadiqpur/Qazipur, Bayana, Naiphai and expansion in villages Arifpur, Sadat Nagar Iqia & Inayatpur, Talabpur, Kachhehra Warisabad, Dujana & Girdharpur
	Tehsil	Ghaziabad
	District	Ghaziabad
	State	Uttar Pradesh
10.	Nearest railway station/ airport along with distance in kms.	Rasna Railway Station 1.5 km N

11.	Nearest Town, city, District Headquarters along with distance in kms.	Ghaziabad city
12.	Village Panchayats, Zilla Parishad, Municipal Corporation, Local body (complete postal addresses with telephone nos. to be given)	Municipal Corporation, Ghaziabad
13.	Name of the applicant	M/s Uppal Chaddha Hi-tech Developers Pvt. Ltd.
14.	Registered Address	33, Community Centre, New Friends Colony, New Delhi-110065.
15.	Address for correspondence:	C-1, Sector-3, Noida
	Name	Rakesh Garg
	Designation (Owner/Partner/CEO)	Director
	Address	33, Community Centre, New Friends Colony, New Delhi
	Pin Code	110065
	E-mail	rakeshgarg240@gmail.com
	Telephone No.	9711000694
	Fax no.	-
16.	Details of Alternative Sites examined, if any. Location of these sites should be shown on a topo sheet.	The land has been purchased for setting up a township seeing viability of the project.
17.	Interlinked Projects	No
18.	Whether separate application of interlinked project has been submitted?	No Applicable
19.	If yes, date of submission	No Applicable
20.	If no, reason	Not applicable
21.	Whether the proposal involves approval/clearance under: if yes, details of the same and their status to be given. (a) The Forest (Conservation) Act, 1980? (a) The Wildlife (Protection) Act, 1972? (c)The C.R.Z. Notification, 1991?	Not Applicable Not Applicable Not Applicable

22.	Whether there is any Government Order/ Policy relevant/ relating to the site?	○ Ghaziabad Master Plan applicable
23.	Forest land involved (hectares)	
24.	Whether there is any litigation pending against the project and/ or land in which the project is propose to be set up? (a) Name of the Court (b) Case No. (c) Orders/ directions of the Court, if any and its relevance with the proposed project.	No Not applicable Not applicable Not applicable

(II) Activity

- 1. Construction, operation or decommissioning of the Project involving actions, which will cause physical changes in the locality (topography, land use, changes in water bodies, etc.)**

S.No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
1.1	Permanent or temporary change in land use, land cover or topography including increase in intensity of land use (with respect to local land use plan)	Yes	The land is earmarked for Township development and the Environmental Clearance has already granted vide letter no EC No. 2463/662/SEAC/2011/AA(S) dated 31-10-2011. The land has been allotted to M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd by Ghaziabad Development authority. There will be revision only in area details, plot area remaining the same. There is no change in the land topography. The construction is under process.
1.2	Clearance of existing land, vegetation and buildings?	No	No clearance required. The construction is under process.
1.3	Creation of new land uses?	Yes	Land will be developed into a township and the construction is already under process.
1.4	Pre-construction investigations e.g. bore houses, soil testing?	Yes	Soil Investigation has already been done.
1.5	Construction works?	No	Construction is being done as per the master plan of Ghaziabad.
1.6	Demolition works?	No	None
1.7	Temporary sites used for construction works or housing of construction workers?	No	The workers during Construction phase are being hired from nearby areas and hence no need of

			housing. Only temporary shelters have been provided.
1.8	Above ground buildings, structures or earthworks including linear structures, cut and fill or excavations	Yes	Excavation has been done upto 2 no of basement level and above ground buildings upto max. height of 112 m is under process.
1.9	Underground works including mining or tunneling?	No	Not applicable
1.10	Reclamation works?	No	No reclamation work will be done
1.11	Dredging?	No	Not applicable
1.12	Offshore structures?	No	Not applicable
1.13	Production and manufacturing processes?	No	It is construction of a township; certain small scale industries will be established in this project.
1.14	Facilities for storage of goods or materials?	Yes	<p>During Construction Phase: Separate raw material yard has been made. Cement is being separately stored under cover in bales. Sand is being stacked nearby under tarpaulin cover. Bricks and steel are being laid in open. The raw material yard is located within the project site.</p> <p>During Operation Phase: As the township will have industries, offices, shops, hospital, hotel, residential Units & other recreational facilities also, the storage of goods & material will be done in separate space provided in their respective plots & units only.</p>
1.15	Facilities for treatment or disposal of solid waste or liquid effluents?	Yes	<p>During Construction phase: Excavation soil has been carried out in order to provide foundation and basement. This excavated soil had been properly stacked within the project site under tarpaulin cover and is being reused for backfilling purpose, road construction etc. The top soil has been preserved for landscaping purpose only. The unused soil is being sent to landfill site only. Solid waste during construction phase is 75 kg/day which is being disposed off at municipal solid waste site. The sewage waste is being discharged to septic tank via soak pit.</p> <p>During Operation Phase: Approx. 354172 Kg/day of solid waste shall be generated from the township during operational phase. Detail of Solid Waste Management is given in Environmental Management Plan. The total waste water generated in the township shall be 73249 KLD which will be treated in 60 no. of STP's of total capacity 880 MLD. Detail of STP is given in Environment management Plan.</p>
1.16	Facilities for long term housing of operational workers?	No	During Construction phase: The workers during construction phase are being hired from nearby

			<p>areas and hence there is no need of long term housing. Only temporary shelters have been provided.</p> <p>During Operation Phase: The township will have industries, offices, shops, hospital, hotel, residential Units, public/semi public facilities & other recreational facilities. Staff will come from nearby area, hence no long term housing shall be required but for operational workers working in group housing units, separate EWS units shall be provided for residing.</p>
1.17	New road, rail or sea traffic during construction or operation?	No	No new road, rail etc will be proposed however, existing transportation facilities are being used during construction or operation phase.
1.18	New road, rail, air waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc?	No	No new road, rail, air waterborne or other transport infrastructure is required.
1.19	Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?	No	No closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements will be made.
1.20	New or diverted transmission lines or pipelines?	No	No such closure or diversion of transmission lines is required.
1.21	Impoundment, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?	No	No impoundment, damming, culverting, realignment or other changes to the hydrology of surface water courses is required.
1.22	Stream crossings?	No	No stream crossing.
1.23	Abstraction or transfers of water from ground or surface waters?	No	<p>No abstraction or transfer of water from ground or surface will be done.</p> <p>During Construction phase: Water is being taken from taker water supplier.</p> <p>During Operation Phase: The ultimate source of water will be through Municipal Supply to be arranged by Ghaziabad Authority.</p>
1.24	Changes in water bodies or the land surface affecting drainage or run-off?	No	There will be no change in water bodies or the land surface effective drainage or run-off.
1.25	Transport of personnel or materials for construction, operation or decommissioning?	Yes	<p>During Construction phase: Materials during construction phase is being transported by truck, trolley etc.</p> <p>During Operation Phase: Car, two-wheeler, trucks etc. will be used.</p>
1.26	Long-term dismantling or decommissioning or restoration works?	No	Not Applicable

1.27	Ongoing activity during decommissioning which could have an impact on the environment?	No	Not Applicable
1.28	Influx of people to an area in either temporarily or permanently?	Yes	During Construction phase: Temporarily influx of people in the form of labours during construction phase has been envisaged. The construction is being done at different parts. Approx 400-500 no of local labors have been employed during construction phase for each part. During Operation Phase: As this is a township, 1071291 nos. of staff will be working for 8-12 hours during operation phase. And 128285 no. of residents & 5000 visitors are envisaged.
1.29	Introduction of alien species?	No	Not Applicable
1.30	Loss of native species or genetic diversity?	No	No tree exists at the site. However, by planting native plants within the township, it will give positive impacts.
1.31	Any other actions?	No	Not Applicable

2. Use of Natural resources for construction or operation of the Project (such as land, water, materials or energy, especially any resources which are non-renewable or in short supply)

S.No.	Information/checklist confirmation	Yes/No	Details thereof (with approximate quantities /rates, wherever possible) with source of information data
2.1	Land especially undeveloped or agricultural land (ha)	Yes	Total plot area – 18188178.62 Sqm. The land has been allotted by Ghaziabad authority for development of township. The construction is under process.
2.2	Water (expected source & competing users) unit: KLD	Yes	Source During Construction phase: Water is being taken from taker water supplier. Source & Quantity During Operation Phase: The ultimate source of water will be through Municipal Supply to be arranged by Ghaziabad Authority of 92144 KLD. Detailed water Management & water Balance are given in Environment Management Plan.
2.3	Minerals (MT)	No	Not applicable
2.4	Construction material – stone, aggregates, sand / soil (expected source – MT)	Yes	The major materials required for construction of the project are steel, tiles, glass, cement, agate, bricks, flooring tiles / stones, sanitary and hardware items, electrical fittings, etc.
2.5	Forests and timber (source – MT)	No	Plywood for doors & windows shall be used which shall be procured from local market.
2.6	Energy including electricity and fuels (source, competing users) Unit: fuel (MT), energy (MW)	Yes	Source of Electricity – Uttar Pradesh State Electricity Board. Total Electrical load – 822 MW.

			D.G. sets for power back up- 14 x 400 KVA, 2 x 750 KVA & 1 x 1500 KVA for operation of STP & OHT only.
2.7	Any other natural resources (use appropriate standard units)	No	Not applicable

3. Use, storage, transport, handling or production of substances or materials, which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health.

S.No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
3.1	Use of substances or materials, which are hazardous (as per MSIHC rules) to human health or the environment (flora, fauna, and water supplies)	Yes	No storage of hazardous substances (as per MSIHC rules) will be done however, used oil from DG sets and e-waste will be generated from the township. Proper management of Used oil & e-waste shall be taken. Details are given in EMP.
3.2	Changes in occurrence of disease or affect disease vectors (e.g. insect or water borne diseases)	No	Suitable drainage and waste management measures will be adopted in both the construction and operational phase which will restrict stagnation of water or accumulation of water. This will effectively restrict the reproduction and growth of disease vectors.
3.3	Affect the welfare of people e.g. by changing living conditions?	Yes	During Construction phase: Employment opportunities provided due to the project will lead to better quality of life & will also set a standard for future developments in the area. Approx 400-500 no of local labors have been employed during construction phase for each part. During Operation Phase: As it is a township there shall be industries, offices, public & semi-public facilities & shops in the township. Operational phase will require several services which will provide direct & indirect employment to about 1071291 people of nearby area.
3.4	Vulnerable groups of people who could be affected by the project e.g. hospital patients, children, the elderly etc.	No	No vulnerable group of people will be affected by the project.
3.5	Any other causes	No	None

4. Production of solid wastes during construction or operation or decommissioning (MT/month)

S.No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
4.1	Spoil, overburden or mine wastes	No	Not applicable
4.2	Municipal waste (domestic and or commercial wastes)	Yes	During Construction phase: Solid waste during construction phase is 75 kg/day which is being disposed off at municipal solid waste site. Excavated soil is being used to the extent possible. During Operation Phase: Approx. 354172 Kg/day of solid waste shall be generated from the township during operational phase. Detailed Solid Waste Management is given in Environment Management Plan.
4.3	Hazardous wastes (as per Hazardous Waste Management Rules)	Yes	During Construction phase: Used oil whenever generated from the DG sets is being kept in an isolated area and in leak proof container and is being sent to approved recycler. During Operation Phase: Used oil from diesel generators will be carefully stored in HDPE drums in isolated covered facility. The used oil will be sold to vendors authorized by Central Pollution Control Board for the treatment of the same. Suitable care will be taken so that spills / leaks of used oil from storage could be avoided. E-waste shall be collected and given to approved recycler of SPCB.
4.4	Other industrial process wastes	No	Not Applicable
4.5	Surplus product	No	Not applicable
4.6	Sewage sludge or other sludge from effluent treatment	Yes	About 4578 Kg/day of dried sludge will be generated from STP within township during operation phase and this sludge will be passed through filter press where it will be dewatered/ dried to form a cake and then will be used as manure in green areas. The unused sludge shall be given to farmers or nursery.
4.7	Construction or demolition wastes	Yes	Construction waste is being used for flooring & Back filling in roads etc.
4.8	Redundant machinery or equipment	No	Not applicable
4.9	Contaminated soils or other materials	No	Not applicable
4.10	Agricultural wastes	No	Not applicable
4.11	Other solid wastes	No	Not applicable

5. Release of pollutants or any hazardous, toxic or noxious substances to air (Kg/hr)

S.No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
5.1	Emissions from combustion of fossil fuels from stationary or mobile sources	Yes	During Construction phase: DG sets of capacity 2 x 62.5 KVA has been installed acoustically enclosed with adequate stack height. During Operation Phase: The only source of emission from combustion of fuel will be D.G. Set of capacity 14 x 400 KVA, 2 x 750 KVA & 1 x 1500 KVA only. Hence, to avoid the emissions stack height of 6m above roof level for each D.G. Sets shall be provided to reduce the air emissions meeting all the norms prescribed by CPCB.
5.2	Emissions from production processes	No	Not applicable
5.3	Emissions from materials handling including storage or transport	Yes	Dust is being generated during construction from the movement of transport vehicles. The effect will be restricted to construction phase only. Water sprinklers are being used for dust suppression. Material will be stored under Tarpaulin cover.
5.4	Emissions from construction activities including plant and equipment	No	RMC is being used. Dust & emissions is likely to be generated during construction activities which are being reduced by sprinkling of water in a specific time interval & timely maintenance scheduled for machinery. Also the machines will be shut down during idle period.
5.5	Dust or odours from handling of materials including construction materials, sewage and waste	Yes	During loading & unloading of construction material dust is likely to be generated during construction phase. Water is being sprinkled and tarpaulin cover is being provided over stored raw material to reduce dust emission. Mobile Toilets during construction phase is being provided & waste water is being disposed in septic tank followed by soak pits.
5.6	Emissions from incineration of waste	No	Not applicable.
5.7	Emissions from burning of waste in open air (e.g. slash materials, construction debris)	No	Open burning of biomass/ other material will be prohibited.
5.8	Emissions from any other sources	No	None

6. Generation of Noise and Vibration, and Emissions of Light and Heat:

S.No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
6.1	From operation of equipment e.g. engines, ventilation plant, crushers	No	During Construction phase: DG sets has been installed acoustically enclosed. the equipment such as

			<p>mixer machines, bulldozers, cranes, compactors & excavators is being used which will be of highest standard of reputed make and adhere to international standards. Hence an insignificant impact due to construction machinery is envisaged.</p> <p>Apart from this, the construction activities are be restricted to daytime only and timely maintenance of machinery will be ensured.</p> <p>During Operation Phase: Source of noise in the operational phase will be D.G. Set of capacity 14 x 400 KVA, 2 x 750 KVA & 1 x 1500 KVA only. The D.G. Set shall be bought acoustically enclosed and shall be kept in room in basement and will be used during Power failure only. They will generate noise level maximum upto 75dB (A).</p>
6.2	From industrial or similar processes	No	Not applicable
6.3	From construction or demolition	Yes	Due to the various activities there are short-term noise impacts in the immediate vicinity of the project site. These are restricted to day time only. It has been estimated that during the construction period the average noise level is 70 dB (A) during peak construction hours. However embankment has been done.
6.4	From blasting or piling	No	No blasting or piling is being done.
6.5	From construction or operational traffic	Yes	Some amount of noise 70 dB (A) will be generated from vehicular movement in the construction and operational phase. Plantation around the Boundary wall shall be done to reduce noise from traffic.
6.6	From lighting or cooling systems	No	Not applicable
6.7	From any other sources	No	None

7.Risks of contamination of land or water from releases of pollutants into the ground or into sewers, surface waters, groundwater, coastal waters or the sea

S.No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
7.1	From handling, storage, use or spillage of hazardous materials	No	<p>The hazardous waste generated will be Used oil only and it will be stored in HDPE drums and kept in covered rooms under lock and key and will be sold to authorized vendors only. Special care will be taken to prevent leakages and spills.</p> <p>E-waste generated from the township shall be given to approved recycler of SPCB.</p>

7.2	From discharge of sewage or other effluents to water or the land (expected mode and place of discharge)	No	During operational phase STP will be installed for treating the waste water & the treated water will be used in flushing, D.G. cooling, Misc. and gardening. The excess treated water shall be disposed off in sewer line by taking prior permission.
7.3	By deposition of pollutants emitted to air into the land or into water	No	Not Applicable, as only D.G. sets are being proposed.
7.4	From any other sources	No	None
7.5	Is there a risk of long term build up of pollutants in the environment from these sources?	No	None

8. Risk of accidents during construction or operation of the Project, which could affect human health or the environment

S.No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
8.1	From explosions, spillages, fires etc from storage, handling, use or production of hazardous substances	Yes	All appropriate measures are being taken during construction phase. Proper fire fighting system will be adopted operation phase.
8.2	From any other causes	Yes	During Construction all the labours are being provided with suitable personal protective equipment (PPE) as required under the health & safety norms. Training and awareness about the safety norms is being provided to all supervisors and labours involved in construction activity.
8.3	Could the project be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslides, cloudburst etc)?	No	The area under study falls in Zone-IV, according to the Indian Standard Seismic Zoning Map. Suitable seismic coefficients in horizontal and vertical directions respectively, will be adopted while designing the structure. There are no chances of flood and landslide.

9. Factors which should be considered (such as consequential development) which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality.

S. No.	Information/Checklist confirmation	Yes/No	Details thereof (with approximate quantities/rates, wherever possible) with source of information data
9.1	Lead to development of supporting lities, ancillary development or development stimulated by the project which could have impact on the environment e.g.:		Infrastructure like Roads, power network exist in the area. STP will be installed for the treatment of wastewater.

	<ul style="list-style-type: none"> Supporting infrastructure (roads, power supply, waste or waste water treatment, etc.) Housing development Extractive industries Supply industries Other 	No	Not Applicable
		Yes	Shops, Taxi services etc. can come in the vicinity.
9.2	Lead to after-use of the site, which could have an impact on the environment	No	Not Applicable
9.3	Set a precedent for later developments	Yes	It will attract people to develop organized township.
9.4	Have cumulative effects due to proximity to other existing or planned projects with similar effects	No	No impact

(III) Environmental Sensitivity

S.No.	Areas	Name/ Identity	Aerial distance (within 15 km.) Proposed project location boundary
1	Areas protected under international conventions, national or local legislation for their ecological, landscape, cultural or other related value	<u>None</u>	<i>No such protected land or any other cultural heritage site is there within the 10 km radius area.</i>
2	Areas which are important or sensitive for ecological reasons - Wetlands, watercourses or other water bodies, coastal zone, biospheres, mountains, forests	Water Bodies Forest	<u><i>Hindon River – 10 Km W</i></u> <u><i>Upper Ganga Canal – 200m E</i></u> <i>Khodna Khurd PF – 14 Km SW</i> <i>Gulistanpur PF – 14.2 Km SW</i> <i>Atrauli RF-9.0 km SW</i>
3	Areas used by protected, important or sensitive species of flora or fauna for breeding, nesting, foraging, resting, over wintering, migration	Forest	<i>Khodna Khurd PF – 14 Km SW</i> <i>Gulistanpur PF – 14.2 Km SW</i> <i>Atrauli RF-9.0 km SW</i>
4	Inland, coastal, marine or underground waters	None	<i>None</i>
5	State, National boundaries	State Boundaries	<i>There is no State boundaries within 15 km .</i>
6	Routes or facilities used by the public for access to recreation or other tourist, pilgrim areas	None	<i>None</i>
7	Defence installations	None	<i>None</i>
8	Densely populated or built-up area	City	<i>The project site is surrounded by moderately populated built-up area.</i>

9	Areas occupied by sensitive man-made land uses (hospitals, schools, places of worship, community facilities)	<i>Man Made Land use</i>	<i>Schools, temples, Mosque, etc.</i>
10	Areas containing important, high quality or scarce resources (Ground water resources, surface resources, forestry, agriculture, fisheries, tourism, minerals)	<i>Protected Forest</i>	<i>Khodna Khurd PF – 14 Km SW Gulistanpur PF – 14.2 Km SW Atrauli RF-9.0 km SW</i>
11	Areas already subjected to pollution or environmental damage. (Those where existing legal environmental standards are exceeded)	<i>None</i>	<i>None</i>
12	Areas susceptible to natural hazard which could cause the project to present environmental problems (Earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions)	<i>Seismic Flooding</i>	<i>The area under study falls in Zone IV according to the Indian Standards Seismic Zone. There are no possibilities of proposed project site getting flooded as per record available.</i>

"I hereby given undertaking that the data and information given in the application and enclosures are true to the best of my knowledge and belief and I am aware that if any part of the data and information submitted is found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the project will be revoked at our risk and cost".

Place: *Ghaziabad*


Signature of the applicant

With Name and Full Address
(Project Proponent/ Authorised Signatory)

APPENDIX II
(See paragraph 6)

FORM-1 A (only for construction projects listed under item 8 of the Schedule)

CHECK LIST OF ENVIRONMENTAL IMPACTS

(Project proponents are required to provide full information and wherever necessary attach explanatory notes with the Form and submit along with proposed environmental management plan & monitoring programme)

1. LAND ENVIRONMENT

(Attach panoramic view of the project site and the vicinity)

1.1	<p>Will the existing landuse get significantly altered from the project that is not consistent with the surroundings? (Proposed landuse must conform to the approved Master Plan / Development Plan of the area. Change of landuse if any and the statutory approval from the competent authority be submitted). Attach Maps of (i) Site location (ii) Surrounding features of the proposed site (within 500 meters) (iii) The site (indicating levels & contours) to appropriate scales. If not available attach only conceptual plans.</p>	<p>The proposed project site is located at at Villages Mehrauli, Shahpur Bamheta, Duriyai, Dasna, Sadiqpur/Qazipur, Bayana, Naiphai and expansion in villages Arifpur, Sadat Nagar Iqia & Inayatpur, Talabpur, Kachhehra Warisabad, Dujana & Girdharpur, Ghaziabad, U.P. and the proposed site is earmarked for township as per Master Plan of Ghaziabad. The construction is under process and Hence, there no land use change is anticipated.</p> <p>The site location shown on Google Map is enclosed as Annexure III.</p> <p>500 m radius map showing vicinity around the site is enclosed as Annexure III.</p> <p>Layout plan is enclosed as Annexure-II</p>
1.2	<p>List out all the major project requirements in terms of the Land area Built up area Water consumption Power requirement Connectivity Parking needs etc.</p>	<p>Total plot area – 18188178.62 Sqm (4494.31) Revised Built-up area: 51578130.39 Sqm. 92144 KLD 822 MW NH 24 which is adjacent in NW direction from the site. Adequate parking shall be provided.</p>
1.3	<p>What are the likely impacts of the proposed activity on the existing facilities adjacent to the proposed site? (Such as open spaces, community facilities, details of the existing landuse, and disturbance to the local ecology).</p>	<p>The entire project influenced area is being developed as per the provision of Ghaziabad Master Plan, thus no induced development is foreseen due to the proposed project. Also the proposed development is being carried out as per the defined building by-laws; hence no impact is envisaged due to proposed development.</p> <p>Further construction phase as well as operation stage of the project, will generate direct and indirect employment opportunities for a large section of society. The employment will have positive impact thereby increasing the quality of life.</p>

1.4	Will there be any significant land disturbance resulting in erosion, subsidence & instability? (Details of soil type, slope analysis, vulnerability to subsidence, seismicity etc may be given).	Yes, there was disturbance due to excavation of basements. However, care was taken so that no erosion, subsidence & instability take place. Soil Type: Silt Loam Slope Analysis: The project area possesses fairly plain terrain. Erosion / Subsidence: Proper greening & paving of area will not cause any soil erosion problem and subsidence. Seismicity: The area under study falls in zone-IV, according to the Indian Standard Seismic Map. Suitable seismic coefficients in horizontal and vertical directions respectively, will be adopted while designing the structure.
1.5	Will the proposal involve alteration of natural drainage systems? (Give details on a contour map showing the natural drainage near the proposed project site)	Topographical map showing location of nearest water body & site is enclosed as Annexure-IV. The map clarifies that the proposed project will not cause any alteration of natural drainage system.
1.6	What are the quantities of earthwork involved in the construction activity cutting, filling, reclamation etc. (Give details of the quantities of earthwork involved, transport of fill materials from outside the site etc.)	During construction phase some excavation has been carried out in order to provide foundation and basement. This excavated soil is being properly stacked within the site under tarpaulin cover and reused for backfilling purpose, road construction etc. The top soil is being preserved separately and used for landscaping purpose only. Hence, no immediate adverse impacts on the land environment are envisaged. The unused soil will be sent to landfill site.
1.7	Give details regarding water supply, waste handling etc during the construction period.	Water Supply: During Construction phase, water through tanker supplier is being used. Waste Generation / Handling: Soil excavated is being reused for backfilling and the fertile top soil reused for horticultural purpose. Spillage of oil from the machinery or cement residual from concrete mixer plants is being properly collected and reused in construction site. For construction laborers, proper sanitary facilities in the form of mobile toilets & wash areas have been constructed and good hygienic conditions are being maintained.
1.8	Will the low lying areas & wetlands get altered? (Provide details of how low lying and wetlands are getting modified from the proposed activity)	No low lying and wetlands area are present in and around the project site.
1.9	Whether construction debris & waste during construction cause health hazard? (Give quantities of various types of wastes)	The construction waste generated from the project is common in nature and will not cause any health hazard to associate and nearby population. The construction waste is being used for land

	generated during construction including the construction labour and the means of disposal)	leveling/back filling. Waste concrete is being reused as aggregate in construction process. Mobile toilets & drinking water for construction labour is being provided. The sewage and waste water generated is being disposed off to septic tank via soak pit.
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2. WATER ENVIRONMENT

2.1	Give the total quantity of water requirement for the proposed project with the breakup of requirements for various uses. How will the water requirement met? State the sources & quantities and furnish a water balance statement.	The total quantity of water requirement is shall be 92144 KLD. Municipal Supply of Ghaziabad Authority will supply water to the township. Water balance & management is given in EMP.
2.2	What is the capacity (dependable flow or yield) of the proposed source of water?	Ghaziabad Authority will supply water to the township and it is a dependable source of water.
2.3	What is the quality of water required, in case, the supply is not from a municipal source? (Provide physical, chemical, biological characteristics with class of water quality)	In case Ghaziabad Authority supply is inadequate then the water shall be arranged through tankers. In that case the water quality at the project site will be monitored.
2.4	How much of the water requirement can be met from the recycling of treated wastewater? (Give the details of quantities, sources and usage)	The total waste water generation from the proposed township will be about 73249 KLD which will be treated in 60 no. of STP's of total capacity 880 MLD within the township. Whole of the treated water will be reused for flushing, D.G. cooling, misc., gardening purposes and the complex and the excess treated water shall be discharge to sewer line by taking prior permission.
2.5	Will there be diversion of water from other users? (Please assess the impacts of the project on other existing uses and quantities of consumption)	Ghaziabad Authority will supply the water allocated to the township as per development plan.
2.6	What is the incremental pollution load from wastewater generated from the proposed activity? (Give details of the quantities and composition of wastewater generated from the proposed activity)	Whole of the treated water will be reused for flushing, D.G. cooling, misc., gardening purposes and the complex and the excess treated water shall be discharge to sewer line by taking prior permission.
2.7	Give details of the water requirements met from water harvesting? Furnish details of the facilities created.	No rainwater will be used in the township. All the storm water will be diverted to rain water harvesting network proposed in the township. 4494 no. of rain water harvesting pits proposed in the township during operation phsae. (Detail of rain water harvesting is given in Environment management plan)

2.8	<p>What would be the impact of the land use changes occurring due to the proposed project on the runoff characteristics (quantitative as well as qualitative) of the area in the post construction phase on a long-term basis?</p> <p>Would it aggravate the problems of flooding or water logging in any way?</p>	<p>There will be no runoff at the site. 4494 no. of rain water harvesting pits shall be provided to recharge the rainwater in the ground during operation phase.</p> <p>No, it will not aggravate the problem of flooding or water logging in any way, rather will reduce the same.</p>
2.9	<p>What are the impacts of the proposal on the ground water?</p> <p>(Will there be tapping of ground water; give the details of ground water table, recharging capacity, and approvals obtained from competent authority, if any)</p>	<p>No ground water abstraction is proposed, However, ground water recharging through rainwater harvesting is proposed. It is expected that there will be a positive impact on ground water level due to the project.</p>
2.10	<p>What precautions/measures are taken to prevent the run-off from construction activities polluting land & aquifers?</p> <p>(Give details of quantities and the measures taken to avoid the adverse impacts)</p>	<p>During the construction phase, runoff from the construction site is not being allowed into the roadside. It will be collected in a tank & after pre-treatment it will be reused for sprinkling etc.</p>
2.11	<p>How is the storm water from within the site managed?</p> <p>(State the provisions made to avoid flooding of the area, details of the drainage facilities provided along with a site layout indication contour levels)</p>	<p>Storm water will be channelized to 4494 of rainwater harvesting pits proposed within the township.</p>
2.12	<p>Will the deployment of construction labourers particularly in the peak period lead to unsanitary conditions around the project site (Justify with proper explanation)</p>	<p>Mobile toilets will be proposed for labourers during construction period. The waste is being disposed off to septic tank via soak pit.</p>
2.13	<p>What on-site facilities are provided for the collection, treatment & safe disposal of sewage?</p> <p>(Give details of the quantities of wastewater generation, treatment capacities with technology & facilities for recycling and disposal)</p>	<p>Sewage and Waste water Disposal: 73249 KLD of waste water will be treated in 60 no. of proposed S.T.P. of total capacity 880 MLD capacity based MBBR technology.</p>
2.14	<p>Give details of dual plumbing system if treated waste used is used for flushing of toilets or any other use.</p>	<p>Dual Plumbing line will be provided in the township for reuse of treated water.</p>

3. VEGETATION

3.1	Is there any threat of the project to the biodiversity? (Give a description of the local ecosystem with it's unique features, if any)	<u>Core Zone:</u> The construction is under process and land is void of any vegetation. Hence no threat to bio-diversity is envisaged.
3.2	Will the construction involve extensive clearing or modification of vegetation? (Provide a detailed account of the trees & vegetation affected by the project)	No clearing or modification of vegetation is required. The construction is under process.
3.3	What are the measures proposed to be taken to minimize the likely impacts on important site features (Give details of proposal for tree plantation, landscaping, creation of water bodies etc along with a layout plan to an appropriate scale)	There will not be any kind of impact of this project on site features. The green belt for the proposed project has been planned to provide a clean, healthy and beautiful green environment for the people to live in and work in. Within the proposed project site green belt area has been designed to achieve a blend between modern building and various species of plants, shrubs to create a clean, healthy and aesthetic environment that provide a visual retreat and relaxation to the visitors of these buildings. To minimize the impact, the provision of landscaping with lawns, ornamental plants and trees will be made.

4. FAUNA

4.1	Is there likely to be any displacement of fauna- both terrestrial and aquatic or creation of barriers for their movement? Provide the details.	<u>Core Zone</u> The construction is under process. There will not be any type of displacement or any other effect on the local fauna due to proposed project activities. <u>Buffer Zone</u> There are no wild life sanctuaries within 10 km radius of the project site.
4.2	Any direct or indirect impacts on the avifauna of the area? Provide details.	As there is no plantation at site, hence no avifauna exist at site hence within the proposed project site, proper landscaping has been planned to provide a clean, healthy and beautiful green environment for the population. Common native variety of trees and ornamental flowering species will be planted in the green space which will attract avifauna Landscaping will have direct positive impact on the local avifauna, hence, this will provide shelter to local birds.
4.3	Prescribe measures such as corridors, fish ladders etc to mitigate adverse impacts on fauna	Not applicable

5. AIR ENVIRONMENT

5.1	Will the project increase atmospheric concentration of gases & result in heat islands? (Give details of background air quality levels with predicted values based on	The traffic will increase due to operation of township. Increased traffic generation of vehicles due to project will not cause increase in atmospheric concentration of gases and do not result in heat island formation.
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	dispersion models taking into account the increased traffic generation as a result of the proposed constructions)	D.G. Set of capacity 14 x 500 KVA, 1 x 1500 & 2 x 750 KVA shall be installed to provide power backup for running of STP & OHT only during power failures.
5.2	What are the impacts on generation of dust, smoke, odorous fumes or other hazardous gases? Give details in relation to all the meteorological parameters.	No, dust, odour will be generated at site. Smoke will be generated from operation of DG sets. Proper emission standards will be maintained as per CPCB guidelines.
5.3	Will the proposal create shortage of parking space for vehicles? Furnish details of the present level of transport infrastructure and measures proposed for improvement including the traffic management at the entry & exit to the project site.	The optimum parking provision is proposed in the basements & surface. Hence there will be no shortage of parking space for vehicles.
5.4	Provide details of the movement patterns with internal roads, bicycle tracks, pedestrian pathways, footpaths etc., with areas under each category.	Maximum capacity of parking shall be provided on surface & basement and a proper route shall be provided for the traffic movement as well as pedestrian movement.
5.5	Will there be significant increase in traffic noise & vibrations? Give details of the sources and the measures proposed for mitigation of the above.	Proper care has been taken during design that there will not be any increase in traffic noise by providing two-way traffic movement, hence no conjunction will cause, and hence, no honking within the township will be maintained. The foundation has been made very hard and paved with rubber flooring to minimize the vibration, also all other measures has been adopted during designing that there will not be any causes of vibrations during the traffic density. No honking within the township will be maintained.
5.6	What will be the impact of DG sets & other equipment on noise levels & vibration in & ambient air quality around the project site? Provide details.	There would be slight impact of D.G. Sets on noise levels, vibration and in ambient air quality around the project site. 1. All the D.G. Sets of the proposed project would be bought acoustically enclosed in a room on surface. 2. Stack height as per C.P.C.B. norms to reduce the impacts on air quality around the project site will be provided 3. The noise from D.G. Sets will meet the desired standard as per C.P.C.B guidelines. Low Sulphur fuel will be used to run these D.G. Sets. 4. Vibration pads will be used in DG sets to minimize the vibration effect.

6. AESTHETICS

6.1	Will the proposed constructions in any way result in the obstruction of a view, scenic amenity or landscapes? Are these considerations taken into account by the proponents?	The open land does not have any scenic amenity or beauty. Construction of the township will increase the beauty of the area by having proper landscaping. Yes all considerations have been taken by the proponents.
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6.2	Will there be any adverse impacts from new constructions on the existing structures? What are the considerations taken into account?	The development is being done as per the master plan of Ghaziabad. Hence no adverse impact is anticipated.
6.3	Whether there are any local considerations of urban form & urban design influencing the design criteria? They may be explicitly spelt out. Are there any anthropological or archaeological sites or artifacts nearby? State if any other significant features in the vicinity of the proposed site have been considered.	There are no typical urban form & urban design influencing the design criteria. No there is no anthropological or archaeological site or artifacts near the site. All significant features have been considered.

7. SOCIO-ECONOMIC ASPECTS

7.1	Will the proposal result in any changes to the demographic structure of local population? Provide the details.	The operation of the township shall provide value addition to the existing infrastructure. Also around 1071291 no. people will be engaged as staff during the operational phase.
7.2	Give details of the existing social infrastructure around the proposed project.	Infrastructure Services in the Region: All the social infrastructure facilities in the form of education health & work centres etc
7.3	Will the project cause adverse effects on local communities, disturbance to sacred sites or other cultural values? What are the safeguards proposed?	The township is being constructed within the designated site as per the defined building by-laws of government authority. There is no sacred site or cultural heritage site within vicinity of proposed project; hence no adverse impacts are envisaged.

8. BUILDING MATERIALS

8.1	May involve the use of building materials with high-embodied energy. Are the construction materials produced with energy efficient processes? (Give details of energy conservation measures in the selection of building materials and their energy efficiency)	The major materials required for construction of the project are steel, cement, Bricks, CLC blocks, fly-ash brick flooring tiles/stones, sanitary and hardware items, electrical fittings, water, etc. Energy conservation measures are given in Environment management plan.
8.2	Transport and handling of materials during construction may result in pollution, noise & public nuisance. What measures are taken to minimize the impacts?	Yes, transportation and handling of material results in pollution, noise however it is being minimized by covering material by the tarpaulin and ensuring PUC certificate of vehicles and good condition silencers.
8.3	Are recycled materials used in roads and structures? State the extent of savings achieved?	The excavated earth is being utilized to the extent possible. The debris of construction material also is being used in backfilling, roads etc.

8.4	Give details of the methods of collection, segregation & disposal of the garbage generated during the operation phases of the project.	This solid waste will be disposed off as per municipal solid waste management and handling norms. Details given in EMP.
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9. ENERGY CONSERVATION

9.1	Give details of the power requirements, source of supply, backup source etc. What is the energy consumption assumed per square foot of built-up area? How have you tried to minimize energy consumption?	Power Requirement – 822 MW Source of Power: Uttar Pradesh State Electricity Board. Back-up Source: D.G. Sets capacity: 14 x 500 KVA, 1 x 1500 & 2 x 750 KVA D.G. sets shall be installed to provide power backup for running of STP & OHT only during power failures. During power failure D.G. Sets will start automatically. Fuel consumption for DG Sets has been calculated to be 860 lt/hr of Low Sulphur Diesel. As per the latest C.P.C.B. norms, D.G. Sets have to be installed in acoustic enclosure and silencer. By using LED, T5 lamps, energy efficient motors and pumps shall be used to conserve the electrical energy & to minimize the consumption of non-renewable fuel.
9.2	What type of and capacity of power back-up to you plan to provide?	DG Sets: 14 x 500 KVA, 1 x 1500 & 2 x 750 KVA Fuel: Low sulphur diesel. D.G. sets shall be installed to provide power backup for running of STP & OHT only during power failures.
9.3	What are the characteristics of the glass you plan to use? Provide specifications of its characteristics related to both short wave and long wave radiation?	Plain glass will be used for residential & double reflective glass will be used for commercial etc.
9.4	What passive solar architectural features are being used in the building? Illustrate the applications made in the proposed project.	Building design and envelope has been optimized through selection of appropriate wall and roof construction and through adoption of solar measures.
9.5	Does the layout of streets & buildings maximize the potential for solar energy devices? Have you considered the use of street lighting, emergency lighting and solar hot water systems for use in the building? Substantiate with details.	Yes, the layout of streets maximizes the potential for solar energy devices. Yes, solar lights shall be used.
9.6	Is shading effectively used to reduce cooling/heating loads? What principles have been used to maximize the shading of Walls on the East and the West and the	Solar Measures shall be adopted to provide shading devices for windows and roof which would effectively reduce heating up of building envelope. Louvers and sunshades will be used around windows in order to protect from direct sunlight.

	Roof? How much energy saving has been effected?	Roofs will be painted with reflective paints with solar reflectance ranging from 0.3-0.6. This will result in less absorption of sunlight causing 40 % back reflection and less heating of building structure during summer season. This will effectively reduce the heat load of the building envelope.																
9.7	Do the structures use energy-efficient space conditioning, lighting and mechanical systems? Provide technical details. Provide details of the transformers and motor efficiencies, lighting intensity and air-conditioning load assumptions? Are you using CFC and HCFC free chillers? Provide specifications	Suitable energy optimization will be adopted during the calculation of energy load of the proposed project. The space heating load will be minimized using solar structure and suitable buildings envelop material. Uses of incandescent lamp and halogen lamps have been avoided and energy efficient LED shall be used for all common area. The diesel generator sets shall be automatically controlled to optimize their usage based on the actual load requirements at any time. Space conditioning will be provided as per norms of National Building Code – Part 8; Building Services Section 3–Mechanical Ventilation. Lighting intensity will be done as per the National Building Code Guidelines No chillers will be used.																
9.8	What are the likely effects of the building activity in altering the micro-climates? Provide a self assessment on the likely impacts of the proposed construction on creation of heat island & inversion effects?	No significant effect is envisaged on the surrounding environment of project. Increased traffic generation and use of diesel generators. Sets in the project will not cause significant increase in atmospheric concentration of gases and will not result in heat island formation.																
9.9	What are the thermal characteristics of the building envelope? (a) roof; (b) external walls; and (c) fenestration? Give details of the material used and the U-values or the R values of the individual components.	<table border="1"> <thead> <tr> <th>S. No</th> <th>BUILDING PROPOSED MATERIAL WITH U & R VALUES</th> <th>'R' Values (in Sq m. Deg C/ Watts)</th> <th>'U' Values (in Watts/ Sq m. Deg C)</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Wall Brick & ACC Blocks wall (230 mm thick), both side thick sand cement plaster (12-18mm) with insulation.</td> <td>2.28</td> <td>0.44</td> </tr> <tr> <td>2.</td> <td>Roof 200 mm RCC slab with mud phuska & clay tiles with 75 mm insulation.</td> <td>2.04</td> <td>0.49</td> </tr> <tr> <td>3.</td> <td>Glass (Double reflective glass)</td> <td>0.30</td> <td>3.3</td> </tr> </tbody> </table>	S. No	BUILDING PROPOSED MATERIAL WITH U & R VALUES	'R' Values (in Sq m. Deg C/ Watts)	'U' Values (in Watts/ Sq m. Deg C)	1.	Wall Brick & ACC Blocks wall (230 mm thick), both side thick sand cement plaster (12-18mm) with insulation.	2.28	0.44	2.	Roof 200 mm RCC slab with mud phuska & clay tiles with 75 mm insulation.	2.04	0.49	3.	Glass (Double reflective glass)	0.30	3.3
S. No	BUILDING PROPOSED MATERIAL WITH U & R VALUES	'R' Values (in Sq m. Deg C/ Watts)	'U' Values (in Watts/ Sq m. Deg C)															
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2.	Roof 200 mm RCC slab with mud phuska & clay tiles with 75 mm insulation.	2.04	0.49															
3.	Glass (Double reflective glass)	0.30	3.3															
9.10	What precautions & safety measures are proposed against fire hazards? Furnish details of emergency plans.	The basic system of Fire Fighting shall be designed as per the provisions of the National Building Code (SP7: 1993 Part IV amendment No. 3 of January, 1977) The fire classification for this township would be as per the NBC. For the fire protection purposes provision of Fire water storage tank of adequate capacity would be made. Water from these reserve tanks will be drawn by electrically driven fire pump and supplied into hydrant ring main and wet riser system. The system will be kept pressurized at all times in order to ensure instant availability of water at all points. An on-line jockey pump would																

		<p>make up minor line losses. A diesel engine driven fire pump will also be provided as a stand by.</p> <p>Sprinkler System: Sprinkler system shall be provided for all floors of the building. The building will confirm to the provisions of National Building Code as well as the provisions of State Fire Safety by-laws and will be provided with adequate arrangement to overcome fuel hazards to the satisfaction of authority.</p> <p>Fire Safety: The building materials shall be of appropriate fire resistance standards. Further, design shall include provisions for the following: The electrical systems shall be provided with automatic circuit breakers activated by the rise of current as well as activated by over current. Fire detection system. Fire alarm system at appropriate places. Means of escape Access for fireman Adequate fire fighting requirement shall be taken into account while designing the electrical distribution system. Emergency Lighting: The emergency lights operated on battery power should be provided at appropriate locations such as corridors, common area, staircase, exit and entrance doors, parking etc.</p>
9.11	If you are using glass as wall material provides details and specifications including emissive and thermal characteristics.	Plain glass will be used for residential & double reflective glass will be used for commercial etc.
9.12	What is the rate of air infiltration into the building? Provide details of how you are mitigating the effects of infiltration.	All the window and door will be airtight quality, hence we don't foresee any air infiltration
9.13	To what extent the non-conventional energy technologies are utilized in the overall energy consumption? Provide details of the renewable energy technologies used.	Solar energy will be used inside the township.

10. ENVIRONMENT MANAGEMENT PLAN

10.1	The Environment Management Plan would consist of all mitigation measures for each item wise activity to be undertaken during the construction, operation and the entire life cycle to minimize adverse environmental impacts as a result of the activities of the project. It would also delineate the environmental monitoring plan for compliance of various environmental regulations. It	The Environment management plan consists of the set of mitigation measures, management practices, monitoring etc that are to be taken during implementation and operation phase to eliminate adverse environmental impacts, to offset them or to reduce them to acceptable level.
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	will state the steps to be taken in case of emergency such as accidents at the site including fire.	Environment Management Plan is given as Annexure V.
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ANNEXURE -I

DESCRIPTION OF THE PROJECT

PROJECT DETAILS

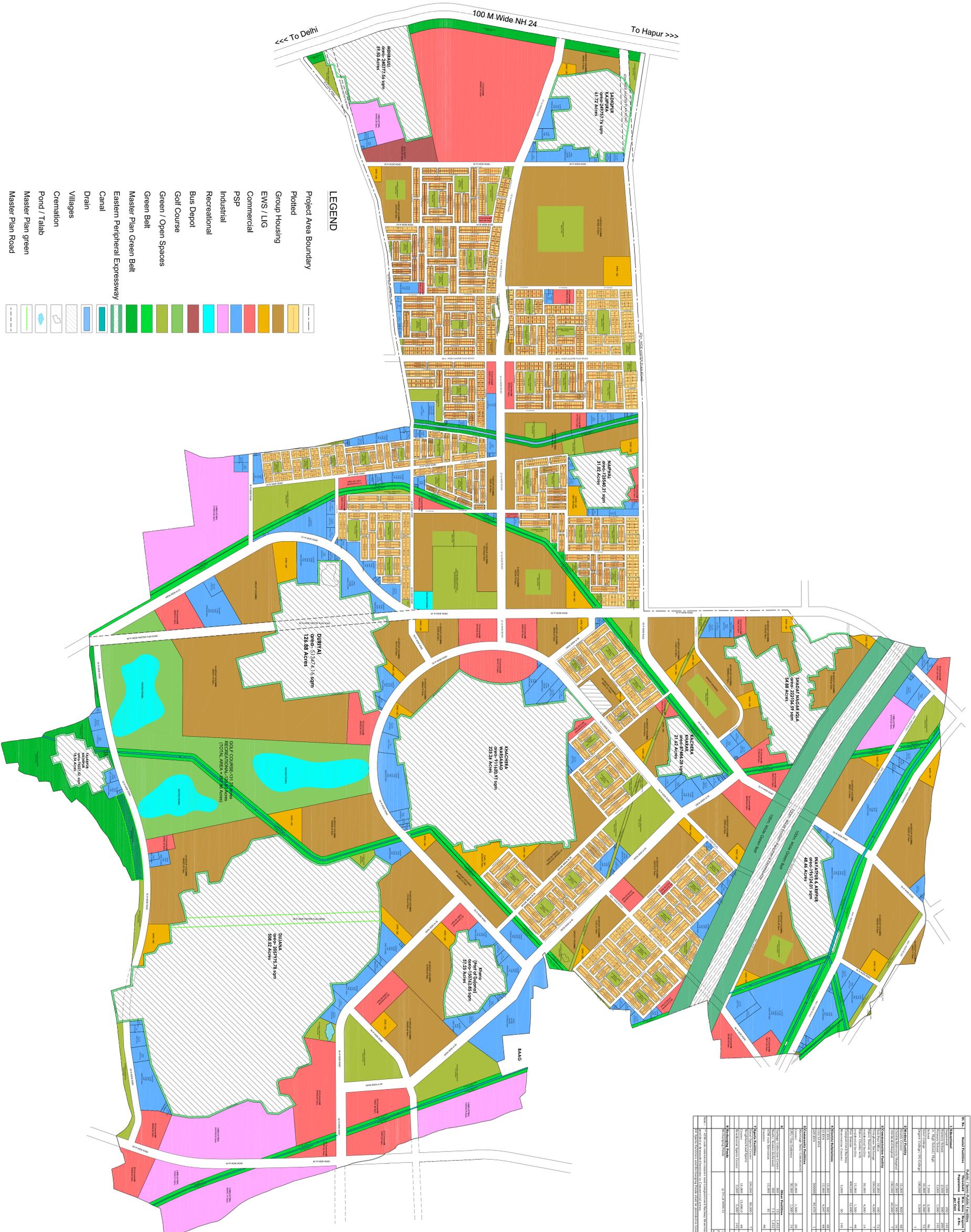
The proposed project site is located at at Villages Mehrauli, Shahpur Bamheta, Duriyai, Dasna, Sadiqpur/Qazipur, Bayana, Naiphai and expansion in villages Arifpur, Sadat Nagar Iqia & Inayatpur, Talabpur, Kachhehra Warisabad, Dujana & Girdharpur, Ghaziabad, U.P. and the proposed site is earmarked for township as per Master Plan of Ghaziabad. The land is earmarked for Township development and the Environmental Clearance has already granted vide letter no EC No. 2463/662/SEAC/2011/AA(S) dated 31-10-2011. The land has been allotted to M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd by Ghaziabad Development authority. There will be revision only in area details, plot area remaining the same. The construction is under process. The construction is being done at different parts. The total plot area considered is 18188178.62 sqm i.e. 4494.31 acres. The total estimated cost of the project is **Rs. 13000 Crores.**

Particulars of the project are given below:

PARTICULARS	PROPOSED DETAILS		
	%	AREA DETAILS IN SQM	AREA DETAILS IN ACRES
Plot Area		18188178.62	4494.31
LAND ALLOCATION			
Residential	37.42	6806016.44	
Public/semi public	9.32	1695138.247	
Commercial/office	9.46	1720601.697	
Industrial	6	1091290.717	
Recreational	3	545645.3586	
Green/open spaces	16.72	3041063.465	
Road & Transport	18.08	3288422.694	
TOTAL	100		
RESIDENTIAL (plotted)		2236174	552.56
Builtup Area		10733635.2	
RESIDENTIAL (GH)		4516257	1115.97
Builtup Area		24387787.8	
RESIDENTIAL (EWS/LIG)		54107.51	13.37
Builtup Area		292180.554	
PUBLIC & SEMI PUBLIC		1694410.796	418.69
Builtup Area		4913791.31	
COMMERCIAL/ OFFICE		1719704.134	424.94
Builtup Area		9286402.323	

INDUSTRIAL		1091296.222	269.66
Builtup Area		1309555.467	
RECREATIONAL		545648.1112	134.83
Builtup Area		654777.7335	
TOTAL BUILDUP AREA OF TOWNSHIP		51578130.39 sqm	
Total Green Area	35.94 %	6538419.831 sqm	
Maximum No. of Floors		Stilt +25	
Maximum Height of building		112 m	

***ANNEXURE –II
MASTER/LAYOUT PLAN***



LEGEND

Project Area Boundary

Plotted

Group Housing

EMS / LIG

Commercial

PSP

Industrial

Recreational

Bus Depot

Golf Course

Green / Open Spaces

Green Belt

Master Plan Green Belt

Eastern Peripheral Expressway

Canal

Drain

Villages

Cremation

Pond / Talab

Master Plan green

Master Plan Road

Project Name:
WAVE City

Developer Company:
 Uppal Chadha Hi-Tech Developers Pvt. Ltd.
 Plot No -757, Village Dasna, Kazipura More,
 NH-24 Ghazabad

Notes:

1. Compensatory F.A.R. shall be given as per applicable norms.
2. The location and distribution of layout green areas shown in Group Housing & Commercial is tentative & might change at the time of preparation of detailed plan for the properties.
3. The locations and sizes of EMS/LIG areas shown in Group Housing are tentative & might change at the time of preparation of detailed plan for the properties as per norms.
4. The location and distribution of Recreational areas shown in Green areas, is tentative & might change at the time of preparation of detailed plan for the properties.

SCALE 1:8000

DATE

N

OWNERS SIGN

ARCHITECTS/ TOWN PLANNERS SIGN

LANDUSE PLAN

S.No.	Area Details	Area (sqm)	Area (Acres)
1	Industrial	200777.50	59.50
2	Commercial	125642.71	31.02
3	Residential	198124.01	48.46
4	Industrial & Airport	67444.28	21.62
5	Industrial	911503.97	229.26
6	Industrial	2057979.78	508.52
7	Industrial	152762.85	37.25
8	Industrial	74227.25	18.34
9	Industrial	152762.85	37.25
10	Industrial	152762.85	37.25
11	Industrial	152762.85	37.25
12	Industrial	152762.85	37.25
13	Industrial	152762.85	37.25
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97	Industrial	152762.85	37.25
98	Industrial	152762.85	37.25
99	Industrial	152762.85	37.25
100	Industrial	152762.85	37.25

Population Calculation

Plot Size	Area in Sqm	Units	No. of Pops	Population
73x45	1725	2	1016	1016
8x18	171	2	13	130
10x20	200	2	429	4290
12x3	240	3	525	7875
12x4	288	3	332	6345
12x5	300	3	13	195
12x6	324	4	43	1450
12x8	432	4	48	860
12x10	450	4	136	2720
12x12	504	5	8	200
12x15	600	6	110	3300
12x18	720	7	118	118715
12x20	840	8	121	60965
12x24	1008	9	13173	72610
12x28	1200	10	18182	181822
12x32	1344	11	399	399
Total	49431	49431	49431	49431

For Planned area

Plot Size	Area in Sqm	Units	No. of Pops	Population
73x45	1725	2	1016	1016
8x18	171	2	13	130
10x20	200	2	429	4290
12x3	240	3	525	7875
12x4	288	3	332	6345
12x5	300	3	13	195
12x6	324	4	43	1450
12x8	432	4	48	860
12x10	450	4	136	2720
12x12	504	5	8	200
12x15	600	6	110	3300
12x18	720	7	118	118715
12x20	840	8	121	60965
12x24	1008	9	13173	72610
12x28	1200	10	18182	181822
12x32	1344	11	399	399
Total	49431	49431	49431	49431

Calculation for EMS/LIG

Plot Size	Area in Sqm	Units	No. of Pops	Population
73x45	1725	2	1016	1016
8x18	171	2	13	130
10x20	200	2	429	4290
12x3	240	3	525	7875
12x4	288	3	332	6345
12x5	300	3	13	195
12x6	324	4	43	1450
12x8	432	4	48	860
12x10	450	4	136	2720
12x12	504	5	8	200
12x15	600	6	110	3300
12x18	720	7	118	118715
12x20	840	8	121	60965
12x24	1008	9	13173	72610
12x28	1200	10	18182	181822
12x32	1344	11	399	399
Total	49431	49431	49431	49431

Population Calculation

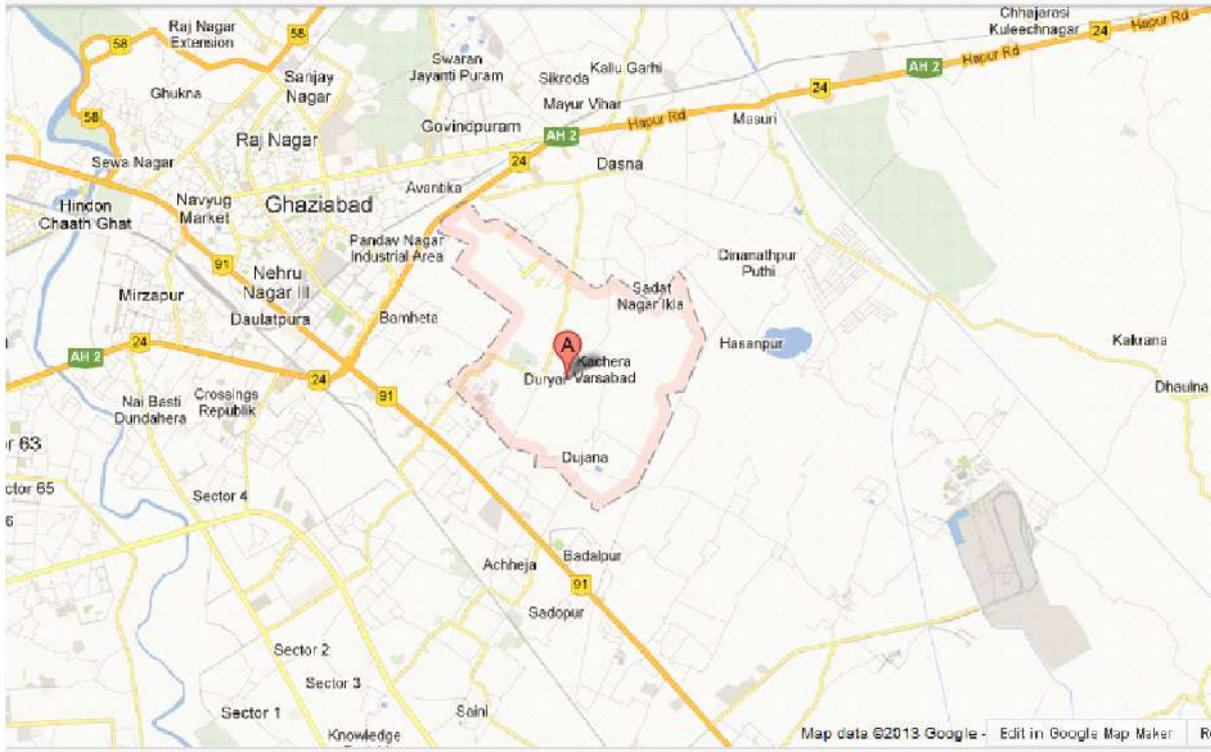
Plot Size	Area in Sqm	Units	No. of Pops	Population
73x45	1725	2	1016	1016
8x18	171	2	13	130
10x20	200	2	429	4290
12x3	240	3	525	7875
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12x12	504	5	8	200
12x15	600	6	110	3300
12x18	720	7	118	118715
12x20	840	8	121	60965
12x24	1008	9	13173	72610
12x28	1200	10	18182	181822
12x32	1344	11	399	399
Total	49431	49431	49431	49431

Green Area Details

S.No.	Description	Area (sqm)	Area (Acres)
1	Master Plan Green	11307.45	11.30
2	Master Plan Green	11307.45	11.30
3	Master Plan Green	11307.45	11.30
4	Master Plan Green	11307.45	11.30
5	Master Plan Green	11307.45	11.30
6	Master Plan Green	11307.45	11.30
7	Master Plan Green	11307.45	11.30
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33	Master Plan Green	11307.45	11.30
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40	Master Plan Green	11307.45	11.30
41	Master Plan Green	11307.45	11.30
42	Master Plan Green	11307.45	11.30
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44	Master Plan Green	11307.45	11.30
45	Master Plan Green	11307.45	11.30
46	Master Plan Green	11307.45	11.30
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49	Master Plan Green	11307.45	11.30
50	Master Plan Green		

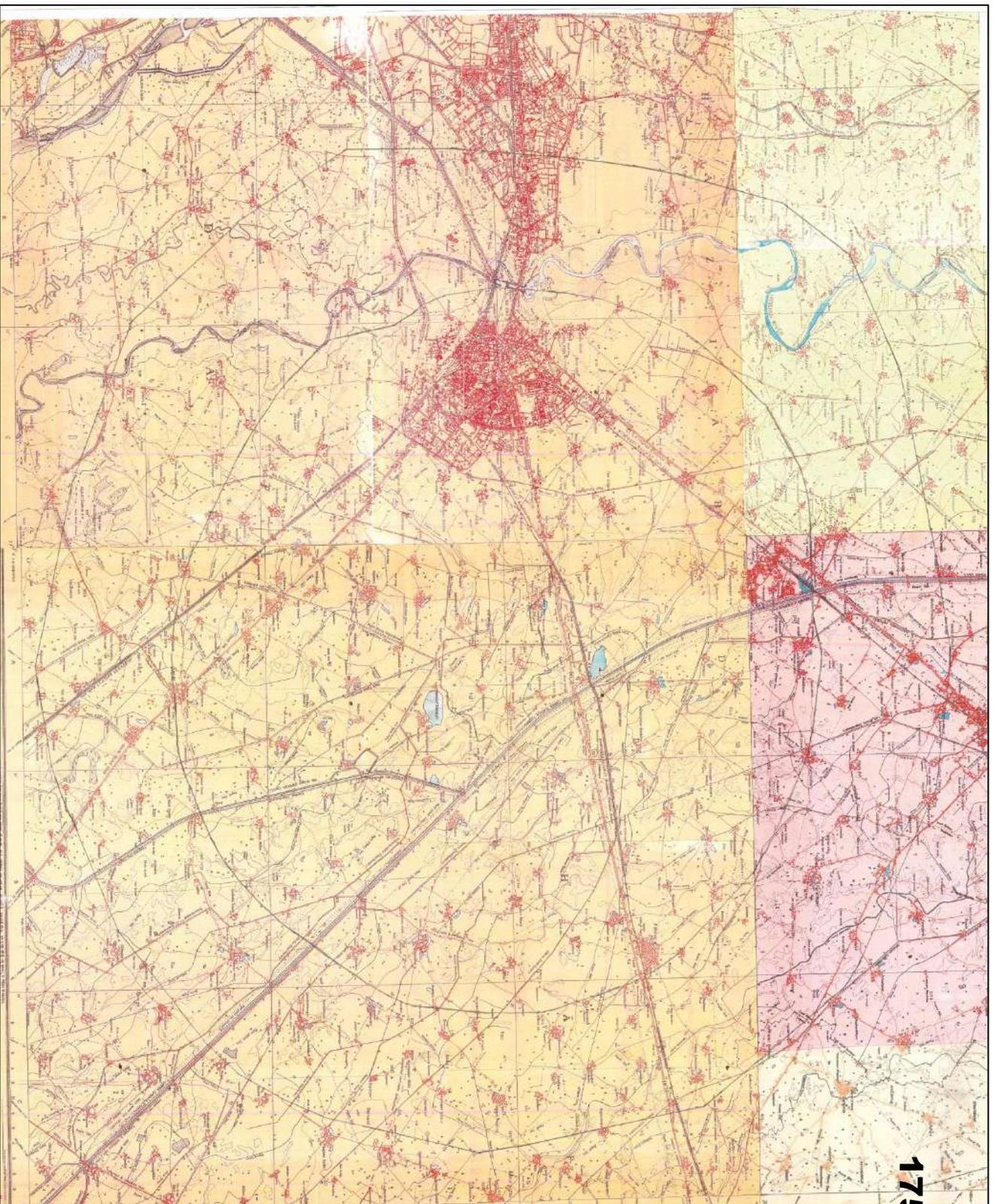
***ANNEXURE –III
LOCATION MAP***

LOCATION MAP



***ANNEXURE –IV
TOPOGRAPHICAL MAP***

TOPOGRAPHICAL MAP



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***ANNEXURE –V
ENVIRONMENT MANAGEMENT PLAN***

ENVIRONMENT MANAGEMENT PLAN

The Environment Management Plan (EMP) is a site specific plan developed to ensure that the project is implemented in an environmentally sustainable manner where all stakeholders including the project proponents, contractors and subcontractors, including consultants, understand the potential environmental risks arising from the proposed project and take appropriate actions to properly manage that risk. Adequate environmental management measures need to be incorporated during the entire planning, construction and operating stages of the project to minimize any adverse environmental impact and assure sustainable development of the area.

The EMP presented below should be followed and regular monitoring of relevant parameters as stated in post project-monitoring schedule shall be carried out. The EMP is be proactive in nature and will be upgraded if new facilities or modification of existing facilities, with environmental concerns, come up at a later stage.

EMP includes four elements:

- **Commitment and Policy:** Proposed project will strive to provide and implement the Environmental Management Plan that incorporates all issues related to air, land and water.
- **Planning:** This includes identification of environmental impacts, legal requirements and setting environmental objectives.
- **Implementation:** This comprises of resources available to the developers, accountability of contractors, training of operational staff associated with environmental control facilities and documentation of measures to be taken.
- **Measurement and Evaluation:** This includes monitoring, corrective actions, and record keeping.

ENVIRONMENT MANAGEMENT DURING CONSTRUCTION

AIR ENVIRONMENT

Air quality around the project will be adversely impacted during the construction stage. Various construction activities especially related to loose material likely to cause generation of dust that impacted the air quality of the surrounding area of the project site. To minimize such impact, following measures are being taken:

All the loose material either stacked or transported is provided with suitable covering such as tarpaulin, etc and kept in and specific place.

Water sprinkling is being done at the location where dust generation is anticipated.

To minimize the occupational health hazard, proper mask is being provided to the workers who have engaged in dust generation activity.

DG sets of capacity 2 x 62.5 KVA has been installed acoustically enclosed with stack height 1.6 m above roof level of D.G. Sets.

The construction activity results emission in fugitive dusts. These fugitive dusts are been controlled by carrying out construction by covering the boundary of the proposed project site and also by intermittent spraying of water.

Water Environment

During the construction of the proposed project, the services required like water supply and sewage facilities has been arranged on a temporary basis and the same is maintained without any adverse impact on the environment. Mobile toilets for construction labours have been provided. The sewage and waste water generated is being discharged into septic tank followed by soak pits. The water required for curing and other construction purpose has been arranged on temporary basis through Tankers.

During the construction period, runoff from the construction site is not allowed to stand (water logging) or enter into the roadside or nearby drain. Adequate measures are being taken to collect such run off and either are reused or disposed off at the designated construction waste disposal location.

NOISE ENVIRONMENT

During the construction stage, expected noise levels is in the range of 80-100 dB(A), which has decrease with increase in distance. Hence all the construction activities are been carried out during the daytime.

As stated earlier, due to the construction activity undertaken for the project there has some noise generation due to the movement of vehicles carrying construction materials and as this has been only a temporary phenomenon, it has been managed by properly regulating the movement of vehicular traffic so that the ambient air quality with respect to noise is not adversely affected. All the machinery and equipments is being regularly maintained to reduce the noise level

DG sets of capacity 2 no.x 62.5 KVA has been installed acoustically enclosed with stack height 1.6 m above roof level of D.G. Sets. Noise barriers have been installed to reduce traffic noise & vibrations & Green belt is being developed

To prevent any occupational hazard, ear muff / ear plug are been given to the workers working around or operating the plant and machinery emitting high noise levels. Operation of such plant or machinery is strictly prohibited during night hours. Careful planning of machinery operation and scheduling of operations is taken to minimize such impact.

SOLID WASTE MANAGEMENT

During the construction, excavated waste is being stacked and disposed off at the designated disposal site identified by the Municipal Corporation and care has been taken that temporary stacking and transportation do not cause any disturbance to the surrounding environment.

Trucks to the site transport these materials. At site, it is being handled manually and by tractor trolley. As most of the materials have been dry solids, there has been air pollution during their handling at different stages for which all mitigation methods has been adopted. The top soil is being collected and use for landscaping purposes within the complex.

Approx 75 Kg/day of Municipal Solid Waste generated from temporary labours is being disposed off at municipal landfill site. Used oil whenever generated from the DG sets is being kept in an isolated area and in leak proof container and is being sent to approved recycler.

ENVIRONMENT MANAGEMENT DURING OPERATION

AIR ENVIRONMENT

D.G Sets of capacity 1 x1500 KVA, 2 x750 KVA & 14 x 400 KVA capacity will be installed for emergency use during power failure. Proper stack height of D.G Set will be maintained which will help in reducing the air pollution.

1. Air Emissions

- 1 x1500 KVA
- 2 x750 KVA
- 14 x 400 KVA

As per the specifications from D.G. Set manufacturer following emissions shall be maintained:

D. G. Set. Capacity	No.	PM mg/NM ³	NOx mg/NM ³	HC mg/NM ³	CO mg/NM ³
1500 KVA	1	75	887.5	100	50

D. G. Set. Capacity	No	PM gm/KW-hr	Nox gm/KW-hr	HC gm/KW-hr	CO gm/KW-hr
750 KVA	2	0.3	9.2	1.3	3.5
400 KVA	14	0.3	9.2	1.3	3.5

WATER REQUIREMENT

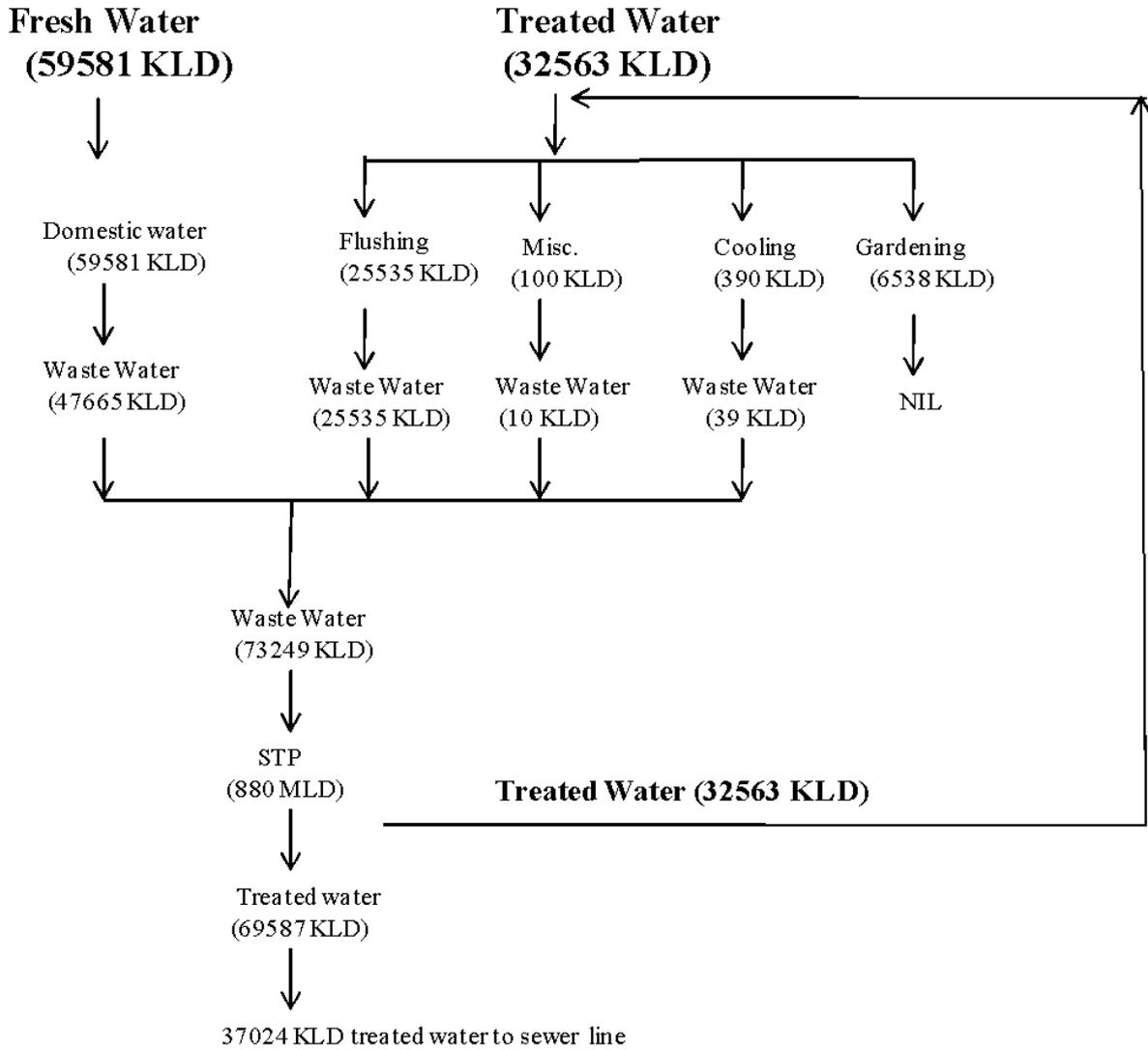
Total water requirement has been estimated as 92144 KLD as per detailed below and will be met by concern authority. Water shall be used mainly for domestic, flushing, cooling, gardening & Miscellaneous purposes. Total quantity of wastewater generation is 73249 KLD. The generated sewage will be treated in in-house 60 no. of Sewage Treatment Plant of total capacity 880 MLD. The treated wastewater shall be used for flushing, cooling, gardening & Misc. The total water requirement and waste water generation calculation is given below:

WATER REQUIREMENT & WASTE WATER GENERATION

S. No.	Use	Population	LPCD	Water requirement (KLD)	Water discharge (KLD)
1	Domestic				
	Resident	428285	@86	36833	
	Staff	1071291	@45	48208	
	Visitors	5000	@15	75	
	Sub Total	3284		85116 KLD Domestic-59581 Flushing-25535	73200 KLD Domestic- 47665 Flushing-25535
2	Gardening			6538 KLD	Nil
3	D.G. Cooling			390 KLD	39 KLD
4	Misc			100	10 KLD
	Total			328 KLD	73249 KLD

WATER BALANCE

**Total Water Requirement
92144 KLD**



SCHEME OF SEWAGE TREATMENT PLANT

In the complex, the generation of waste water will be about 73249 KLD or 733 MLD, which will be treated in 60 no. of sewage treatment plants of total capacity 880 MLD capacity based on **MBBR technology**.

The sewage treatment Plant (STP) can give treated water, which can be reused for flushing, cooling and gardening & misc purposes.

STP is based on **MBBR technology**.

DESIGN CRITERIA

TREATMENT PROCESS:

The sewage treatment plant (**MBBR**) shall be installed to treat the raw sewage having the following characteristics:

TECHNOLOGY OF MBBR PROCESS:

- Bio film Carrier element.
- Stay in suspension in the reactor.
- Provide very large effective biofilm surface area, where the treatment takes place
- Standard waste water treatment plant configuration is two or more reactors in series, followed by a settling chambers and/ or tertiary treatment unit.
- It is advanced High rate waste water treatment process.
- High Treatment Efficiency
- Low capital, Operation, Maintenance and replacement cost.

MBBR PROCESS WORKS

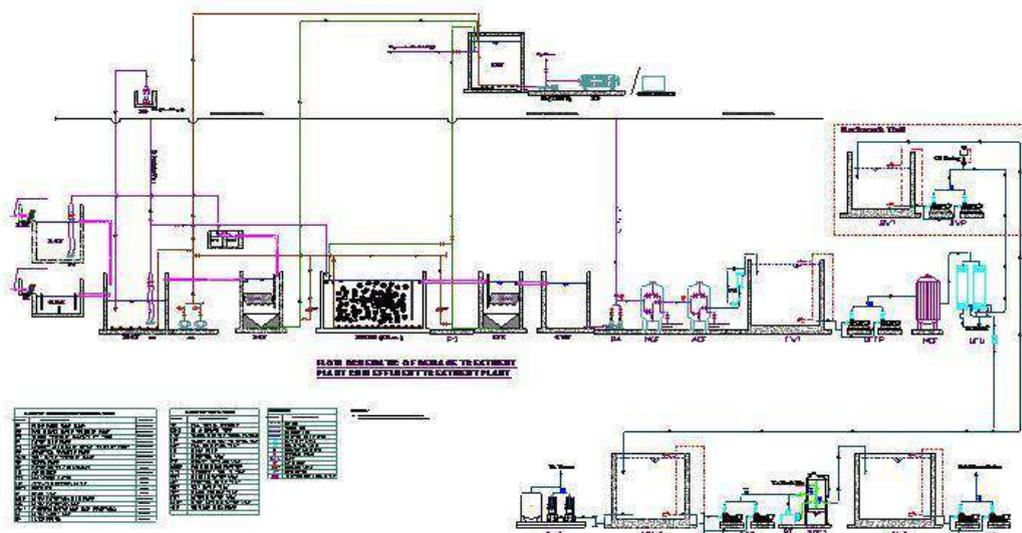
MBBR Process is a process that treats the sewage / wastewater in a smallest possible reactor with the help of free floating media which occupies active biomass. The salient feature of MBBR Process offered by us includes:

- *Small foot print area*
- *Shall easily upgrade the existing ETP, without any civil modification or additional civil work*
- *Suits perfectly with any shape of reactor*
- *High surface area media used in the process last for a long period*
- *Low energy requirement due to the use of high efficiency advanced diffused aeration system*

BENEFITS

- *Compact footprint*
- *Expandable*
- *Durable non-clogging media*
- *Stable process*
- *Lower sludge volume with DAF clarifer*
- *Lower power consumption*
- *Ease of operation*

Hydraulic Flow Diagram of STP based on MBBR Technology



RAIN WATER HARVESTING

The main source of ground water recharging in the study area is rainwater, which infiltrates into the ground through various lithological units present in the study area. 4494 number of rainwater harvesting pit shall be installed to recharge the ground water. The runoff from the rooftop and storm water shall go to the recharge pits.

- **Scheme for Ground Water Recharging**

The rainwater is diverted from the rooftop using rain water pipes to the surface / underground drainage network. The entire campus is sub divided for recharging structures.

The rainwater is diverted into the desilting tank to remove inorganic impurities and the outflow of the desilting tank is taken into the recharge well.

- **Desilting Tank**

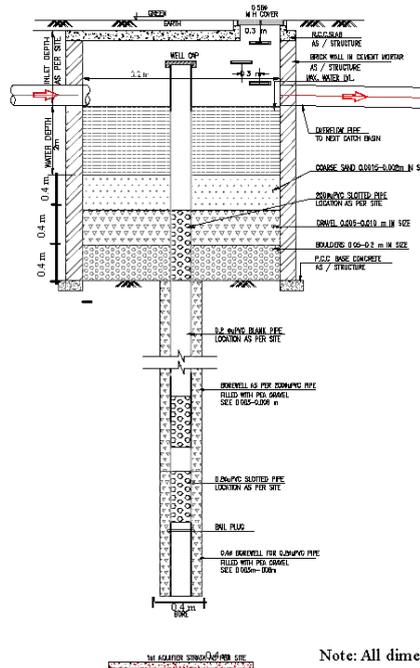
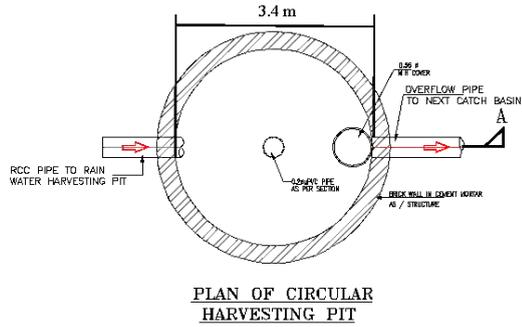
The desilting tanks are used to remove silt and other floating impurities from rainwater. Desilting tank is like an ordinary container having provision for the inflow, outflow and overflow. Apart from removing silt it holds the excess amount of water till it is soaked up by the recharge structure. The bottom of tank will have unpaved surface (layers of coarse sand) to allow standing water to percolate into the soil. The rainwater collected in these desilting chambers shall be utilized for horticulture.

- ◆ **Recharge well**

The recharge well consists of percolation pits with 3.4 m dia boreholes in the middle of the pit. UPVC pipe of 160 mm dia perforated will be lowered in the middle of the boreholes and the pit will be filled with gravel and pebbles in three layers of 400 mm each consisting of boulders, gravel and coarse sand. The mouth of the UPVC pipe shall be protected to avoid silt getting into it. The depth of the bore will depend on the soil condition/water strata. The schematic diagram is enclosed.

It should be therefore concluded that there is no significant impact on surface water quality & hydrology of the area. The proposed rainwater-harvesting scheme will stabilize the groundwater table in the area.

RAIN WATER HARVESTING PLAN



DIMENSION	
DIAMETER	DEPTH
3.4 m	3.5 m

Note: All dimensions are in m

No. of rain water harvesting pits : 4494
 Soil Quality : Silt Loam
 Annual Rainfall : 723 mm
 Peak Hourly Rainfall : 60 mm

S.No.	Description of Area	Area Considered (Sq. M)	Harvesting Factor / Collection Efficiency per area	Retention time for capacity of recharge tank (in minutes) (Peak hourly: 60 mm/hr)	Total Volume of Water Available for Rain Water Harvesting (Cubic Mtrs) (Peak)
1	Water Available from Terraces of buildings and other roof-top surfaces	3284312.0247	0.85	15	41875
2	Paved Surfaces, Roads & other Built-up Areas	8365447.6	0.65	15	81563
3	Lawns, Gardens & all other Open Areas	6538419.831	0.20	15	19615
	GRAND TOTAL	18188178.62 sqm			143053

NOISE ENVIRONMENT

The main sources of the noise pollution will be D.G sets. 1 x 1500 + 2 x 750 KVA & 14 x 400 KVA shall be bought acoustically enclosed and kept a room on surface and meeting the norms prescribed by CPCB. Planting of the trees at the boundary of the complex will definitely reduce the level of the noise within the complex.

PARKING MANAGEMENT

Adequate parking in basement and surface area will be provided for residential and commercial area. Also for plotted area there will be adequate parking provision in surface area.

SOLID WASTE MANAGEMENT

For 1504576 persons around 354172 kg/day of garbage (municipal solid waste) will be generated daily. The solid waste categories and disposal method is shown is given below:

SOLID WASTE				
Type of Waste	Colour of Bins	Category	Disposal Method	Total Waste (Kg/day)
Organic Waste	Green	Bio Degradable	The waste will be dumped to the municipal site	247920
Recyclable Items	Blue	Recyclable	Approved Recycler	106252
Total				354172 Kg/day

HAZARDOUS WASTE MANAGEMENT

Hazardous waste is a waste with properties that make it dangerous or potentially harmful to human health or the environment. The universe of hazardous wastes is large and diverse. Hazardous wastes can be liquids, solids, contained gases, or sludges. They can be the by-products of manufacturing processes or simply discarded commercial products, like cleaning fluids or pesticides. All hazardous wastes are required to be treated and disposed off in the prescribed manner. The main objective is to promote safe management and use of hazardous substances including hazardous chemicals and hazardous wastes, in order to avoid damage to health and environment.

HAZARDOUS WASTE				
Type of Waste	Colours of Bins	Category	Disposal Method	Total Waste
Used Oil	Black With Label	Hazardous Waste	Waste shall be collected in leak proof containers at isolated place and then it will be given to approved vendor of CPCB as per Hazardous Wastes (Management, Handling and Transboundary Movement) Rules, 2008 and Amended till date.	14 lit/day
Electronic	Black With Label	Hazardous Waste	It will be disposed off through approved vendor of CPCB as per Electronic Wastes (Management & Handling) Rules, 2011.	100 kg/day

CONSERVATIONS METHODS FOR ELECTRICAL SYSTEM

1. Max day light provision shall be made (use of sunlight in lieu of conventional power).
2. LED and T5 lamps shall be used in rooms of all the apartments, and club.
3. We shall use Low loss electronic ballast for all lights used in the basements and electrical rooms.
4. Solar lights shall be provided.
5. Energy efficient motors shall be used for water pumping and STP.
6. Transformer will be having efficiencies as per ECBC Norms.
7. Solar water heater shall be provided.

PLANTATION

Green belt planning will be done with ecological perspectives for the project taking into consideration and availability of space and other aspects. This will help in increasing the aesthetic effect of the environment.

Since tree trunks are devoid of foliage, scrub should form there to give coverage to the trunks. The trees maintain the regional ecological balance and conform to soil and hydrological conditions. Indigenous species would be preferred.

Green belt/greenery shall be developed along most of the periphery of the project area as well as along roads. The trees planted shall be of adequate height. Any trees that do not survive shall be replaced. The plantation/greenery programme will be completed, simultaneously along with the project. Total Green area of the complex is 6538419.83 sqm (35.9 % of plot area).

Detail	Area in sqm	% of Net Plot Area
Tree area (20%)	36376350.72	20 %
Area under Landscape (15%)	2900784.11	15.9%
Total Plantation Area	6538419.83 sqm	35.9%

Species proposed

S.NO.	NAME OF SPECIES (TREES)	
	Botanical Name	Common Name
1	<i>Bauhinia semla</i>	Semla
2	<i>Albizia chinensis</i>	Siran
3	<i>Albizia lebbeck</i>	The Siris tree
4	<i>Cassia pumila</i>	Yellow Cassia
5	<i>Anthocephalus chinensis</i>	Kadamba
6	<i>Azadirachta indica</i>	Neem Tree

7	<i>Delbergia latifolio</i>	Black wood
8	<i>Delonix regia</i>	Gulmohar
9	<i>Ficus elastiaca</i>	Indian Rubber Tree
10	<i>Grevillea robusta</i>	Silky Oak
11	<i>Jacaranda mimosaeolia</i>	Nil - Gulmohar

S.NO	NAME OF SPECIES (SHRUBS)	
	Botanical Name	Common Name
1	<i>Artocarpus heterophyllus</i>	Kathal
2	<i>Balanites roxburghii</i>	Desert - Date
3	<i>Bambusa arundinacia</i>	Thorny Bamboo
4	<i>Bambusa vulgaris</i>	Golden Bamboo
5	<i>Alstonia scholans</i>	Apocynaceae
6	<i>Acacia catechu</i>	Khair
7	<i>Bauhinia acuninata</i>	Kanchan
8	<i>Callistemon citrinus</i>	Bottle brush
9	<i>Citrus aurantium</i>	Nebu
10	<i>Duranta repens</i>	Duranta

***ANNEXURE- VI
DISCLOSURE OF ENVIRONMENT
CONSULTANT***

Disclosure of Environment Consultant



PERFECT ENVIRO SOLUTIONS PVT LTD.

501 – 507, 5th Floor, Front Wing, NN Mall

Sector- 3, Rohini, New Delhi - 110085

Phone: +91-11-47528467/47021086/65280483

Fax: +91-11-47528434



Mrs. Rachna Bhargava
CEO
Perfect Enviro Solutions Pvt. Ltd.
505, 5th floor, NN Mall
Mangalam Place, Sector - 3
Rohini, Delhi - 110085

December 08, 2010

Dear Mrs. Bhargava,

QCI – NABET Scheme for Accreditation of EIA Consultant Organization

This is with reference to your application for QCI – NABET Accreditation as EIA Consultant Organization.

We are pleased to inform you that based on Document & Office Assessment, the Accreditation Committee has recommended the accreditation of Perfect Enviro Solutions Pvt. Ltd. as per the scope given in Annexure I (A & B).

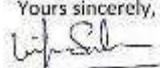
Please confirm the correctness of spellings of the names of the experts mentioned in Annexure I.B. The detailed terms and conditions are mentioned in Annexure II. You are also advised to check the QCI website for the Minutes of the Accreditation Committee Meeting held on September 21, 2010, for observations related to your application or any decisions with respect to Scheme/ assessment process and take necessary action for compliance.

The accreditation of your organization will be for three year period starting May 26, 2010. The annual renewal of the accreditation will be confirmed after surveillance assessment every year. Surveillance assessments will be conducted to ensure compliance with NABET Scheme and the details mentioned in your Quality Manual.

May we request you for an early payment of the annual fees and your confirmation of acceptance of the terms and conditions attached. This will enable us to issue you the requisite accreditation letter & certificate which will be valid for one year duration.

We thank you for your esteemed support in making this scheme successful and for your participation in this national cause.

Thanks and best regards,

Yours sincerely,

Vipin Sahni
Director

Page 1 of 6



Scope of Accreditation

Annexure I

NAME OF THE CONSULTANT ORGANIZATION: Perfect Enviro Solutions Pvt. Ltd.
505, 5th Floor, NN Mall, Mangalam Palace,
Sector - 3, Rohini, New Delhi - 110085

Sl. No.	Sector No.	Name of Sector	Category A/B
1.	1	Mining of minerals including Opencast/ Underground mining	A
2.	7	Mineral beneficiation including pelletisation	A
3.	15	Leather/ skin/ hide processing industry	A
4.	19	Textile- cotton and manmade fibers	B
5.	22	Distilleries	A
6.	31	Industrial estates/ parks/ complexes/ areas, export processing zones (EPZs), special economic zones (SEZs), biotech parks, leather complexes	B
7.	35	Aerial ropeways	B
8.	38	Building and large construction projects including shopping malls, multiplexes, commercial complexes, housing estates, hospitals, institutions	B
9.	39	Townships and Area development projects	B

Total = 09 Sectors*

*Sectors allocated to individual EIA Coordinators are mentioned in Annexure II

M/s Perfect Enviro Solutions Pvt. Ltd. has scored more than 60% in Surveillance Assessment and is now upgraded to Cat. A as a Consultant Organization.


(Vipin Sahni)
C.E.O.

NABET



National Accreditation Board
for Education and Training

NABET/EIA/SA007/1212

December 10, 2012

The Director and C.E.O.

Perfact Enviro Solutions Pvt. Ltd.

505, 5th Floor, NN Mall, Mangalam Palace,

Sector - 3, Rohini, New Delhi - 110085

(Kind Attention: Mrs. Rachna Bhargava)

Dear Sir,

Sub: Surveillance Assessment

This has reference to the Surveillance Assessment (SA) carried out in your organization on March 14-16, 2012. Based on the SA, the Accreditation Committee has recommended continuation of conditional accreditation of your organization under the QCI-NABET Accreditation Scheme for EIA Consultant Organizations as per the following details:

1. Annexure I - Scope of accreditation
2. Annexure II - List of experts with approved sectors/ functional areas
3. Annexure III - Non-Conformances/ Observations/ Alerts (NCs/ Obs./ Alerts)
4. Annexure IV - Terms and conditions of accreditation
5. Annexure V - Result of assessment
6. Annexure VI - Guidelines for addressing Non-Conformances/ Observations/ Alerts

Non-Conformances/ Observations/ Alerts/ (NCs/ Obs./ Alerts) applicable to your organization as per SA are also posted on QCI website vide minutes of the Accreditation Committee meeting held on May 18, July 20 and September 03, 2012. You are requested to take necessary actions to close the NCs/ Obs. as per guidelines and timeframe mentioned in Annexure V of this letter.

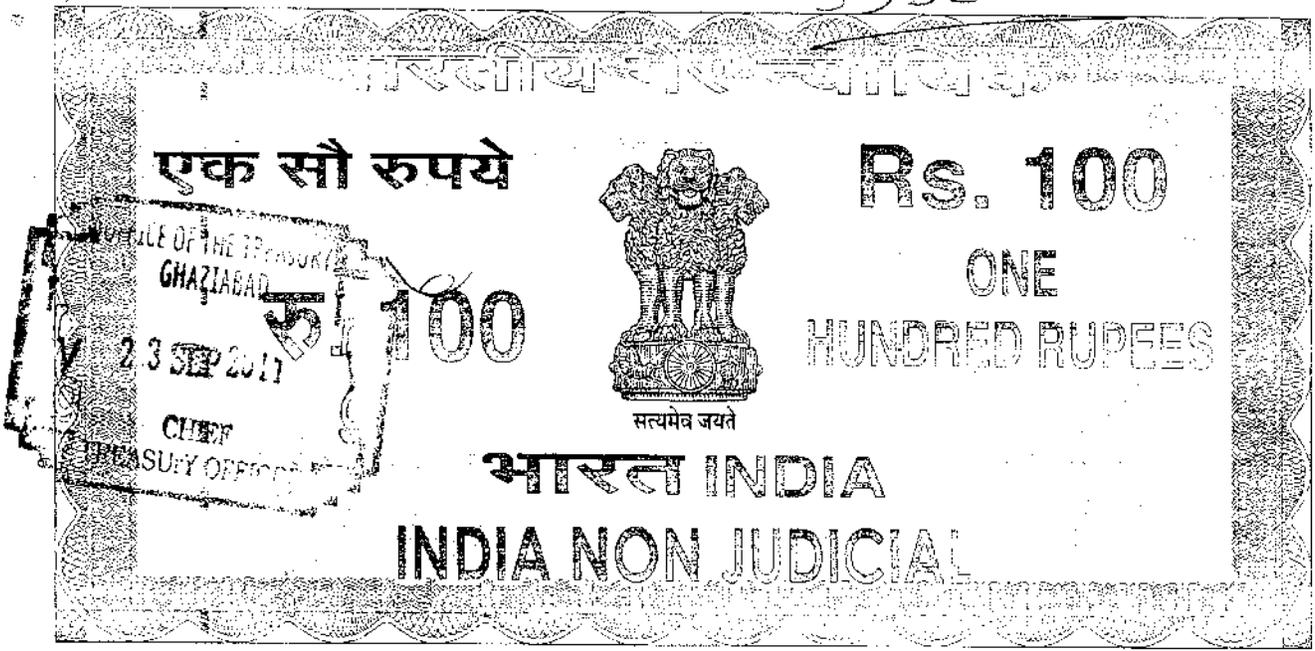
You are required to make all payments to NABET as applicable, within one month of receipt of this letter. Continuation of accreditation of your organization is subject to the clearance of all dues by your organization and satisfactory compliance to Annexure III and IV.

With best regards,

Yours sincerely,


(Vin Sahni)
C.E.O.

3338



उत्तर प्रदेश UTTAR PRADESH

AT 780409

LEASE DEED

From
11/9/11, 29/10/11
with 1 year
3442-42

This Deed of Lease is made on this 04 day of oct 2011

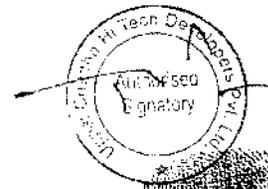
Between

Ghaziabad Development Authority, Ghaziabad through its Vice Chairman, Sh Narendra Kumar Chaudhary (hereinafter referred to as the "Lessor" which expression shall, unless repugnant to the context, mean and include its administrators, successors and assigns) of the First Part.

And

M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd., a Company incorporated under the Companies Act, 1956 having its Registered Office at 33, Community Centre, New Friends Colony, New Delhi, through Shri Brijesh Bisht (hereinafter referred to as the "Lessee" which expression shall, unless repugnant to the context, mean and include its successors and assigns) of the Second Part.

by
लक्ष्मी कृष्ण चौधरी
3442-42



WHEREAS the Government of Uttar Pradesh (hereinafter referred to as "The Government") vide 3336/8-3-10-122एल०ए०/2009 Lucknow dated 07.08.2010 acquired / ~~selling / resumed~~ Gram Sabha land admeasuring 110.9679 acres of Village Shahpur Bamheta, Tehsil Ghaziabad, District Ghaziabad the details which are given in Schedule-I hereto (hereinafter referred to as "the Land") for the purpose of Hi-Tech Township in Ghaziabad District, Uttar Pradesh.

AND WHEREAS the lessor, at the request of the lessee vide Government Order No. 3336/8-3-10-122एल०ए०/2009 Lucknow dated 07.08.2010 has agreed to demise the Land to the Lessee for the aforesaid purpose for a total consideration of Rs. 49,39,89,100/- (Rupees Fourty nine crore thirty nine lac eighty nine thousand one hundred Only) and the annual rent of Rs. 1000/- per hect. (Rupees One Thousand Only) reserved hereinafter subject to the rights, restrictions and several covenants hereinafter expressed.

NOW THEREFORE THIS LEASE DEED WITNESSETH AS UNDER AND THE PARTIES HERETO AGREE AS FOLLOWS:

1. The words and expression used but not defined herein shall have the meaning assigned to them in the Memorandum of Understanding executed between the Ghaziabad Development Authority and Uppal Chadha Hi-Tech Developers Pvt. Ltd. dated 30.11.2005, an amended MoU dated 19.03.2009 and revised MoU dated 17.02.10 (hereinafter referred to as "MoU").
2. The Lessor is the lawful owner of land admeasuring 110.9679 acres, situated in Village Shahpur Bamheta (the "LAND") and has valid right, title and interest therein and is competent to lease the same to the Lessee. Detailed description of the LAND and a plan thereof (delineated and marked in red) as shown in the Map is attached hereto as SCHEDULE-I.
3. In consideration of the payment of the premium amount of LAND Rs. 49,39,89,100/- and the lease rent of Rs. 44,909/- hereunder reserved and of the covenants and conditions on the part of the Lessee with a right to sub-

[Handwritten signature and several fingerprints]



[Fingerprint]

lease hereinafter contained, the Lessor doth hereby demise unto to the Lessee all that piece and parcel of the LAND, more particularly described in the SCHEDULE-I hereto for the development of Hi-Tech Township and associated facilities for as period of 90 years.

4. The Lessee shall have right to get the lease converted into freehold on payment of conversion charges as per prevailing laws in the State after the completion of the development works as specified in the Development Agreement.

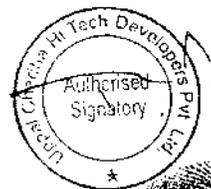
5. During the term of the lease, the Lessee shall pay to the Lessor lease rent of Rs. 1000/- per hectare per year in advance (the "Rent Amount") commencing from the month of2011. The Lessee has paid to the Lessor for 44.9081 Hectare of land falling in Shahpur Bamheta Village of Tehsil Ghaziabad, Distt. Ghaziabad, (U.P.) as per SCHEDULE-I which includes 44.9081 Hectare of the LAND, a premium amount of Rs. 49,39,89,100/- towards resumption / acquisition cost of the LAND through Pay Order detailed below, the receipt whereof the Lessor doth hereby acknowledges.

Sl.No.	Pay Order No.	Date	Amount (Rs.)	Drawn on
Total				

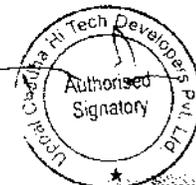
6. The Lessee shall have right to develop and use the LAND to develop, construct, operate and maintain the Hi-Tech Township and associated facilities in accordance with the provisions of the MoU and for no other purpose whatsoever.

7. The Lessee shall have right to mortgage, pledge or hypothecate the LAND and the assets created thereon to the financial institutions and other lenders for financial assistance.

[Handwritten signature]



8. The Lessor covenants and warrants that:
- (a) The Lessor has the full right and authority to execute this Deed and to grant the lease of LAND, and that the Lessee, upon payment of the rent and performance of the covenants herein contained, shall peaceably and quietly hold, possess and enjoy the LAND during the full term of this lease without any interruption, disturbance, claims or demands whatsoever by the Lessor or by any persons claiming for and on behalf of the Lessor as per the covenants and provisions of this Lease Deed. If it is found that the Lessee has used the LAND for the purpose other than that for which the LAND has been provided to the lessee, the lessor shall have right to terminate the lease and the land shall vest absolutely in the lessor and the lessor would not be liable to pay any compensation to the lessee.
 - (b) The Lessor shall grant, transfer, convey and assure, from time to time, all its reversionary rights, lease rights and interests in respect of such part of the LAND as may be required by the Lessee/ Sub-Lessees for the development of Hi-Tech Township and associated works.
 - (c) The Lessor hereby covenants that the Lessee shall enjoy quiet possession of the LAND without disturbance by it or its successors in interest or any person claiming title paramount thereto in any manner.
 - (d) The Lessor warrants that the LAND is free from Encumbrances. Encumbrances means any encumbrance such as mortgage, charge, pledge, lien, hypothecation, security interest, assignment, privilege or priority of any kind having the effect of security or other such obligations.



9. The Lessee covenants and warrants that:
- (a) The Lessee shall follow all laws and bye-laws, rules, regulations and directions of Lessor and the local municipal or other authority now existing or hereinafter to exist.
 - (b) The Lessee shall bear entire legal expenses of execution of this Lease Deed including registrations charges.
 - (c) The Lessee will permit the members, officers and subordinates of the Lessor and workmen and other persons employed by the Lessor at all reasonable time of the day with prior notice to enter into and upon the LAND in order to inspect the LAND and carry on necessary works.
 - (d) The Lessee shall pay to the Lessor any dues towards resumption cost of the LAND remaining outstanding and payable as settled by Lessor without in any way affecting Lessee's legal rights of the LAND.
10. Notwithstanding anything contained in this lease deed or the MoU, the Government shall have full rights and title over all the mines and minerals, coal, gold washing, earth oils quarries in and under the LAND or any part thereof which have vested in the Government under section-6 (a) (ii) of Uttar Pradesh Zamindari Abolition and Land Reforms Act, 1950 and such Government shall have right to do all acts and things which may be reasonably necessary or expedient for the purpose of searching, removing or enjoying the same, without affecting the lessee's right in peaceful possession of the Land.
11. That the Lessor in consultation with the Lessee may make such amendments, additions and alterations or modifications in these terms and conditions as may be mutually agreed between Lessor and the Lessee with the prior approval of Housing and Urban Planning Department, Government of U.P.
12. If due to any FORCE MAJEURE or circumstances beyond Lessor's control, the Lessor is unable to deliver clear possession of LAND, entire money and

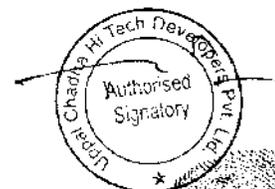

नरेन्द्र कुमार चौधरी
उपाध्यक्ष



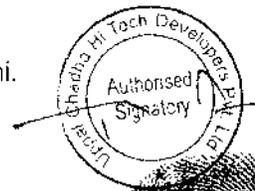
other deposits made by the Lessee to the Lessor in regard to the subject land shall be refunded by the Lessor to Lessee.

13. That the Lessee shall keep the Lessor indemnified against any claims for damages which may be caused to any property belonging to the Lessor / others in consequences of the execution of the works and also against claims for damages arising from the actions of the Lessee or his workmen or representative which:
- i. Injures or destroys any building or part thereof or other structure contiguous or adjacent to the LAND.
 - ii. Keeps the foundations, tunnels or other pits on the LAND open or exposed to weather causing any injury to any person or to contiguous or adjacent building; and
 - iii. Digs any pit near the foundations of any building thereby causing any injury or damages to such building or occupier thereof.
14. That the damages shall be assessed by the Lessor whose decision as to the extent of injury or damages or the amount payable shall be final and binding on the Lessee.
15. Any relaxation or indulgence granted by the Lessor to the Lessee under this Lease Deed shall not in any way prejudice the legal rights of the Lessor.
16. In the event of any dispute with regard to terms and conditions of the Lease Deed, the matter will be resolved amicably in terms of the provisions of the MoU.
17. That the power exercisable by the Lessor under and in accordance with the terms of Lease Deed may be exercised by such other officer as the Lessor may authorize in this behalf. A copy of such authorization shall be handed over by the Lessor to the Lessee immediately upon such authorization.


 नरेन्द्र कुमार चौधरी
 २०१५१६



18. The lease hold rights can be terminated by the Lessor only within provisions of law and Lessor can enter upon the LAND on ground of breach of any terms and conditions of the Lease Deed only after giving appropriate prior notice to the Lessee.
19. In the event of any conflict between terms and conditions stipulated in the MoU and this Lease Deed, those stipulated in the MoU shall prevail.
20. The LAND shall be for the purpose specified in the MoU only and the Lessee shall not be entitled to use the said land for any other purpose not intended under the MoU nor shall it be used for any purpose contrary to the purposes contained in the MoU.
21. The Lessor and the Lessee hereby agree that all notices hereunder to any Party hereto shall be delivered personally or sent by registered mail with acknowledgement due or facsimile to such Party at the address set forth below or such other address as any hereafter be designated in writing by such Party to the other Party. Notices delivered personally shall be deemed to have been received on the date of receipt; notices sent by registered mail shall be deemed to have been received on the tenth day following mailing; and notices sent by facsimile shall be deemed to have been received one (1) Business Day after transmission provided (i) receipt is verbally confirmed and (ii) an original copy is mailed promptly within five (5) Business Days thereafter:
- (a) Notices to the Lessor, to; The Vice Chairman,
Ghaziabad Development Authority,
Ghaziabad, (U.P.)
- (b) Notices to the Lessee, to; Shri Brijesh Bisht
Uppal Chadha Hi-Tech Developers Pvt.
Ltd., 33, Community Centre,
New Friends Colony, New Delhi.



All notices, orders and other documents required under the terms of the Lease or under (U.P. Act No.6 of 1976) or any rules or regulations made there under shall be deemed to be duly served as provided under section 43 of the U.P. Urban Planning and Development Act, 1973 as re-enacted and modified by the U.P. President's Act (re-enactment with modification) Act, 74 (U.P. Act. No.30 of 1974).

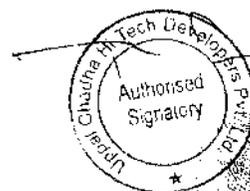
22. This Lease Deed shall be subject to the jurisdiction of District Court at Gautambudh Nagar or the High Court of Judicature at Allahabad.
23. All arrears payable to Lessor shall be recoverable as arrear of land revenue without prejudice to its other rights under any other law for the time being in force, subject however to the terms of this Lease Deed.
24. That the lessee shall not make or attempt to make any alterations whatsoever, in the provisions of its Memorandum and Articles of Association without the prior written consent of the lessor.

The expression "the lessor" and "the lessee" hereinafter used shall in the case of former includes his successors in office and in the case of the latter its successors and assignees.

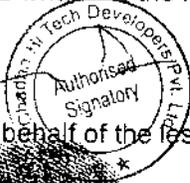
SCHEDULE
DETAILS OF THE LAND

Name of Village	Gata No.	Areas (In Acres)
Village.....		
Pargana	Schedule-1 attached	
Tehsil		
District		





IN WITNESS WHEREOF THE Lessor and the Lessee have entered these presents to be executed on their respective behalf on the day, month and year first hereinabove written in the manner hereinafter appearing.



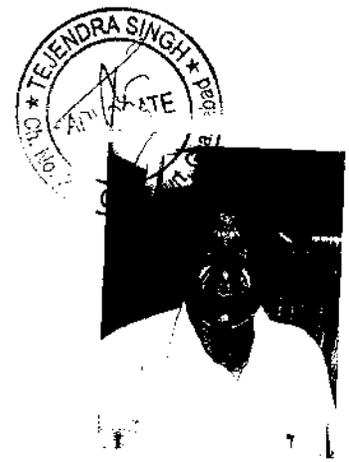
For and on behalf of the lessor



For and on behalf of the lessee
बिजेन्द्र कुमार चौधरी
बपानवल

Witness: 1. सलिल कुमार
श/अ S/O श्री राम बपानवल
2.....
रामसरा सं० 757 काजीपुरा मोड
डोसन गाजिमाबाड
(Name and Address)

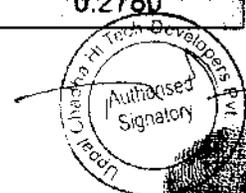
Witness: 1. गोबिंद प्रसाद
श/अ श्री प्रसाद
2.....
G. D. A. काजीमाबाड
(Name and Address)



अनुसूची				
जिला व तहसील	परगना	मौजा	खसरा सं०	रकबा (हेक्टे०)
गाजियाबाद	डासना	शाहपुर बम्हेटा	1651 मि	0.0060
			1653 मि	0.0760
			1654 मि	0.1010
			1655 मि	0.1440
			1665 मि	0.3040
			1666 मि	0.1800
			1673 मि	0.1010
			1674 मि	0.0510
			1675 मि	0.1780
			1676	0.0609
			1677	0.0630
			1678	0.4300
			1679	0.0380
			1680	0.4430
			1681	0.4550
			1682	0.3713
			1683	0.2910
			1687	0.2150
			1688	0.3290
			1689	0.2780
			1691	0.2020
			1692	0.2910
			1693	0.1895
			1694	0.3160
			1696	0.6830
			1698	0.5190
			1699	0.5940
			1700	0.5060
			1701	0.4430
			1702 मि	0.2400
			1703 / 1	0.2910
			1704	0.4550
			1705 / 1 / 2	0.3181
			1706 / 1	0.3181
			1707	0.2780

नरेन्द्र कुमार चौधरी

20/11/20



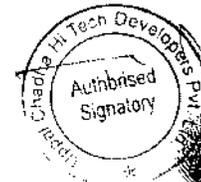
			1784	0.1260
			1785	0.3540
			1786	0.3267
			1787	0.3222
			1788	0.0890
			1789	0.0556
			1791मि०	0.3610
			1792 मि	0.3160
			1793	0.4680
			1794 मि	0.0760
			1795 मि	0.2150
			1796	0.1064
			1797	0.1064
			1798	0.3338
			1799	0.4420
			1800	0.5190
			1802	0.0500
			1804	0.4050
			1805 / 1	0.0890
			1806	0.2400
			1807	0.1566
			1808	0.2085
			1809	0.4050
			1810मि०	0.0568
			1811 मि	0.2124
			1812 मि	0.2124
			1813	0.2208
			1814	0.1868
			1815	0.4930
			1816 मि	0.5900
			1817	0.7210
			1818	0.3040
			1819	0.2910
			1820	0.1459
			1821	0.0708
			1822	0.3036
			1823	0.3670

नरेन्द्र कुमार चौधरी
संपादक



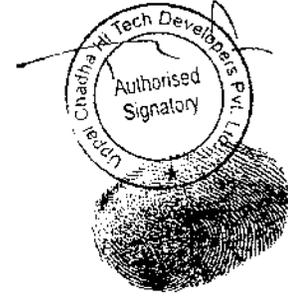
			1824	0.4170
			1825 मि	0.2790
			1826 मि	0.1540
			1831 मि	0.0250
			1843 मि	0.8100
			1844	0.2660
			1845 मि	0.2420
			1846	0.2530
			1847	0.2400
			1849	0.2780
			1850	0.2780
			1851	0.2150
			1852	0.2020
			1853	1.0120
			1854	1.0880
			1855	0.3790
			1856	0.3920
			1857	0.1900
			1858	0.2020
			1859	0.2530
			1860	0.2910
			1861	0.2910
			1862	0.3520
			1863	0.2614
			1864	0.3063
			1865	0.2020
			1866 मि	0.1100
			1868 मि	0.0630
			1875 मि	0.1640
			1876 मि	0.1390
			1877 मि	0.0120
			1878	0.0630
			1879	0.051
			1880	0.1260
			1881	0.0880
			1882	0.2530
			1883	0.6960


 जयदेव उदय चौधरी
 विभागाध्यक्ष



			1884	0.7970
			1885 मि	0.2150
			1886 मि	0.1340
			1888	0.1520
			1889 मि	0.4980
			1890	0.5430
			1891	0.1900
			1892 मि	0.2790
			1893 मि	0.0780
			1895 मि	2.1010
			योग हेक्टे	44.9081
			एकड़	110.9679


 नरेंद्र कुमार चौधरी
 डायरेक्टर



आज दिनांक 04/10/2011 को
बही सं. 1 जिल्द सं. 9191
पृष्ठ सं. 21 से 48 पर क्रमांक 6338
रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

Mon: HP

उप निबन्धक प्रथम

गाजियाबाद

4/10/2011



खाता विवरण (अप्रमाणित प्रति)

ग्राम का नाम : शाहपुर बम्हैटा परगना : (डासना) तहसील : गाजियाबाद जनपद : गाजियाबाद फसली वर्ष : 1424-1429 (01 जुलाई, 2016 से 30 जून, 2022) भाग : 1 खाता संख्या : 03642

खातेदार का नाम / पिता पति संरक्षक का नाम / निवास स्थान खसरा संख्या क्षेत्रफल (हे.) आदेश टिप्पणी

श्रेणी : 6-2 / अकृषिक भूमि - स्थल, सड़कें, रेलवे, भवन और ऐसी दूसरी भूमियां जो अकृषिक उपयोगों के काम में लायी जाती हैं।

गाजियाबाद विकास प्राधिकरण विभाग / उत्तर प्रदेश सरकार /

खसरा संख्या	क्षेत्रफल (हे.)	आदेश
1799	0.3410	1428-क कार्यालय तहसीलदार गाजियाबाद पत्रांक 50/म/अ अन्वय
1801	0.0120	-2020 दिनांक 21.10.2020 के आदेशात्मक गाजियाबाद विकास प्राधिकरण गाजियाबाद द्वारा पुर्नग्रहण की धरनाशि जमा नहीं कराये जाने के कारण गाम शाहपुर बम्हैटा परगना डासना तहसील व जिला गाजियाबाद के खात न. 3642 खसरा न. 1967 (कब 0.177) है. पर गाजियाबाद विकास प्राधिकरण के पक्ष में किया गया पुर्नग्रहण आदेश स्थगित किया जाता है। ह.अ.र.का.।
2058	0.1260	
1917	0.0120	
1756	0.0771	
1757	0.0720	
580	0.4430	
1878	0.0380	
1888	0.0760	
1808	0.2020	
1860	0.2020	
1763	0.0640	
1775	0.1390	
1606	0.1800	
1617	0.7210	
1800	0.5190	
1778	0.1240	
1780	0.0640	

14/07/2022

GAJ

1810	0.0568
1698	0.5190
1700	0.5060
1850	0.2780
1859	0.2530
1881	0.0630
1795	0.3540
1849	0.2780
1856	0.3920
1860	0.2150
1894	0.3160
1981	0.4550
1691	0.2020
1693	0.1895
1673	0.0250
1675	0.1260
1676	0.0380
1767	0.0060
1777	0.1158
1786	0.3267
1729	0.2650
1739	0.2880
1789	0.0890
1793	0.4680
1823	0.3670
1824	0.4170
1792	0.3160
2054	0.2100



168a	0.7970
2440	0.1360
1802	0.0500
1816	0.2360
1764	0.1644
1829	0.3410
1826	0.1540
1895	0.0300
1864	0.1010
1685	0.0560
1820	0.6830
1722	0.1450
1755	0.2910
1704	0.4550
1716	0.1140
1720	0.4110
1721	0.7970
1722	0.5560
1723	0.4110
1730	0.3220
2258	0.2200
1836	0.4170
1779	0.0838
1794	0.0760
1683	0.0760
1983	0.1390
1701	0.4430
1746	0.2400



1721	0.2660
1852	0.5060
1620	0.3214
1867	0.2020
1868	0.4550
1814	0.2520
1813	0.2208
1818	0.3040
1895	0.3980
1804	0.4050
1864	0.0347
1819	0.2910
1802	0.3520
1883	0.2614
1721/2	0.5720
1845	0.0910
1878	0.0630
1790	0.1010
1805	0.0890
1806	0.2400
1816	0.2360
1895	0.3980
1799	0.1640
1781/2	0.3850
1792	0.1770
1878	0.0790
1878	0.0600
1865	0.0880



1689	0.5940
1831金	0.1800
1767斤	0.3222
1799金	0.3338
1807斤	0.1566
1808金	0.2085
1820斤	0.1459
1811斤	0.2124
1812斤	0.2124
1949斤	0.0015
1980	0.1520
1725金	0.3823
1846	0.2530
1847	0.2400
1713/2金	0.2880
2007斤	0.2528
1736金	0.1520
1770金	0.0060
1735斤	0.0800
1737/2斤	0.2160
1738/1,4	0.1130
1747金	0.0130
1734斤	0.0060
1878	0.0510
1791斤	0.3610
1805金	0.2790
1831金	0.0130
1843金	0.8100

ENCLOSURE

C-1000

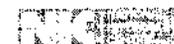
1772	0.1900
1671	0.0510
1677	0.0630
1678	0.4300
1687	0.1010
1707	0.2780
1708	0.4680
1300	0.0556
1796	0.1064
1797	0.1064
1821	0.0708
1822	0.3036
1992/1	0.1910
1852	0.2020
1857	0.1900
1632	0.2910
1790/1	0.2150
1664/2	0.5440
1855/2	0.1260
1889	0.1190
1882	0.2530
1881	0.0250
1880	0.0630
1881	0.0630
1892/2	0.0440
1890	0.4170
1688	0.2780
1675	0.0520



1688/2	0.2530
1844	0.2860
1845/1	0.0710
1605/1	0.3040
1708/1	0.0640
1770	0.4430
1685	0.0130
1686	0.1340
1688	0.1520
1805/1	0.1090
1743	0.2400
1864/1	0.5440
1715/1	0.1390
1670/1	0.0760
1809	0.4050
1825/1	0.6380
1768/1	0.0740
1891	0.1900
1875/1	0.0890
1875/2	0.0750
1890/1	0.1260
1892/2	0.0440
1816/1	0.1680
1858	0.2020
1860	0.2910
1861	0.2910
1883	0.6960
1815/1	0.0800




1709/1	0.3070
1781	0.1260
1805/1	0.2980
1672	0.1520
1744	0.0760
1746/1	0.0220
1773	0.1520
1790	0.0630
1885/1	0.5690
1887	0.1520
1954	0.1770
1967	0.1770
2029/2	0.0460
2080/1	0.0380
1717/4	0.0170
1756/2	0.0130
1757/4	0.0140
1759/2	1.7080
1760	0.4810
1771	0.0510
1926/1	0.0510
1938	0.1010
1939	0.1260
1942	0.1520
1984	0.0890
2028/7	0.0040
2028/10	0.0050
2029/1	0.0240



1684 0.126 1691 भैरवशागा स्वल्पसि
प्रां.सिं

नं.पं 0.126

1685 0.202 1579 भैरवशागा स्वल्पसि
प्रां.सिं

नं.पं 0.202

1686 0.253 2011

रास्ता 0.253

1687 0.215 1179 शतनामिका प्रिप्रसिद्ध
जीतवाम चरनासिद्ध
जयप्रसिद्ध महावीर
श्री भोला रामाला

सुखील जवार 0.215
चाबा 0.215

0.215

नं.पं 0.076

1688 0.076 1600 लोकोपयोगी शस्त्र
प्रणाली
शक्तिवुल प्रमोदसि
शं.सिं

नं.पं 0.253

1688 0.253 1414 शिखरा राजेन्द्र
सोनपाल महेंद्र
कुहपाल तेजपाल

नं.पं 0.278

1689 0.278 1413 शिखरा राजेन्द्र
सोनपाल महेंद्र
सुखील जवार
सुखील जवार
शिवराज सुखील
जवार सुखील
प्रमोद, सुखील
भामा देवी

3.528

0.215 3.323

नं.पं 0.215

नं.पं 0.215

नं.पं 0.215

नं.पं 0.215

3.323

रास्ता 0.253

नं.पं 0.076

संख्या क्रमांक ३० १० १ १०

२०५

1690	००५०	1414	शक्तिदा शर्मा सोनपाल महं कुसुपाल राजपाल						क्र.पं. ००२५
		2011							श्रीमती ००२५
		००२५							
1691	०२०२	322	मुलेश भादव						क्र.पं. ०२०२
1692	०२३१	1376	राजवीर सिंह सिंह सिंह लक्ष्म सिंह भीष्म						क्र.पं. ०२३१
1693	०३७९	322	मुलेश भादव						क्र.पं. ०३७९
1694	०३१६	1700	सतीश गिरिजादीपक जयराज कुसुपाल इन्दा भयपाल जयराज शक्ति महेश जगतसिंह राजेश कुसुपाल						क्र.पं. ०३१६
1695	०३१६	322	जिब्रायल सतवीर						क्र.पं. ०३१६
1696	०६८३	468	इन्दा सिंह शम्भुसिंह हरसहन						क्र.पं. ०६८३
1697	०५३०	1579	मं.पु.वि.सि.सि. प्रा.सि.						क्र.पं. ०५३०

संख्या पास उ० ग० १-६-

1703 1	0.291	468	डा. डा. सिंह रमेश सिंह हरसहन						नं० ०.२९१
1703 2	0.29		ना० ५०						नं० ०.५५५
1704	0.455	468	डा. डा. सिंह रमेश हरस.						नं० ०.५५५
1705 1	0.177	1026	महेशचंद्र, वाजवीर अहम, जलान मिश्र, महावीर	पूर्व पुस्तक	उत्तर पुस्तक	0.177		0.177	नं० ०.१७७
1705 2	0.170	1026	महेशचंद्र, वाजवीर अहम, जलान, मिश्र महावीर						नं० ०.१७०
1705 3	0.347		ना० ५०						नं० ०.३४७
1706 1	0.347	1026	महेशचंद्र भाद अनु० नं० 1705/1						नं० ०.३४७
1706 2	0.290		ना० ५०						नं० ०.३४७
1707	0.278	1179	रतन सिंह, जलान सिंह जलान, वसु सिंह वाजवीर, महावीर महावीर देवी	पूर्व पुस्तक	उत्तर पुस्तक	0.278		0.278	नं० ०.२७८



1708	०-५६८	1179	रतन सिंह, किशन सिंह जीतेश्वर, चमन सिंह जयवीर, महावीर कमाली देवी	दुर्गेल पवार - चारा ०-५६८	गैर ०-५६८	०-५६८	
1709	०-३०८	1491	सोनेकस प्रोजेक्ट प्रो. ली०			नं० ०-३०८	
1709			ना० ५०				
1710	०-२९५	1026	महेबा-कप आदि अनु० न० 1705			नं० ०-२९५	
1710			ना० ५०				
1711			ना० ५०				
1711	०-६३२	1579	मीसा रिफरेंस आ० ली०			नं० ०-६३२	
1712			ना० ५०				

३-५१९

नं०
०-९२३

ज०
२-५९६

मीसा - ०-९२३
 पवार चारा ०-९२३

मीसा ०-९२३
 अनु० ०-९२३

नं० २-५९६

1712 2	0.620	846	शुक्ली, सव्यपाल, कला, मीसरी सागा डवलपसि जां लि०					नं० ०.६२	
1713 1			का० ५०					नं० ०.२४४	
1713 2	0.288	953	महेबाचन्द, महवीर						
1714	0.367	1020	महेबाचन्द आदि अनु० नं० 1705	११ दुबल	१२ द्वार	०.367	१० मि०	०.367	
1715	0.278	1648	जिसपरेसु वि० ड० जा० लि०					नं० ०.२७४	
1716	0.114	468	डा० मि०, मी० मि० हरवासा					नं० ०.११५	
1717	0.670	1691	मी० सागा डवलपसि जां लि०					नं० ०.६७०	
1718	0.430	1691	मीसरी सागा डवलपसि जा० लि०					नं० ०.५३०	
1719 1			का० ५०						

1797 0.266 1441 रमेश आदि
अनु. नं 1796

नं. 0.266

1798 0.405 1525 रामसिंह आदि अनु.
नं 1787

नं. 0.405

1799 0.442 680 अमरदीप फिरोजिन आदली
0341 संजय फिरोजिन आदली
प्रिन्सिपल अस्ट्रेट आदली

नं. 0.341

1799 681 0.101 पिती, रामकुल एडवोकेट
रामश्याम

नं. 0.101

1800 0.519 804 श्रीमति कृष्णा देवी

उत्तर
जमा
रु. 0.519
शुद्ध
रु. 0.519

0.519

1801 0.342 2007

जमा 0.342

1802 0.164 439 श्रीमति जयवती
0.050

नं. 0.050

1956 0.114 श्रीमती अमिता

उत्तर
जमा
रु. 0.114
शुद्ध
रु. 0.114

0.114





1803 0.430 1956 श्रीमती राम की

श्रीमती 0.430 - श्रीमती 0.430 - 0.430

1804 0.405 642 मानक चन्द्र

200 0.405

1805 0.089 681 पिनी, रामभूल, कृष्णपाल राधेश्याम

200 0.089

1805 0.304 1579 श्रीमती पिनी 1990 1990 प्रांलि०

200 0.304

1806 0.240 681 पिनी, रामभूल कृष्णपाल, राधेश्याम

200 0.240

1807 0.190 1525 राम सिंह आदि अनु० न० 1787

200 0.190

1808 0.253 1525 राम सिंह आदि अनु० न० 1787

200 0.253

1809 0.445 1333 श्रीमती पिनी 1990 1990 प्रांलि०

200 0.445

4.454

पूजा 1.063

पूजा 1.063

पूजा 1.063

पूजा 1.063

3.391

पूजा 0.342

न० 3.049

कृ० अकृ०

317	0.1850
309	0.2010
308	0.1940
397	1.9380
347	0.3880
51	0.6980
81	0.1050
534	0.3880
235/5+2	0.3790
328	0.7920
522	1.8710
375	0.3550
76	0.2750
48	0.5610
383	1.9780
345	0.3900
78	2.0960
352	0.4770
533	0.4230
319	0.1850
247	0.1490
371	0.3920
299	0.1490
214	0.2780
योग	43 21.1750

कृपया उक्त सफर को ध्यान में रखी (भारत) भारत के लिए कक्षा विकल्पों का चयन करना आवश्यक है।

Disclaimer: उक्त सफर को ध्यान में रखी (भारत) भारत के लिए कक्षा विकल्पों का चयन करना आवश्यक है।

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379	1029	83	चमकीसिंह आदि प्रभु अपरा 3288	X	-	-	-	-	-	-	0.026	X	X	
372	1009			X	-	-	-	-	-	-	राजा 0.202	X	X	
373	1069	89	विजयलाल-रत्नलाल विजयपाल-रत्नपाल	X	चान 0.366	-	गैड 0.376	-	-	0.776	-	-	X	X
378	1029			X	-	-	-	-	-	-	राजा 0.021	X	X	
375	1030	95	अहीपाल-गंगाराम-राधा नन्द-राजाराम	X	चान 0.320	-	गैड 0.390	-	-	0.390	-	-	X	X
385	1025			X	-	-	-	-	-	-	राजा 0.029	X	X	
376	1022	86	दाशकन्द-लामकन्द-कानकन्द राजकन्द-इरवीर-विजयकन्द मोयवती	X	आल चान 0.322	-	गैड 0.388	-	-	0.388	-	-	X	X
382	1036	980	शुक्लेश्वर काले-मोपाल	X	अल 0.436	-	गैड 0.437	-	-	0.437	-	-	X	X
4.254				X	गैड 3.232		गैड 3.928			3.928		0.328	X	X
	3.928			X	चान 0.644		गैड 3.928						X	X
				X	अल 0.736		गैड 3.928						X	X
				X	आल चान 2.624							गैड 0.059	X	X
				X								चान 0.223	X	X
				X								अल 0.046	X	X



खाता विवरण (अप्रमाणित प्रति)

ग्राम का नाम : सादिकपुर उर्फ काजीपुरा	परगना : (डासना)	तहसील : गाजियाबाद	जनपद : गाजियाबाद	फसली वर्ष : 1426-1431 (01 जुलाई, 2018 से 30 जून, 2024)	भाग : 1	खाता संख्या : 00093
खातेदार का नाम / पिता पति संरक्षक का नाम / निवास स्थान			खसरा संख्या	क्षेत्रफल (हे.)	आदेश	टिप्पणी
श्रेणी : 1-ब / भूमि जो संक्रमणीय भूमिधरो के अधिकार में हो।						
राजबीर / अतर सिंह / नि. ग्राम			193	1.5270	शा.प्र. बैंक ऑफ इन्डिया महारौली के बंधक विलेख किलेख दि.04.3.10 के अनुसार कुंवरवीर सिंह पुत्र अतरसिंह नि. ग्राम ने अपनी भूमि खाता न.68 ख.नं. 193, 5 बंधक रख 100000/- ऋण लिया।ह.अ. र.का. 29.3.10	
कुंवरवीर / अतर सिंह / नि. ग्राम			5	0.8410	1422-फ. आदेश श्रीमान नायब तहसीलदार मुख्यालय मि.न. T20141128016744 / 24.7.14 को आदेश हुआ कि खाता न. 101 के खसरा न. 5मि. रकबा 0.841 है. मा.गु. 41.55 रु के बकदर भाग से विक्रेता राजबीर पुत्र अतर सिंह नि. सादिकपुर उर्फ काजीपुरा तहसील व जिला गाजियाबाद का नाम खारिज करके क्रेता मै.उपपल चढढा हाईटेक डेवलपर्स प्रा.लि. 33 कम्युनिटी सेन्टर न्यू फ्रेन्ड्स कालोनी नई दिल्ली द्वारा क्रिजेश बिष्ट पुत्र डी.एस. बिष्ट नि. 33 कम्युनिटी सेन्टर न्यू फ्रेन्ड्स कालोनी नई दिल्ली का नाम बतौर बैनामा दर्ज हो । ह.अ.र.का. 7.8.14 ।	
मनवीर / अतर सिंह / नि. ग्राम					1422-फ. आदेश श्रीमान नायब तहसीलदार मुख्यालय मि.न. T20141128016749 / 24.7.14 को आदेश हुआ कि खाता न. 101 के खसरा न. 5मि. रकबा 0.8410 है. मा.गु. 41.55 रु के बकदर भाग से विक्रेता मनवीर पुत्र अतर सिंह नि. सादिकपुर उर्फ काजीपुरा डासना गा.बाद का नाम खारिज करके क्रेता मै.उपपल चढढा हाईटेक डेवलपर्स प्रा.लि. 33 कम्युनिटी सेन्टर न्यू फ्रेन्ड्स कालोनी नई दिल्ली द्वारा क्रिजेश बिष्ट पुत्र डी.एस. बिष्ट नि. 33 कम्युनिटी सेन्टर न्यू फ्रेन्ड्स कालोनी नई दिल्ली का नाम बतौर बैनामा दर्ज हो ।	

इसका प्रमाणित प्रति (खसरा खाता) के बाद एक ही (1) प्रमाणित प्रति (1) प्रमाणित प्रति पर विद्यमान है।
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ह.अ.र.का. 7.8.14 ।

1422-फ. अपर जिलाधिकारी (भू.अ.) सिचाई गाजियाबाद की रिपोर्ट दिनांक 28.5.14 के अनुसार भूमि अध्याप्ति बाद में भूमि अर्जन विभाग 6 (1) / 17 की डिज़मि सं. 3670 / 8-3-10-122 एस.ए./ 2009 दिनांक 8.9.10 के अनुसार निम्नलिखित कृषक की भूमि पर दिनांक 12.10.10 को उ.प्र. भारत

सरकार विभाग को कब्जा दिया जा चुका है। स्तम्भ 1 में उल्लिखित व्यक्ति / व्यक्तियों का / के नाम स्तम्भ 2, 3 व 4 में उल्लिखित भूमि में खारिज करके उ.प्र. सरकार (गाजियाबाद विकासप्रधिकरण विभाग) का नाम दर्ज होवे। विवरण निम्नवत है :- कृषक का नाम-

राजवीर, कुंवरवीर, मनवीर पुत्रगण अतर सिंह, खाता न. 101, खसरा न. 193 प्राप्त की गई भूमि का क्षेत्रफल 1.527 है., मा.गु. जो कम की जायेगी 75.44 रु , ह.अ. अपर जिलाधिकारी (भू.अ.) सिचाई गा.बाद । ह.अ.र.का. 8.8.14 ।

शा.प्र. बैंक ऑफ इन्डिया महरोली के भूमि मुक्तिपत्र दि.03.11.14 के अनुसार कुंवरवीर सिंह पुत्र अतर सिंह नि. ग्राम ने अपनी भूमि खाता न.68 ख.नं.193, 5 बंधक रख लिया 100000/- ऋण अदा कर दिया है।भूमि बंधक मुक्त दर्ज हो।ह.अ.र.का. 05.11.14

1422-फ. आदेश श्रीमान नायब तहसीलदार मुख्यालय मिसल नम्बर T20141128016745 / 24.12.14 को आदेश हुआ कि खाता न. 101 के खसरा न. 5 रकबा 0.8410 है. मा.गु. 41.50 रु के बकदर भाग से विक्रेता कुंवरवीर पुत्र अतर सिंह निवासी सादिकपुर उर्फ काजीपुरा गाजियाबाद का नाम खारिज करके क्रेता

मैसर्स उप्पल चढढा हाईटेक डेवलपर्स प्रा.लि. द्वारा डिजेश बिष्ट पुत्र डी.एस. बिष्ट निवासी 33 कम्यूनिटी सेन्टर न्यू फ्रेन्ड्स कालोनी नई दिल्ली का नाम बतौर बैनामा दर्ज हो । ह.अ.र.का. 9.1.15 ।

योग

2

2.3680

यूएसए तथा कनाडा में इन्फोमिक्स (इंडिया) प्रा. लि. के माध्यम से विक्रेता को सूचना दी जायेगी।

Disclaimer: इस दस्तावेज़ का अर्थव्यवस्थापक द्वारा तैयार किया गया है। इस दस्तावेज़ की प्रामाणिकता की गारंटी नहीं की जा सकती है।

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Annexure R-37

गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

231

231

(ISO 9001 : 2008 एवं ISO 14001:2004 प्रमाणित संस्था)

पत्रांक-315/प्रवर्तन जोन-5/2019

दिनांक ६/10/2019

परिशिष्ट-6 प्रपत्र 'ब' /भाग-द

विकास प्राधिकरण की अभ्युक्ति एवं आंशिक पूर्णता प्रमाण-पत्र

(आवेदन पत्र परिशिष्ट-6-प्रपत्र 'ब' भाग-अ, ब, स की फोटोकॉपी साथ में संलग्न है।)

भूखण्ड सं०-जी०एच०-०६ए सै०-०५, वेब सिटी गाजियाबाद भूखण्ड क्षेत्रफल ९०५५५.७४ वर्ग मीटर पर उप्पल चढ्ढा हाईटैक डवलपर्स प्रा०लि० द्वारा निर्मित ग्रुप हाउसिंग (ड्रीम होम्स) जिसका स्वीकृत मानचित्र संख्या-४१०/जोन-५/२०१३-१४, दिनांक १४.०७.२०१४ तथा शमन मानचित्र पत्र सं०-७२/प्रवर्तन खण्ड जोन-५/२०१७ दिनांक २०.७.२०१७ के अन्तर्गत आवेदक/विकासकर्ता द्वारा उपरोक्त ग्रुप हाउसिंग में निर्मित टावर सं०-टी०-०३ एवं टी०-४ के आंशिक पूर्णता प्रमाण-पत्र हेतु दिये गये आवेदन/प्रमाण-पत्रों का परीक्षण खण्डीय अभियन्ता, गाजियाबाद विकास प्राधिकरण द्वारा कर लिया गया है एवं विकास कार्य प्राधिकरण द्वारा स्वीकृत शमन मानचित्र के अनुरूप सही पाये जाने पर आंशिक पूर्णता प्रमाण-पत्र जारी करने की स्वीकृति उपाध्यक्ष महोदया द्वारा दिनांक २२.०४.२०१९ को प्रदान की गई है। अतः उ०प्र० नगर योजना एवं विकास अधिनियम-१९७३ की धारा-१५क(२) के अन्तर्गत आंशिक पूर्णता प्रमाण-पत्र, पृष्ठ भाग पर उल्लेखित शर्तों/प्रतिबन्धों क्रम संख्या-१ से १४ के अधीन जारी किया जाता है।

प्रमारी, प्रवर्तन जोन-५

शर्त/प्रतिबन्ध:-

1. उत्तर प्रदेश अपार्टमेन्ट एक्ट में दिये गये प्राविधानों के अधीन ए0ओ0ए0 के गठन के उपरान्त, भवन (गोदार्ना) को ए0ओ0ए0 को हस्तान्तरण करने तक भवन का रख-रखाव एवं अवस्थापना सुविधाओं को क्रियाशील रखने जिम्मेदारी विकासकर्ता की होगी।
2. उत्तर प्रदेश अपार्टमेन्ट एक्ट में दिये गये प्राविधानों का अनुपालन विकासकर्ता एवं अपार्टमेन्ट ओनर्स को करना होगा।
3. वृक्षों/ग्रीन एवं आन्तरिक विकास कार्यों के रख-रखाव की जिम्मेदारी विकासकर्ता विकासकर्ता एवं उत्तर प्रदेश अपार्टमेन्ट एक्ट के अधीन ए0ओ0ए0 के गठन होने के उपरान्त ए0ओ0ए0 की होगी।
4. अग्निशमन विभाग के अनापत्ति प्रमाण पत्र में उल्लिखित शर्तों/प्रतिबन्धों आदि का अनुपालन करना होगा, तथा विभाग द्वारा दिये गये सुझावों व निर्देशों, अग्निशमन व्यवस्था को सदैव स्थल पर कार्यशील एवं इसकी सुरक्षा सम्बन्धी जाँच समय-समय पर शर्तों के अनुसार अग्निशमन विभाग से करना होगा, तथा नियमानुसार प्रत्येक वर्ष जाँच एवं क्रियाशील रखने की जिम्मेदारी विकासकर्ता एवं उत्तर प्रदेश अपार्टमेन्ट एक्ट के अधीन ए0ओ0ए0 के गठन होने के उपरान्त ए0ओ0ए0 की होगी।
5. लिफ्ट के सम्बन्ध में निदेशक विद्युत सुरक्षा की अनापत्ति प्रमाण पत्र में उल्लिखित शर्तों का अनुपालन तथा शर्तों के अनुसार जाँच एवं क्रियाशील रखने की जिम्मेदारी विकासकर्ता तथा उत्तर प्रदेश अपार्टमेन्ट एक्ट के अधीन ए0ओ0ए0 के गठन होने के उपरान्त ए0ओ0ए0 की होगी।
6. रेनवाटर हार्वैस्टिंग को सदैव क्रियाशील रखने की जिम्मेदारी विकासकर्ता एवं उत्तर प्रदेश अपार्टमेन्ट एक्ट के अधीन ए0ओ0ए0 के गठन होने के उपरान्त ए0ओ0ए0 की होगी।
7. विद्युत सुरक्षा सम्बन्धी एवं डी0जी0 सेट अधिष्ठापन सम्बन्धी निर्गत अनापत्ति प्रमाण पत्र में उल्लेखित शर्तों व प्रतिबन्धों का अनुपालन विकासकर्ता तथा उत्तर प्रदेश अपार्टमेन्ट एक्ट के अधीन ए0ओ0ए0 के गठन होने के उपरान्त ए0ओ0ए0 द्वारा सुनिश्चित किया जायेगा।
8. भवन के संरचना सुरक्षा की सम्पूर्ण जिम्मेदारी, आर्किटेक्ट, स्ट्रक्चरल इंजीनियर व विकासकर्ता की होगी।
9. उ0प्र0 प्रदूषण बोर्ड, पर्यावरण विभाग, द्वारा जारी अनापत्ति प्रमाण पत्र में उल्लेखित शर्तों का अनुपालन विकासकर्ता तथा उत्तर प्रदेश अपार्टमेन्ट एक्ट के अधीन ए0ओ0ए0 के गठन होने के उपरान्त ए0ओ0ए0 की होगी।
10. भवन में कोई परिवर्तन/परिवर्धन नहीं किया जायेगा।
11. पूर्व स्वीकृत/शमन मानचित्र की शर्तानुसार विजिटर्स पार्किंग एवं मैकेनिकल पार्किंग की व्यवस्था सुनिश्चित करनी होगी।
12. उपरोक्त शर्तों के साथ-साथ पूर्व स्वीकृत मानचित्र, शमन मानचित्र, विकय अभिलेख एवं अन्य विभागों/अनुभागों से प्राप्त अनापत्ति की शर्तों का अनुपालन सुनिश्चित करना होगा, अन्यथा की स्थिति में जारी पूर्णता प्रमाण पत्र स्वतः निरस्त मान्य होगा।
13. सम्पूर्ण भवन निर्मित होने के उपरान्त पूर्ण भवन का एकीकृत रूप में पूर्णता प्रमाण पत्र, भवन उपविधि के समस्त प्राविधान पूर्ण करते हुये, प्राप्त किया जाना अनिवार्य होगा।
14. भूखण्ड सं0-जी0एच0-06ए, वेब सिटी का सम्पूर्ण प्रमाण पत्र तभी प्रदान किया जायेगा, जबकि विकासकर्ता द्वारा जी0एच0-06ए के लिए ई0डब्लू0एस0/एल0आई0जी0 भवनों का निर्माण कार्य स्थल पर कर लिया जायेगा।

अवर अभियन्ता/सहायक अभियन्ता

प्रभारी प्रवर्तन-जोन-5

Annexure R-38

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Sl.No.	Unit	Tower	Tower And Unit	Registration Id	Sale Deed Number	Sale Deed Dated	Product
1	710	T3	710/T3	55129	6872	3-Sep-19	Dream Homes
2	7	T3	7/T3	55175	7027	9-Sep-19	Dream Homes
3	112	T3	112/T3	54250	7693	9-Oct-19	Dream Homes
4	414	T4	414/T4	53079	7737	10-Oct-19	Dream Homes
5	1408	T3	1408/T3	54265	7736	10-Oct-19	Dream Homes
6	406	T3	406/T3	55089	7735	10-Oct-19	Dream Homes
7	1205	T4	1205/T4	53002	7857	14-Oct-19	Dream Homes
8	306	T3	306/T3	54090	7851	14-Oct-19	Dream Homes
9	1411	T3	1411/t3	54255	7977	18-Oct-19	Dream Homes
10	401	T4	401/T4	52537	8053	21-Oct-19	Dream Homes
11	1203	T3	1203/T3	54092	8040	21-Oct-19	Dream Homes
12	512A	T3	512A/T3	52430	8183	24-Oct-19	Dream Homes
13	402	T3	402/T3	52685	8284	1-Nov-19	Dream Homes
14	611	T4	611/T4	51566	8323	4-Nov-19	Dream Homes
15	412	T4	412/T4	52978	8324	4-Nov-19	Dream Homes
16	505	T3	505/T3	54118	8517	13-Nov-19	Dream Homes
17	1008	T3	1008/T3	52445	8712	20-Nov-19	Dream Homes
18	203	T3	203/T3	52291	8962	29-Nov-19	Dream Homes
19	1102	T3	1102/T3	53009	9206	9-Dec-19	Dream Homes
20	1101	T3	1101/T3	53010	9207	9-Dec-19	Dream Homes

Annexure R-39

WAVE CITY

STATUS REPORT REGARDING COMPLIANCES

UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD
GHAZIABAD

WAVE CITY

Introduction and description of the project

“Hi-Tech cities are more than just large cities. Their scale creates new dynamics, new complexity and new simultaneity of events and processes - physical, social and economic. They host intense and complex interactions between different demographic, social, economic and ecological processes. The unplanned urban sprawl can foster high pressure on natural resources, high traffic volumes, high concentrations of industrial production, ecological overload, unregulated and disparate land and property markets, insufficient housing development and, in some cases, such extremes of poverty and wealth living side by side that social unrest may follow.

Hi-Tech City contain a rich mix of coexisting people, with distinctive ethnic, community, cultural roots, lifestyles and social milieu. Requirements of different economic classes, quality of infrastructure and efforts required to protect the environment has been recognized and taken into account in the planning framework of the Hi-Tech Townships.

The Hi-Tech City, because of the self-sustainable planning structure and commitment to provide eco-friendly environment is an ideal place for living, working and recreation. For these reasons, Hi-Tech City has the potential to contribute substantially to global justice and peace - and thereby prosperity. Such scale and dynamism, coupled with the large requirement of world class infrastructure in the NCR make Hi-Tech City the focal point of globalization as well as the driving forces for development.

The Hi-tech City project report with proposals & recommendations represents the combined outcome of the Hi-Tech City at Ghaziabad, “Mother City” and it's “Extension”, to develop an “Environment Friendly” and a ‘Self Sustainable” Habitat.

Need of Hi-Tech city

There are three main and basic problems rising in the development of NCT which need to be solved with utmost availability of land, finance and feasibility with compliance to environment friendly guidelines before commencing new developments in the NCT and in its vicinity. They are:

1. The population is growing with a rate of 4.67% annually which is double the national average (2.5%). Therefore, the immediate need is to accommodate them with maintaining health, safety and livability.
2. Pollution in all forms is growing with alarming rates which needs to be checked by using hi- technology.

3. The scarcity of resources like water, power etc. is growing with alarming rates.

Therefore, there was need to think intelligently in the direction of saving and recycling of resources, control on the pollution and provision of better livable environment to the residents with good prospects to ensure socio-economic sustainability.

In this context, it was required that the new developments should be done with using new innovative technologies on the grounds of feasible implementation towards a self-sustainable corners. Physical, social and economic infrastructure shall be developed using the latest technology for ensuring better recycling of resources, excellent movement pattern, energy efficient dwelling units and large chunks of open spaces, parks etc. with utmost provision of security and easy in operation and maintenance.

The Govt. realizing the, urgent need of improved infrastructure and housing in the state, its constraints to develop infrastructure of such standard and, large potential and dynamism of private developers, embarked upon an ambitious program of establishing self-sustained hi-tech settlements within the state for harnessing the rapid growth of its economy for a balanced development of its hinterland, through private investment.

Agencies Responsible for Promotion and Execution

With this aim the Government of Uttar Pradesh announced its policy for developments of Hi-Tech Townships in various towns of U.P. vide Government Order No.6087 / 9-A-2003-04 V / 03, dated 22/11/2003.

M/s. Uppal Chadha Hi-Tech Developers Pvt. Ltd. applied in this scheme captioned as "Development of Hi-Tech Townships in Uttar Pradesh". **M/s. Uppal Chadha Hi-Tech Developers Pvt. Ltd.** selected the site along NH-24 in the villages Sadiqpur/Qazipur, Naiphal, Duriyai, Khachera Warsabad, Dujana, Arifpur, Dasna, Mehrauli, Shahapur Bamhaita, Bayana, Sadat Nagar Iqila, Inayatpur, Talabpur/Hathipur and Girdharpur at Ghaziabad. A location based schematic plan was prepared and submitted along with the proposals.

U.P. Government appointed a panel of experts to examine the proposal submitted by **M/s. Uppal Chadha Hi-Tech Developers Pvt. Ltd.** and selected this company as Developer Company (DC) giving top ranking position for development of a Hi-Tech Township at Ghaziabad. The proposal submitted by **M/s. Uppal Chadha Hi-Tech Developers Pvt. Ltd.**

was approved vide G.O. No. 2712-8-1-05 dated 21st May, 2005 of Awas and Sahari Niyajan Anubhag-I, Govt. of U.P. Lucknow (**Annex-1**).

Ghaziabad Development Authority (GDA) is authorized as competent authority (CA) for sanctioning and monitoring agency which has also provided a single window clearance system to smoothen the Hi-Tech City development works.

Location and Area

The land for site identified for Hi-tech Township lies in the following fourteen villages which are part of Ghaziabad and Gautam Budha Nagar Distt.:

1	Dasna	8	Sadiqpur Kazipur
2	Bayana	9	Naiphal
3	Duryai	10	Shahpur Bamhaita
4	Mehrauli	11	Kacheda Warsabad
5	Dujana	12	Sadat Nagar Iqla
6	Talabpur / Hathipur	13	Girdharpur
7	Inayatpur	14	Arifpur

Regional Linkages (Prospect of connectivity with other NCR Nodal points)

The main Nodal Growth Points in NCR Region are Delhi NCT, Noida, Greater Noida, Ghaziabad city itself, Faridabad and Gurgaon at present. These are the main centers for development in real estate, IT industries, Industrial hubs and large chunks of commercial agglomerations. The proposed site is well connected through these growth points:

S. No.	Important location	Distance from site	Mode of connectivity	Status
1.	Delhi NCT	25 km	Rail, and NH-24	Excellent
2.	Noida	15 km	NH-24	Excellent
3.	Greater Noida	3 km	G.T. Road & NH -24	Excellent
4.	Ghaziabad	25 km	G. T. Road	Excellent
5.	Faridabad	35 km	NH-24 + NH 2	Excellent
6.	Gurgaon	50km	NH-24 + NH-8	Excellent

Scope of the project

The Hi-Tech Township Policy defines following as the scope of the project:

1. Eco-friendly and environmentally sustainable development.

2. Development of the infrastructure which is self-contained and sustainable in terms of living, working and recreation, thus preventing already saturated facilities of the Hi Tech Township from getting overloaded.
3. Use of latest technologies for development and maintenance of the infrastructure facilities.
4. Provision of sufficient infrastructure facilities for the existing and upcoming population for the overall development of the area.
5. Provision of residential units for EWS and LIG.
6. Barrier free and conducive planning for physically disabled.

Land use- with reference to approved Master Plan

Looking into the need and opportunity, area of 4494.31 acre has been earmarked by **M/s UPPAL CHADHA HI-TECH DEVELOPERS PVT LTD** for developing a Hi-tech Township. The land use areas are mentioned in below table:

Landuse Detail

Description	Area (Sqm)	Area (Acres)	%
Plotted	2236210.32	552.56	
Group Housing Including EWS/LIG	4516330.59	1115.97	
EWS/LIG for plotted	54108.39	13.37	
Sub Total	6806649.30	1681.90	37.42
Public / Semi Public	1694438.43	418.69	9.32
Commercial/Office	1719732.18	424.94	9.46
Industrial	1091314.02	269.66	6.00
Recreational	545657.01	134.83	3.00
Green / Open Space Including Master Plan Green	3041563.32	751.56	16.72
Transport	60225.95	14.88	
Road	3228892.36	797.85	
Total Road	3289118.31	812.73	18.08
Total	18188472.57	4494.31	100.0

Estimated Population as per Approved Master Plan

Population Calculation				
Plot Size	Area in Sqm.	Units	No. of Plots	Population
9X10	90.0	2	2	20
7.5X13.6	102.0	2	10	100

8X13	104.0	2	8	80
7.4X14.1	104.3	2	312	3120
7.5X15	112.5	2	1396	13960
7.5X16.2	121.5	2	67	670
7.5X19.1	143.3	2	6	60
8.1X20	162.0	4	92	1840
9X17.69	159.2	4	57	1140
9X18	162.0	4	1453	29060
9X19	171.0	4	13	260
9X19.2	172.8	4	24	480
9.7X19.4	188.2	4	53	1060
10X20	200.0	4	4491	89820
11.34X17.64	200.0	4	42	840
10.5X20	210.0	4	54	1080
10X22	220.0	4	21	420
10X22.89	228.9	4	7	140
9.6X25	240.0	4	20	400
12X20	240.0	4	522	10440
10X24	240.0	4	70	1400
10X25	250.0	4	15	300
12X22	264.0	4	32	640
13.8X20	276.0	4	22	440
11.5X24	276.0	4	110	2200
12X23	276.0	4	264	5280
12X24	288.0	4	307	6140
12.53X23	288.2	4	22	440
12.5X27	337.5	4	22	440
13X26	338.0	4	739	14780
12.7X28	355.6	4	8	160
12X30	360.0	4	16	320
15X25	375.0	4	27	540
13.5X30	405.0	5	32	800
15.6X26	405.6	5	44	1100
14.5X28	406.0	5	393	9825
14X30	420.0	5	15	375
15X30	450.0	5	136	3400
17.75X37	656.8	7	14	490
16.5X40	660.0	7	8	280
20X40	800.0	9	96	4320
Sub Total			11042	208660
Population Calculation				
Group Housing Area (Hec)	381.39	246 Units/ha	93673	468365
Total			104715	677025
Total Planning Area (Hec)				1698.22

Density (PPH)		399
Calculation For EWS / LIG		
For Plotted area		
Total Units		11042
No. of EWS units required		1104
No. of LIG units required		1104
Total Area GH Plot No. GH-7		16513.33
Unit GH-7 @ 330 units/Hec		544
Total Units		544
No. of EWS units required		54
No. of LIG units required		54
Total Area GH Plot No. GH-4		5874.31
Unit GH-4 @ 260 units/Hec		152
Total Units		152
No. of EWS units required		15
No. of LIG units required		15
Total Area GH Plot No. GH-5		5726.93
Unit GH-5 @ 260 units/Hec		148
Total Units		148
No. of EWS units required		15
No. of LIG units required		15
Total no. of EWS units required		1188
Total no. of LIG units required		1188
<i>Permissible Density for EWS (Units/Hec)</i>		<i>650</i>
<i>Permissible Density for LIG (Units/Hec)</i>		<i>500</i>
Plot area required for EWS units (Acres)		4.52
Plot area required for LIG units (Acres)		5.87
Total plot area required for EWS & LIG (Acres)		10.39
Total plot area provided (Acres)		11.47
EWS LIG Units for Group Housing		
No. of EWS units required		9283
No. of LIG units required		9283
TOTAL		20775
POPULATION OF EWS-LIG		103873

Status of the Project

The MOU for the Project captioned "Development of Hi-Tech Township in U.P." was signed between DC and CA on 30.11.2005 (**Annex-2**). As per Para 11 of MoU, DC submitted Detailed Project Report of Hi-Tech City, comprising of Layout Plan of the proposed township, Land Use Plan etc. The DPR for "Mother City" was approved by CA i.e. GDA on 05.08. 2006 (DA Letter (**Annex-3**). The amendment to MOU was signed between DC and CA on 19.03.2009 (**Annex-4**). The revised DPR "Mother City" was approved on 23.05.2009 (**Annex-5**). Revised MoU for area 4494.31 Acres was signed between C.A. and D.C. on 17.02.2010 (**Annex-6**) and the

Conceptual DPR for 4494.31 Acres was approved on 21.10.2010. Revised Conceptual DPR for 4494.31 Acres was approved on 22.07.2011. Further, with some revision the DPR of 4494.31 acres is approved on 03.10.2013 (**Annex-7**) and DA layout released on 03.10.2013 (**Annex-8**).

Environmental Clearance

Environmental Clearance (EC) was issued for the project by SEIAA vide their letter No. 1576 dtd. 07.10.2009 for approval of first DPR. EC was revised in 2011 as per the new Master Plan vide letter No. 2463 dtd. 13.10.2011. In 2013, the DPR with Master Plan was re-approved considering the changes proposed by the Proponent. In line with this, EC was issued by SEIAA vide Ltr. No. 918 dtd. 31.07.2014 which is currently prevailing having validity till 30.07.2022 (**Annex-9**).

Annex	Particulars	Date
1	UP Government approved Uppal Chadha for development of Hi-Tech Township vide GO No. 2712-8-1-05 dated 21 st May, 2005 of Awas and Sahari Niyajan Anubhag-I, Govt. of U.P. Lucknow.	21.05.2005
2	MOU for development of the Township was signed between DC and CA on 30.11.2005.	30.11.2005
3	The DPR for the project was approved by GDA on 05.08.2006.	05.08.2006
4	The amendment to MOU was signed between DC and CA on 19.03.2009.	19.03.2009
5	The revised DPR for the project was approved on 23.05.2009.	23.05.2009
6	Revised MoU for area 4494.31 Acres was signed between C.A. and D.C. on 17.02.2010.	17.02.2010
7	With some revision the DPR of 4494.31 acres was approved on 03.10.2013.	03.10.2013
8	DA layout released on 03.10.2013.	03.10.2013
9	EC was issued by SEIAA vide Ltr. No. 918 dtd. 31.07.2014 which is currently prevailing having validity till 30.07.2022.	31.07.2014

Forest Cover

As per the assessment done during filing of the application to take environmental clearance from SEIAA, it was clear before start of the project that the project area is devoid of any major vegetation. This area is free from any forest land. It was also assessed that this area will have 33% of green after development of this project. The same has been analyzed from the Toposheet nos. H43X6 and H43X10 (Ghaziabad) of Survey of India that no forest cover / area is depicted within the project site. A copy of the combined image of Toposheets with marking of project site area is enclosed with this Report as **Annex-10**.

However, certain trees were to be cut free to enable the construction of road & infrastructure as per the approved Master Plan. For the purpose, company had taken permission for 70 trees from Forest Department vide letter no. 452/22-1 dtd. 12.08.2016 by paying a fee of Rs. 10,648/-. Copy of the permission is also enclosed as **Annex-11**.

Sometimes, we had taken help of Administration on some encroached land to meet timely/immediate requirement of the development at site. At that time, the permission for cutting tree was not possible, hence we had paid penalty to Forest Department for the same. Below table shows the penalties paid to the Forest Department:

Sl. No.	Permission dated.	No. of Trees.	Payment done.
1	Letter No. 452/22-1 dated 12/08/2016	70	10,648/-
2	Penalty Paid	16	2,70,000/-
	Total.	86	2,80,648/-

With the above, it is clear that the company had cut only 86 trees within project site area. Instead, company has planted around 14,130 trees till date in Wave City and almost 2,55,500

shrubs are grooming in the project area, details of which are shown in the below table:

PLANTS WAVE CITY 2021		
S.N	LOCATION	PLANTS(June 21)
1	SEC-1	1225
2	SEC-2	1505
3	SEC-3	2050
5	SEC-5	4000
6	SEC-6	1750
7	Sec 7	1500
8	IKLA CANAL(Sec 5)	2100
		14130

HEDGE WAVE CITY 2019-20-21		
S.N	LOCATION	NO
1	SEC-1	4000
2	57 MTR ROAD	70000
3	SEC-2	22000
4	SEC-3	25000
5	SEC-5	4000
6	SEC-6	50000
7	Sec 7	5500
8	CENTRAL PARK	25000
9	ROAD SIDE	50000
		255500

Construction Work Status

In Wave City, construction of buildings was started from 2016. During this period, there were several buildings of different types constructed in last five years. The type of buildings are G+1, G+2, Group Housing & Commercial buildings. The total built-up / constructed area till date is 6,87,059 Sqm. The building type wise built-up area is mentioned as per table below:

Project Details:

S.No	Project	Type of Projects	Towers	No of Units	BUA (Sqft)
A	Dream Homes	Residential (G + 14)			
			T3	225	222,308.99
			T4	195	190,316.05
			T5	217	211,195.34
			T6	217	221,665.29

			T7	370	353,357.56
			T8	600	487,632.52
			T9	615	504,337.84
B	Executive Floor	Residential (S+ 5)			
			T1	240	250,355.50
			T2	200	208,631.21
			T3	240	250,355.50
			T4	140	146,041.84
			T5	240	300,276.14
C	Swamanorath	Residential (G+14)			
			TA1	176	120,400.88
			TB1	120	55,715.32
D	Wave galleria	Commercial (Basement+ LGF+ UGF+3)		526	282,927.51
E	EWS (S5)	EWS	Block 1		19,442.00
			Block 2	144	19,442.00
			Block 3		19,442.00
			Block 4	144	19,442.00
			Block 5		19,442.00
			Block 6	144	19,442.00
			Block 7		19,442.00
			Block 8	144	19,442.00
F	LIG (S5)	LIG			
			T1	250	121,066.00
			T2	250	121,066.00
G	EWS/LIG(WEF)	EWS/ LIG			
			T1	468	192,843.52
			T2	398	159,238.90

Floor Details:

Sector	Sector 2	Sector 3	Sector 4	Sector 5	Sector 6	Sector 7	Total Plots	BUA of 1 plot (Sqfft)	Total BUA
Wave Floor (G+2)	No of Plots								
112 Sqm	141			14			155	2,589.23	401,331
162 Sqm	128	11		178		6	323	3,598.70	1,161,181
240 Sqm	70		78	18			166	5,211.23	865,064
171 Sqm		11					11	3,935.11	43,286
Prime Floor (G+1)									
112 Sqm	61			24			85	1,691.56	143,783
162 Sqm	60			2			62	2,266.04	140,494
Armonia Villa (G)									
162 Sqm				36	7	18	61	1,350.00	82,350
								Total	2,837,489

Project-wise built-up details are also attached as **Annex-12**.

The Summary of BOQ's are also shown in the below table:

S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	15,976.75
2	Plain cement concrete (1:5:10)	Cum	5,857.71
3	M 20 grade of concrete	Cum	1,903.85
4	M 25 grade of concrete	Cum	244,976.69
5	Brick work (1:6) in super structure	Cum	48,419.56
6	Brick work (1:6) in foundation & Plinth	Cum	13,504.91
7	Brick work (1:4) in super structure	Cum	234.74
8	Half Brickwork (1:4) in foundation & Super structure	Sqm	400,969.32
9	Plaster 12mm thk (1:6)	Sqm	931,322.83
10	Plaster 6 mm thk (1:4)	Sqm	261,862.51
11	Plaster 6 mm thk (1:3)	Sqm	101,748.53
12	Plaster with floating coat (1:4)	Sqm	67,854.85
13	Marble/Granite stone flooring (1:4)	Sqm	65,516.84
14	Kota stone flooring (1:4)	Sqm	109,107.97
15	Ceremic tiles (1:4)	Sqm	295,944.71
16	Vitrified tiles (1:4)	Sqm	449,391.50
17	Vitrified tiles in skirting	Sqm	48,905.03
18	Brick Coba on roof	Sqm	50,829.65
19	Water proofing in sunken portion	Sqm	67,037.16
20	Water proofing cement based	Sqm	110,115.00
21	40 mm thk IPS Flooring (1:2:4)	Sqm	27,150.91
22	Gola (75x75)	RM	61,432.08
23	Khurra (45x45)	Nos	4,621.31

24	Plaster 15 mm (1:4)	sqm	315,054.80
25	Plaster 15 mm (1:6)	sqm	139,632.13
26	M 30 grade of concrete	Cum	3,746.24
27	M 35 grade of concrete	Cum	4,259.77
28	M 40 grade of concrete	Cum	5,448.51
29	AAC Blocks (150/200 mm)	Cum	15,681.87
30	AAC Blocks (100 mm)	sqm	57,030.10
31	Plaster 18 mm thk (1:5)/(1:6) in two coats	Sqm	111,622.13
32	Stone Cladding	sqm	5,012.37
33	Kerb Stone Laying	RM	146.28
34	Concrete paver blocks	sqm	4,535.35

Pending Works:

In all above building, all construction related works are completed and only some painting & finishing works are going on in few buildings.

Estimated Water Consumption in Construction activities:

During Construction phase, Company had tie-up with tanker vendors for supply of water to site via tankers. The tanker supply was started in beginning of the year 2016. The details of work orders enclosed as **Annex-13**:

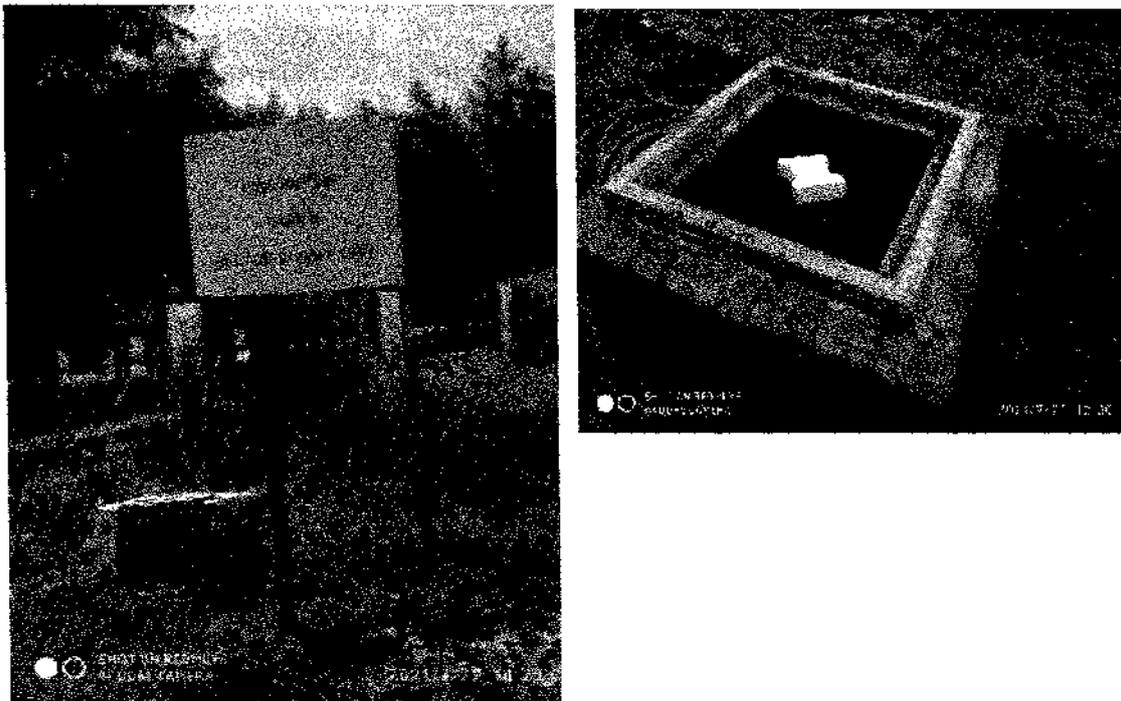
The year wise Consumption of Water from 2016 is as below:

S. No.	Year	Consumption of Water in Construction Activities (in Cum)	Remarks
1	2011	-	During this period, land purchase and Infrastructure development was Carried out
2	2012	-	
3	2013	-	
4	2014	-	
5	2015	-	
6	2016	10800/-	Water used via purchase from Tanker Vendors
7	2017	14708/-	
8	2018	18615/-	
9	2019	24520/-	
10	2020	18615/-	
11	2021	3600/-	
	Total.	90,858/-	

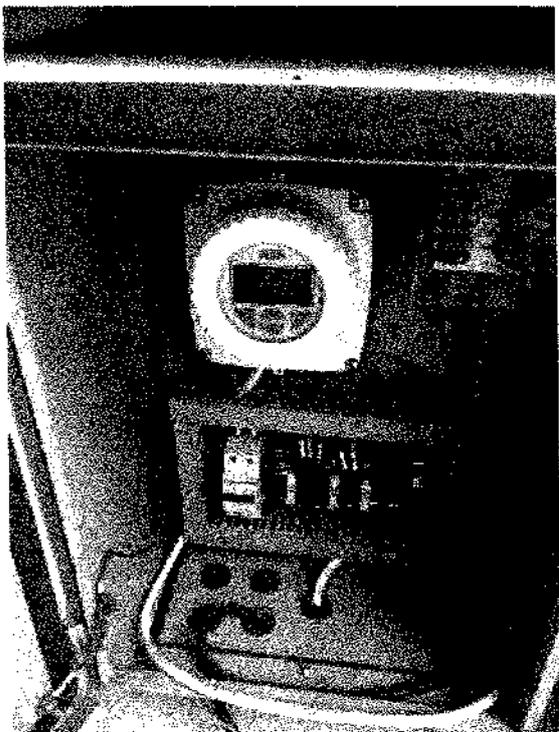
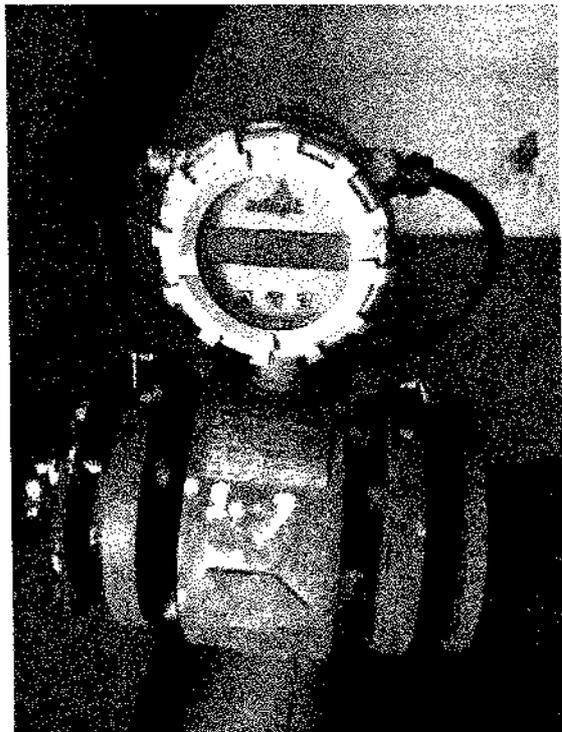
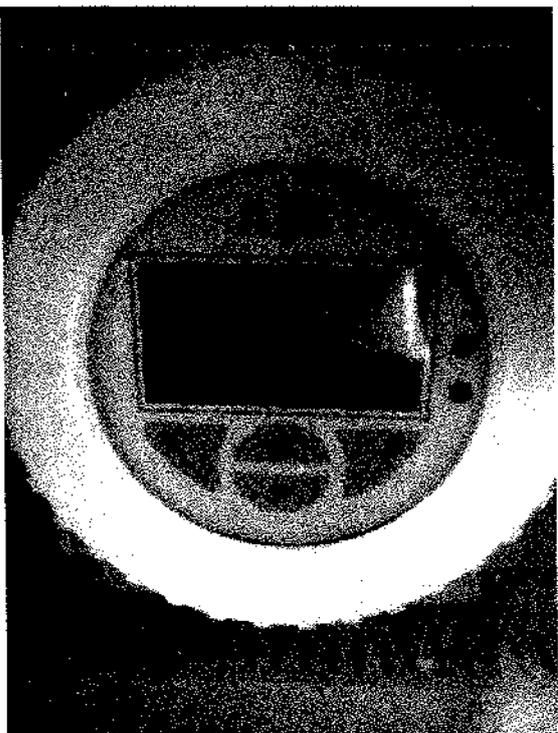
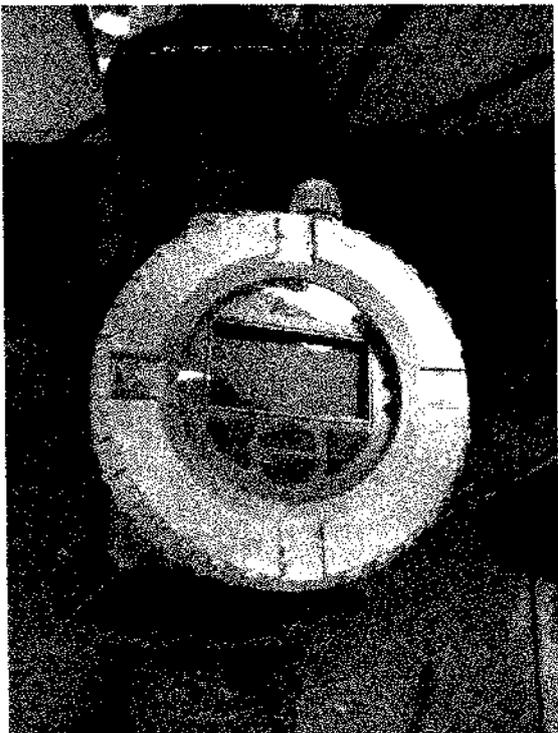
NOC from CGWA

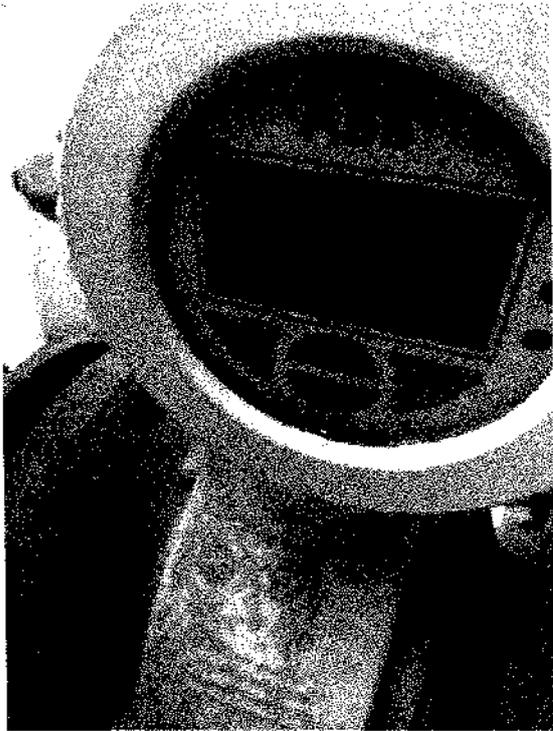
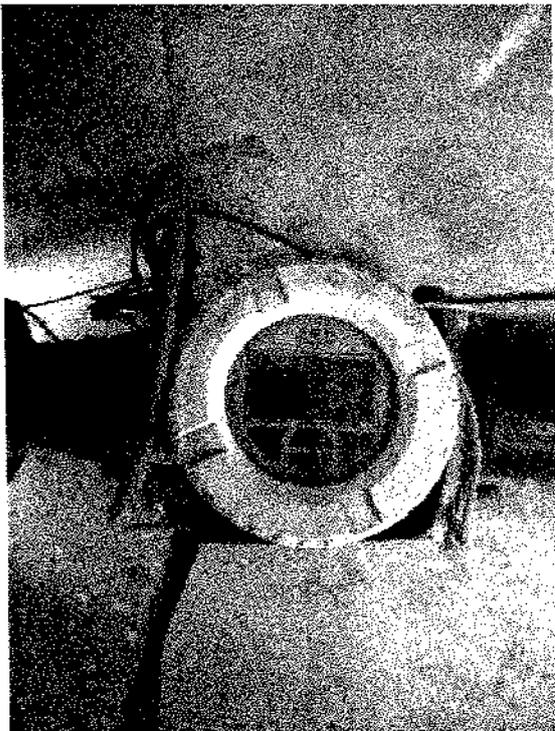
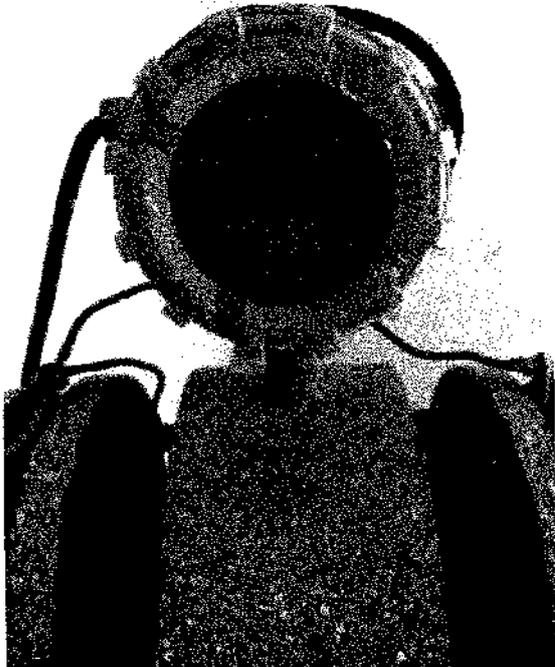
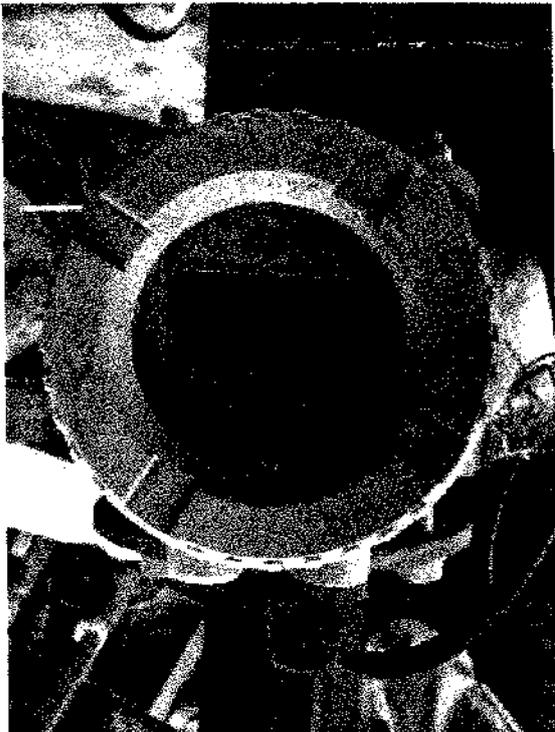
The NOC from CGWA was granted to the company vide CGWA Letter No. CGWA/NOC/INF/ORIG/2019/5285 dtd. 08.05.19 (**Annex-14**). In this NOC, the permission to extract water of 38772 m³/day was granted. To extract this much of water, CGWA allowed to operate 45 numbers of bore wells in this city. At present, total 11 tube wells are energized, out of which, 7 are in regular operation phase & 4 are kept in standby mode.

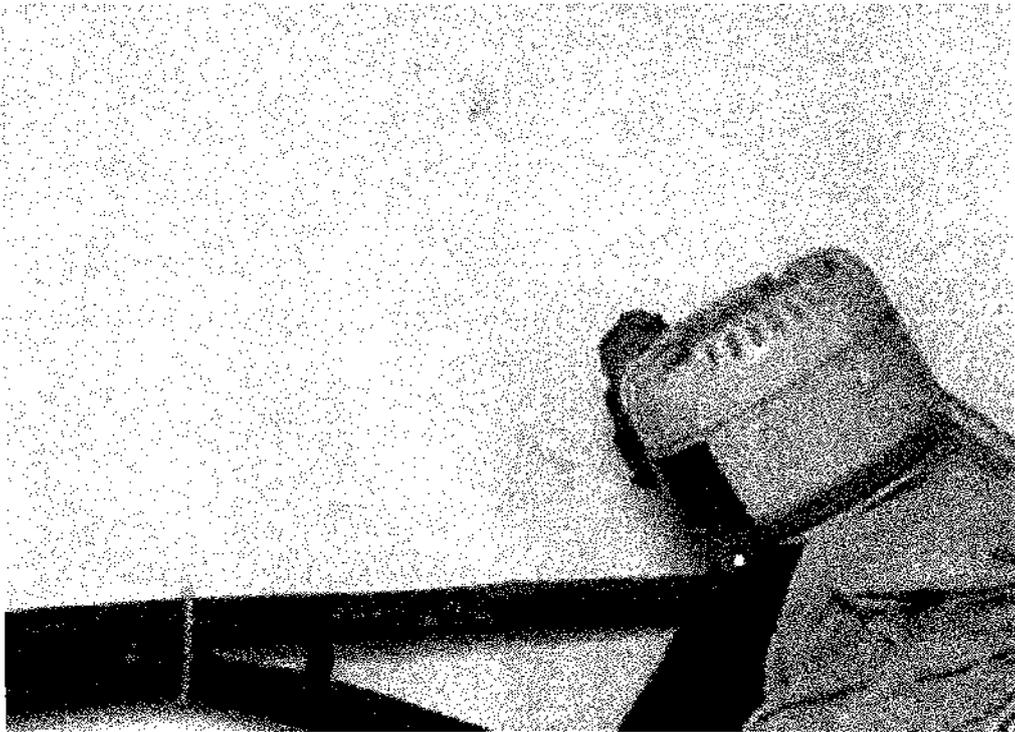
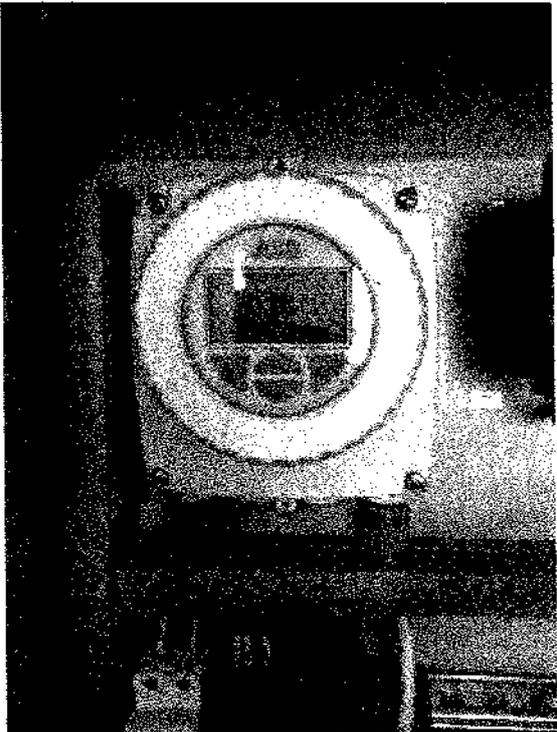
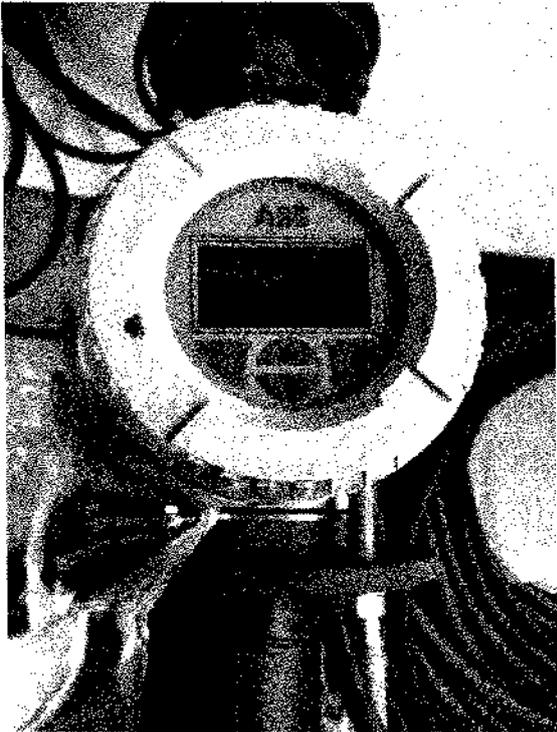
As per this NOC, all compliances are made at site. Two piezometers are installed at site as per this NOC. The photographs of the same are as follows:



All eleven energized tube wells are mounted by digital flow meters & Logbook is maintained to book the daily consumption details as per the guidelines of this NOC. The photographs are as below:







Water Consumption after receiving NOC from CGWA:**Year 2020**

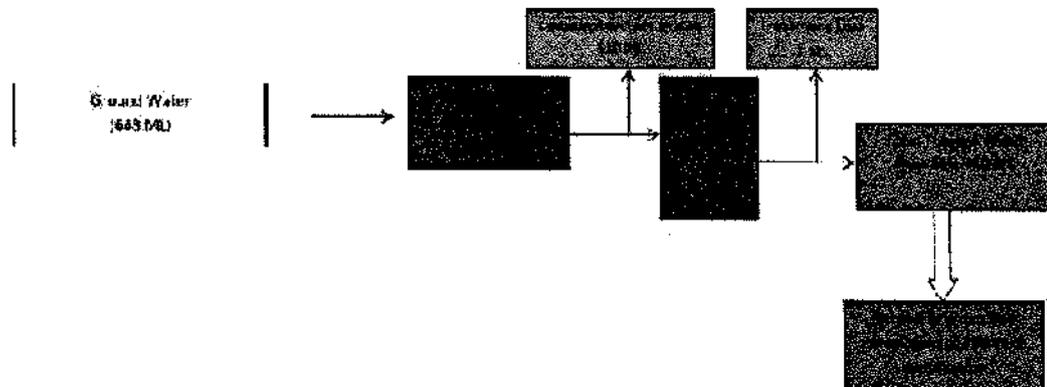
Borewell No.	Location / Sector	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Consum. (in cum)	Consum. (in Litres)
G-3	G-3,A-One Side/SEC-2	NIL	1106.8	3532.3	4341	2532	7045	7441.2	6630.1	7867.47	7246.74	5986.99	5967.79		
G-10	G-10,Aseem Side/SEC-2	NIL	NIL	NIL	NIL	NIL	6077.5	8328.53	11532.4	14713.03	13730.54	9993.61	10539.74		
G-29	G-29,SEC-3	NIL	520	2596.2	2006.9	1235.9	2606.6	2327.6	2676.5	3007.2	35406.06	3615.03	3929.72		
G-55	G-5, 1-Block SEC-4	NIL	NIL	1545.81	2484.98	3549.1	4283.17	2743.94	1753.28	4989.1	4372.96	5486.01	4603.49		
Dream Homes	Dream Homes /SEC-5	NIL	NIL	NIL	NIL	NIL	1610.34	1292.74	1631.96	1740.5	2068.81	2456.29	2170.2		
G-45	G-45/ SEC-5	371.24	3449.57	4135.5	4572.97	4967.19	5205.26	4258.97	4227.88	5606.4	3656.89	3617.87	12886.73		
Wave Executive Floors	WEF/ SEC-5	49.76	1398.74	667.66	1154.14	1204.95	1761.08	1753.96	654.77	1797.5	2889.6	2443.96	2691.13		
TOTAL WATER CONSUMPTION OF WAVE CITY															

Year 2021

Borewell No.	Location/Sector	January	February	March	April	May	June	July	August	Consumption (in cum)	Consumption(in Litres)
G-3	G-3,A-One Side/SEC-2	4054.2	4667.41	5018.4	6086.6	5928.9	5609.9	6229.8	2704.2		
G-6	G-6,A-One Side/SEC-2								5760		
G-10	G-10,Aseem Side/SEC-2	8837.37	10306.11	11662.62	12822.55	12469.64	13668.6	14762.64	6188.49		
G-29	G-29,SEC-3	2761.03	3227.76	2841.5	3619.55	2805.75	3781.95	4497.15	1926.9		
G-55	G-5, I-Block SEC-4	3113.17	3617.33	5151.71	5823.96	4662.53	4793.9	4459.55	2524.98		
G-16	G-16 Sec-4								1291		
Dream Homes	Dream Homes/SEC-5	2022.19	2709.55	3519.04	3770.25	4724.53	4628.05	5037.34	2408.84		
G-45(A)	G-45(A)/SEC-5	7858.34	3648.34	11339.98	7334.34	7423.46	7812.58	9159.73	4259		
G-45(B)	G-45(B)/SEC-5							6576.25	3475.39		
Wave Executive Floors	Wave Executive Floors/SEC-5	2626.14	2939.76	4076.86	4921.2	4905.59	4081.56	6843.62	3371.35		
TOTAL WATER CONSUMPTION OF WAVE CITY											

Water Consumption flow chart

Wave Hi-Tech Township



Water Supply:

1. The potable water supply distribution network has been divided in six (6) zones which caters to seven sectors.
2. 24 x 7 Water Supply by gravity flow from Over Head Water Tank through a well-designed distribution network.
3. Scheme has been designed considering following.
 - a. Abstraction of underground water through Tube-wells
 - b. Collection of water obtained from tube wells into Under Ground Water Tanks located at Water Works.
 - c. Transfer of water from UGT to OHT for final distribution.
 - d. Distribution of Water from OHT to users through piped network (HDPE pipe).
4. Basic filtration is done at water works using Sand and Carbon filters.
5. Each zone has separate piped (HDPE pipe) collection network (Tube-wells) to feed UGT at Water Works.

Sewerage:

1. The Waste water from each household (i.e. only from Plotted areas, PSPs & Convenient shops area) is directed towards house connection chambers which is connected to laterals.
2. Laterals carries the sewage to mains which discharges the sewage into township level Sewage Treatment Plant (STP).
3. Group housings, EWS/LIG and commercial units shall have separate STPs for the treatment of waste water generated from their premises.

4. Treated effluent generated from township level STP is used to irrigate parks, greenbelts and other green spaces through a separate piped network laid for distribution of recycled water and water tankers.

CTO Status

At present, total of 995 KLD capacity STPs are installed at site to treat waste water. The CTO for the same was taken vide Ltr. No. 51505 dtd. 17/03/2020, which was again taken vide Ltr. No. 120002 dtd. 05/08/2021 which is valid till 31/12/2025 (**Annex-15**).

There are 24 DG sets in Wave City which are installed at premise of different projects. The CTO of the same was taken vide letter No. 51648 dtd. 17.03.2020 and renewal Ltr. No. 117805 dtd. 05.08.2021 which is valid till 31/12/2025 (**Annex-16**).

POSSESSION STATUS:

Possession for 6038 units have been issued to the customers in Wave City till date. The details of project-wise possession offered are shown in the below table:

PRODUCT	No. of Unit sold/ Allotted	No. of unit for which possession issued
Plots Phase-I	3,690	2,630
Plots Phase-II	1,583	-
Mayfair Park	339	196
Veridia	2	
Wave Floor	1,737	1,764
Prime Floor	323	
Armonia Villa	45	22
Dream Homes	1,811	562
Wave Galleria	337	248
Swamanorath	258	-
Wave Executive Floor	769	497
Dream Bazaar	52	
EWS	646	119
LIG	498	
TOTAL	12,090	6,038

Index of Annexures

Sl. No.	Particulars	Annexure
1	UP Government approved Uppal Chadha for development of Hi-Tech Township vide GO No. 2712-8-1-05 dated 21 st May, 2005 of Awas and Sahari Niyajan Anubhag-I, Govt. of U.P. Lucknow.	Annex-1
2	MOU for development of the Township was signed between DC and CA on 30.11.2005.	Annex-2
3	The DPR for the project was approved by GDA on 05.08.2006.	Annex-3
4	The amendment to MOU was signed between DC and CA on 19.03.2009.	Annex-4
5	The revised DPR for the project was approved on 23.05.2009.	Annex-5
6	Revised MoU for area 4494.31 Acres was signed between C.A. and D.C. on 17.02.2010.	Annex-6
7	With some revision the DPR of 4494.31 acres was approved on 03.10.2013.	Annex-7
8	DA layout released on 03.10.2013.	Annex-8
9	EC was issued by SEIAA vide Ltr. No. 918 dtd. 31.07.2014 which is currently prevailing having validity till 30.07.2022.	Annex-9
10	A combined image of Toposheets showing no forest area is depicted within the project site.	Annex-10
11	Permission for 70 trees from Forest Department vide letter no. 452/22-1 dtd. 12.08.2016 was taken and penalty was paid for 16 trees.	Annex-11
12	Project-wise built up details of the Township.	Annex-12
13	Details of work order regarding company's tie-up with tanker vendors for supply of water during construction.	Annex-13
14	NOC from CGWA to extract water of 38772 m ³ per day was granted.	Annex-14
15	CTO for Water was issued vide Ltr. No. 120002 dtd. 05.08.2021 valid upto 31.12.2025.	Annex-15
16	CTO for Air was issued vide Ltr. No. 117805 dtd. 05.08.2021 valid upto 31.12.2025.	Annex-16
17	Copies of Approval Master Plan along with Approval letter dtd. 03.10.2013.	Annex-17

संख्या-2712-आठ-1-

प्रेषक,

जे०एस०मिश्र

सचिव,

उत्तर प्रदेश शासन।

सेवा में,

1- आवास आयुक्त,

उत्तर प्रदेश आवास एवं विकास परिषद,
उत्तर प्रदेश।

2- उपाध्यक्ष,

गाजियाबाद,आपस,लखनऊ,कानपुर,वाराणसी तथा मथुरा-वृन्दावन
विकास प्राधिकरण, उत्तर प्रदेश।

आवास एवं सहरी नियोजन अनुसूच-1

लखनऊ: दिनांक 21 मई, 2005

विषय:- उत्तर प्रदेश में हाई-टेक टाउनशिप का विकास करने के लिए निजी पूँज
निवेश के प्रोत्साहन हेतु विकासकर्ता कम्पनी/कन्सॉर्शियम का चयन।

महोदय,

उपर्युक्त विषय की ओर आपका ध्यान आकृष्ट करते हुए मुझे यह कहने का निदेश हुआ कि उत्तर प्रदेश में 'हाई-टेक टाउनशिप' के विकास हेतु शासनादेश संख्या-6087/9-आ-2-2003-34वि०/03, दिनांक 22-11-2003 के अधीन नीति घोषित की गई थी। उक्त नीति के अनुपालन में राष्ट्रीय स्तर के महत्वपूर्ण समाचार-पत्रों में दिनांक 16-7-2004 को विज्ञापन प्रकाशित कर निजी क्षेत्र की विकासकर्ता कम्पनी/कन्सॉर्शियम से प्रस्ताव आमंत्रित किये गये थे। प्राप्त प्रस्तावों का मूल्यांकन अधिशासी निदेशक, आवास बन्धु की अध्यक्षता में गठित तकनीकी मूल्यांकन समिति द्वारा दिनांक 19-3-2005 को पूर्ण कर विकासकर्ता कम्पनी/कन्सॉर्शियम के चयन हेतु मुख्य सचिव, उत्तर प्रदेश शासन की अध्यक्षता में गठित उच्चस्तरीय समिति के विचारार्थ प्रस्तुत किया गया। उच्चस्तरीय समिति की दिनांक 13-04-2005 को सम्पन्न बैठक में लिए गए निर्णय के अनुसार विकासकर्ता कम्पनी/कन्सॉर्शियम को उनके सम्मुख अंकित टाउनशिप के विकास हेतु निम्नवत् 'मेरिट क्रम' में चयनित किये

जाने का निर्णय लिया गया है:-

क.सं.	विकासकर्ता कम्पनी/कन्सॉर्शियम का नाम	प्रस्तावित टाउनशिप
1	2	3
1.	मेसर्स उप्पल एण्ड चड्ढा हाई-टेक डेव. प्रा.लि०	गाजियाबाद
2.	मेसर्स सनसिटी प्रोजेक्ट्स प्रा.लि.	गाजियाबाद
3.	मेसर्स यूनीटेक लि.	आगरा
4.	मेसर्स आईवीआरसीएल-नरसी	आगरा
5.	मेसर्स अंसल प्रापर्टीज एण्ड इण्डस्ट्रीज प्रा.लि.	लखनऊ
6.	मेसर्स सहारा इंडिया कामर्शियल कारपोरेशन लि.	लखनऊ
7.	मेसर्स सहारा इंडिया कामर्शियल कारपोरेशन लि.	कानपुर
8.	मेसर्स यूनीटेक लि.	वाराणसी
9.	मेसर्स सनसिटी प्रोजेक्ट्स प्रा.लि.	मथुरा

उल्लेखनीय है कि एक नगर हेतु एक से अधिक चयनित कम्पनियों के मूल्यांकन में उनके द्वारा प्राप्त अंकों के आधार पर मेरिट में सूचीबद्ध किया गया है।

2- उच्चस्तरीय समिति द्वारा हाई-टेक टाउनशिप के विकास हेतु परियोजना व क्रियान्वयन के सम्बन्ध में निम्नलिखित निर्णय भी लिये गये हैं:-

1- परियोजना को 05 वर्ष की निर्धारित समयावधि के अन्दर ही पूर्ण किए जा की व्यवस्था सुनिश्चित की जायेगी। परियोजना के विकास/निर्माण व विभिन्न महत्वपूर्ण चरणों को चिन्हित करके उनके प्रारम्भ एवं समापन व समय-सारिणी निर्धारित की जायेगी, जिससे प्रोजेक्ट क्रियान्वयन व नियमित समीक्षा एवं प्रगति का समुचित मूल्यांकन किया जा सके।

2- विकासकर्ता कम्पनी/कन्सॉर्शियम द्वारा 'हाई-टेक टाउनशिप' के विकास लिए विभिन्न चरणों हेतु निर्धारित 'टाइम-शिड्यूल' में विकास कार्य पूर्ण किए जाने की स्थिति में विकासकर्ता कम्पनियों/कन्सॉर्शियम के विरुद्ध जाने वाली कार्यवाही के सम्बन्ध में भी स्पष्ट प्राविधान किया जायेगा।

3- विकासकर्ताओं द्वारा विकसित की गई योजनाओं की सार्वजनिक सेवाओं निर्धारित स्तर तक पूर्ण करने के उपरान्त रख-रखाव हेतु सामान्य स्थानीय निकाय को हस्तान्तरित किए जाने की व्यवस्था है। पर

- 5 -

'हाई-टेक' टाउनशिप में 'वर्ल्ड क्लास इन्फ्रास्ट्रक्चर' प्रस्तावित होने दृष्टिगत सार्वजनिक सेवाओं का रख-रखाव विकासकर्ता कम्पनी/कन्सॉर्शियम द्वारा ही किया जायेगा।

इस सम्बन्ध में विकासकर्ता कम्पनी/कन्सॉर्शियम द्वारा शासन निर्धारित अभिकरण के समक्ष स्वीकृति हेतु प्रस्तुत की जाने वाली 'डि. प्रोजेक्ट रिपोर्ट' में सार्वजनिक सेवाओं के अनुक्षण एवं रख-रखाव हेतु प्रस्ताव प्रस्तुत किया जाएगा, जिसमें विकासकर्ता कम्पनी द्वारा स्वयं 'हाई-टेक' टाउनशिप के अनुक्षण हेतु की जाने वाली व्यवस्था का विवरण दिया जाएगा। परन्तु 'हाई-टेक' टाउनशिप के निवासियों अन्यथा विकल्प दिए जाने की स्थिति में सार्वजनिक सेवाओं को अनु हेतु स्थानीय निकायों को हस्तान्तरित किये जाने का विकल्प उप रहेगा।

4- यदि किसी नगर में एक से अधिक चयनित विकासकर्ता कम्पनी/कन्सॉर्शियम द्वारा एक ही स्थल पर 'हाई-टेक टाउनशिप' विकसित होने का प्रस्ताव प्रस्तुत किया जाता है, तो तकनीकी मूल्यांकन समिति द्वारा किये गये मूल्यांकन में अधिक अंक पाने वाली कम्पनी/कन्सॉर्शियम स्थल स्थान में प्रथम प्राथमता दी जायेगी।

5- उपरोक्त प्राविधान विकासकर्ता कम्पनी/कन्सॉर्शियम व नगरीय अभिकरणों के बीच होने वाले मेमोरैण्डम ऑफ अण्डरस्टैंडिंग (एमओआयू) में सम्मिलित किया जायेगा।

3- प्रदेश में 'हाई-टेक' टाउनशिप के विकास हेतु विभिन्न अभिकरणों विकासकर्ता कम्पनियों/कन्सॉर्शियम के मध्य अनुबन्ध का प्रारूप तैयार करने, समन्वय के कार्य एवं समय-समय पर शासन स्तर से समीक्षा एवं क्रियान्वयन प्रगति के मूल्यांकन, इत्यादि हेतु आवास बन्धु नोडल एजेंसी रहेगी।

कृपया उपरोक्तानुसार कार्यवाही सुनिश्चित करने का कष्ट करें।

भवदीय,

(जे.एस. मिश्र)

सचिव।

संख्या- 2712(1)/आठ-1-2005 तददिनांक।

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित:-

- 1- औद्योगिक विकास आयुक्त, औद्योगिक विकास विभाग, उत्तर प्रदेश शासन
- 2- प्रमुख सचिव, कर एवं निबन्धन, उत्तर प्रदेश शासन।
- 3- समस्त, मण्डलायुक्त, उत्तर प्रदेश।
- 4- महानिरीक्षक, कर एवं निबन्धन, उत्तर प्रदेश।
- 5- संबंधित, जिलाधिकारी, उत्तर प्रदेश।
- 6- मुख्य नगर एवं ग्राम नियोजक, उत्तर प्रदेश लखनऊ।
- 7- संबंधित भूमि अध्याप्ति अधिकारी, उत्तर प्रदेश।
- 8- अधिशासी निदेशक, आवास बन्धु को संबंधित विकासकर्ता कम्पनियों कन्सॉर्शियम को तदनुसार सूचित करने एवं इस संबंध में अग्रेतर कार्यव करने हेतु।
- 9- गार्डफाईल।

आज्ञा से,

21-5-05

(समबृक्ष प्रसाद)

विशेष सचिव।

**MEMORANDUM OF UNDERSTANDING FOR THE DEVELOPMENT OF
HI-TECH TOWNSHIPS IN UTTAR PRADESH**

This Memorandum of Understanding is made on this 30th day of November, Two Thousand and Five between Ghaziabad Development Authority constituted under the provisions of Uttar Pradesh Urban Planning and Development Act, 1973 through Sri D.S. Sharma its Secretary (hereinafter called the first party which expression shall unless the context does not so admit, include its successor and assigns) of the One Part,

And

M/s Uppal Chadha Hi-Tech Developer Pvt. Ltd., a company registered under companies Act, 1956 having Registered Office at S-39 A, Panchsheel Park, New Delhi- 17, through its Director Sri Ajal Mangal S/o Shri. B.B. Mangal R/o A-22, Anand Vihar, Delhi-92, (Hereinafter called the second party which expression shall unless the context does not so admit, include its heirs, executors, administrators, representatives and permitted assigns) of the other part.

WHEREAS on-going population growth and increasing urbanisation are creating major development problems relating to provision of urban services and planned housing in large cities of the state.

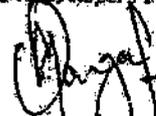
AND WHEREAS resource constraints of the public sector agencies has made it imperative to promote private investment in the provision of urban housing and infrastructure, therefore, keeping in view of the mandates of the National and State Housing Policies, the State Government has announced a policy vide Government Order No. 6087/9-A-1-2003-34V/03, dated 22nd November, 2003 to promote and facilitate private sector participation in developing Hi-Tech Townships with world-class infrastructure.

WHEREAS as a follow up of the above policy proposals to develop Hi-Tech Townships in and around various cities of Uttar Pradesh were invited from the Developer Companies or Consortium of Developer Companies by Awas Bandhu on behalf of Housing and Urban Planning Department, Government of Uttar Pradesh to fulfill the following objectives:-

- (i) to produce competitive hi-tech marketable estates with an attractive environment for high quality living, work and recreation,
- (ii) to encourage high technology and knowledge-based industries, tourism and provide facilities for business organizations engaged in modern technologies.

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

1

 Director
 सचिव

- (iii) to facilitate and create an enabling environment for attracting maximum private investment in housing and infrastructure development,
- (iv) to support and enable private investment in other sectors of the State economy.

AND WHEREAS the High Power Committee constituted by the Government of Uttar Pradesh has selected M/s Uppal Chaddha Hi-Tech Developer Pvt. Ltd. for the development of Hi-Tech Townships at Ghaziabad on land measuring 1500 acres or more.

AND WHEREAS the second party i.e. M/s M/s Uppal Chaddha Hi-Tech Developer Pvt. Ltd. is required to sign a Memorandum of Understanding (hereinafter referred to as "MOU") with the first party to initiate further action for the development of Hi-Tech Townships at Ghaziabad.

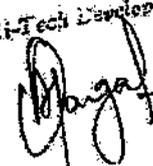
NOW THIS DEED WITNESSES AS FOLLOWS :-

1. That the second party shall identify the land for the development of Hi-Tech Township in consultation with the first party, if not identified earlier.
2. That the second party shall submit the proposal for acquisition of land along with key plan, site plan and Saira plan with delineation of the site identified for the proposed township to the first party within 45 days after signing of this MoU.
3. That after receiving the land acquisition proposal from the second party, the first party shall initiate the land acquisition proceedings and submit the acquisition proposal to the collector of the District within 30 days from the date of receipt of land acquisition proposal from the second party.
4. That the land for the development of the township shall be acquired by the first party under the provisions of Land Acquisition Act, 1894 or purchased by the second party directly and as far as possible, compensation shall be determined through negotiation. The second party shall also be involved in the process of negotiation. In such cases where compensation could not be settled through negotiation the same shall be determined by the Collector of the District under the provisions of land Acquisition Act, 1894.

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for Uppal Chaddha Hi-Tech Developer Pvt. Ltd.
Director
सचिव

5. That the total cost of land acquisition shall be borne by the second party, however, 10% land acquisition charges payable to the collector of the District shall not be charged as per Government Order No 6087/9-Aa-1-2003-34VI/03, dated 22.11.03. of Housing and Urban Planning Department, Government of Uttar Pradesh. In case of any dispute relating to land acquisition or increase of compensation by any Court in future, all liabilities shall rest with the second party. Besides any financial liability arising out of any order of Court or adjudication relating to the development of Hi-Tech Township shall also rest with the second party.
6. That the second party shall be exempted from stamp duty for initial purchase or transfer of land, which shall be on a leasehold title for ninety years. Stamp duty charges on the instrument regarding sale of the properties sold after the development of land and freehold conversion charges at the rate of 12 percent of the lease premium of the land shall be payable by the second party or the allottees to the Government/First Party at the time of subsequent sale/freehold conversion.
7. That all other land which presently vests with the Gram Sabha will also be resumed by following the prescribed procedures. Whenever any permission/s are required by the second party for purchase or resumption of the land belonging to scheduled caste, scheduled tribe/ backward classes or Gram Sabha, all necessary permissions will be procured in accordance with law at the earliest.
8. That if the site selected by the second party falls outside the limits of Development Area, it shall be brought under the statutory jurisdiction of the first party by following the due process of law. However if the land belonging to second party (whether owned by second party itself or acquired by the first party and subsequently transferred to second party), needs conversion of land use for the purpose of Hi-Tech Township, the same shall be completed according to law at the earliest and land use conversion charges as prescribed by the State Government shall be payable by the second party.
9. That the second party shall comply with the following land use planning norms and regulation in the preparation of lay out plan of the proposed Hi-Tech Township:-
 - (a) Development Area Average Density shall be 150 to 200 Persons Per hectare.

For Umesh Chandra Hi-Tech Developers Pvt. Ltd.



Director

सचिव

(b) Land use Structure :

Sl.No.	Land Use Category	Percentage of Developed Area
1.	Residential	35-40
2.	Commercial and offices	4-6
3.	Industrial (Pollution free)	4-6
4.	Public and semi-public	8-10
5.	Green Cover, Parks, Open Spaces, Playground & Water Bodies	17-20
6.	Transport and communication	20-22
7.	Recreational	3-5
	Average	100

(c) Zoning Regulations as applicable in the respective Development Area shall be followed.

(d) Building Bye -Laws as applicable in the respective Development Area shall be followed.

(e) Prevailing density norms shall not be applicable to housing for the Economically Weaker Sections and Low Income Groups:

Note: Under category 2 and 3, percentage of land use can be interchanged to the extent of 30 percent (of the above 4-6% mentioned at serial No.2 and 3) depending upon the dominant functional character of the proposed Hi-Tech Township.

10. That if the site selected by the second party falls within the Master Plan area and needs conversion of land use for the purposes of Hi-Tech Township, the same shall be completed by the State Government through amendment of the Master Plan in accordance with law for which conversion charges as prescribed by the State Government shall be payable by the second party.

11. That the second party shall prepare and submit a Detail Project Report (DPR) of the proposed township to the first party within 180 days from the date of signing of this MoU. The DPR shall comprise layout plan of the proposed township, land use plan, infrastructure and services development plan, important phases of development and construction works, time-schedule for their commencement and completion, standards and specifications, resource mobilization, property management, operation and maintenance details, etc.

For Updat Charter Hi-Tech Township, P. Ltd.

M. Anand
Director

[Signature]
Director

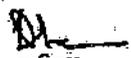
12. That the first party shall examine the DPR and approve the same within 30 days of its submission provided it is in accordance with the prescribed norms and specifications. The approval shall be accorded by the Vice-Chairman of the first party on the recommendation of a committee constituted by the State Government. The second party shall also enter into a Development Agreement with the first party for implementation of the project at the time of approval of the DPR.
13. That the Development Agreement shall contain detailed terms and conditions for implementation of the project in accordance with the approved DPR. The second party shall indemnify the first party against liabilities that may arise by any acts or deeds of the second party.
14. That the second party shall complete the Hi-Tech Township Project within a period of five years from the date of signing of the "Development Agreement". However, Development Agreement would be signed provided minimum 500 acres of land as a contiguous chunk has been assembled and transferred to the second party. If there is delay in acquisition of land, extension in the project period up to one year shall be permissible by the first party and beyond that by the Government.

Township development shall be carried out in a phased manner depending on availability of land and the first party shall release the lay out plan of subsequent phases only after assembly/transfer of balance land in favour of second party. If owing to inevitable circumstances, there is any delay in providing connectivity to off-site infrastructure viz, road, water supply, sewerage, electricity etc., extension in the project period would be permissible by the Government on case to case basis.

15. That the second party shall adhere to the concept and features of Hi-Tech Township as outlined in the original proposal submitted by the second party as per the Document for Submission of Proposals.
16. That the second party shall have the option to carry out the internal and external development works as per the standards and specifications laid in the approved DPR without any extra charges payable to the first party. However, connectivity to trunk services such as road connection, drainage and sewage disposal water supply, electricity, solid waste management or any such other community facility may be extended to the second party by the concerned Government Agency on actual cost basis. If any major infrastructure such as embankment, ring road, fly over, metro etc., is provided by the first party during the project period consequent to

For Uttar Pradesh State Road Transport Corporation Ltd.

 Director

 सचिव

which the proposed township would be directly benefited, the second party shall pay proportionate cost of such infrastructure to the first party, for which prior approval of the State Government would be necessary.

17. That the second party shall construct and sell 10% of the total houses/plots to the Economically Weaker Section and another 10% house /plots to the Lower Income Group families as per the norms and cost ceiling prescribed by the first party. Allotment of houses/plots for the above categories shall be through committee constituted by the State Government under the chairmanship of the District Collector/Vice -Chairman of the Development Authority.
18. That the land for Government and Public Sector community facilities such as police station, fire station, post office, telephone exchange, etc. shall be provided free of cost by the second party to the concerned department through the first party. The government will facilitate establishment of above facilities in the proposed township. However, the State Government shall establish the Police Station free of cost on the land earmarked for the purpose.
19. That the second party shall provide basic infrastructure such as road, drainage, water supply, sanitation and electricity etc. free of cost of the village abadis falling within the Hi-Tech Township area. The beneficiaries will pay user charges to the service provider.
20. That the Government policies and the relevant codes of B.I.S./I.S relating to disaster management shall be strictly adhered to by the second party in the land use planning, infrastructure development and construction works of the proposed township.
21. That the first party shall have the right to supervise the implementation of project in accordance with and as per time-schedule prescribed in the approved DPR and to inspect the quality of external and internal development works to ensure that they are as per the provisions of approved DPR. The second party shall pay the requisite inspection charges to the first party as per the prevailing policy of the State Government.
22. That to ensure timely completion of the project as per the provisions of the approved DPR, the first party shall retain the transferable rights on 25 percent of total saleable land which shall be released in proportion to the second party on successful completion of various services to the functional stage. If the second party leaves any development work incomplete the same shall be completed by the first party through sale of the land so retained.

For the

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सचिव

राजस्थान विकास निगम

23. That the permission if required for generation of power for the proposed Hi-Tech Township shall be admissible in accordance with the prevailing Energy Policy of the State Government.
24. That the second party shall maintain the various services of the Hi-Tech Township for which it shall have the right to collect maintenance expenditure from the allottees as per provisions of DPR. During this period the Local Bodies shall not collect house tax, water tax and sewerage tax, etc, from the residents or users of the township. However, the services may be handed over to the local bodies for maintenance at any point of time with the consent of the resident of the township.
25. That the first party reserves the right to make such amendments, additions and alternation of modifications in these terms and conditions as may be considered just and expedient with the consent of the second party.
26. That any issue which is not covered under this MoU, shall be remedied as per the bid terms and the prevailing laws of the land.
27. **Force Majeure**
- (a) If at any time during the continuance of this MoU, the performance in whole or in part by either party of any obligation under the MoU, shall be prevented or delayed by reason of any war, or riot or natural calamities or the second party within 7 days of occurrence and cessation of each Force Majeure conditions shall intimate the first party by a registered letter, the beginning and end of the above causes of delay.
- (b) The second party shall not claim extension of time mentioned in the preceding paragraphs beyond the period affected by the Force Majeure.
28. That in the event of any dispute with regard to terms and conditions of the MoU, the same shall be referred to the decision of an arbitrator, to be appointed in writing by the parties, or if they can not agree upon a single arbitrator to the decision of three persons as arbitrators, one to be appointed by each party and they shall appoint the third arbitrator who shall act as the presiding arbitrator.
29. That any notice letter or communication to be given by one party to the other shall be in writing in Hindi or English language through registered post with due acknowledgement. In addition, such communication shall also be transmitted by fax.

For Udal Chaudhary Hi-Tech Township Pvt. Ltd.
 Director
 सचिव

IN WITNESS WHERE OF the parties hereto have set their hands on the day and in the year herein first above written.

In the presence of

FOR AND ON BEHALF OF FIRST PARTY

[Signature] 30-11-05

सचिव
बाजियाबाद विकास प्राधिकरण
बाजियाबाद

(I) Witness *[Signature]*

CATP 45-11-2005
श्री बाबुविंद एन नरन निवेश
प्राधिकरण विकास प्राधिकरण
बाजियाबाद

Address.....

FOR AND ON BEHALF OF SECOND PARTY

For Uppal Chadda Infra Developers Pvt. Ltd

(II) Witness *[Signature]*

VIJAY AGGARWAL

Address..... A-186 Sector - 19
NOIDA 201.301

Director

गोंजियाबाद

विकास

प्राधिकरण

पत्र संख्या :- 44 (निर्माण पत्र) / 06 दिनांक :- 05/0/06

सेवा में,

मैसर्स उप्पल चढढा हाईटेक डवलपर्स
33, कम्यूनिटी सेन्टर, न्यू डिफेन्स कालोनी,
नई दिल्ली।

विषय :- निजी पूँजी निवेश के माध्यम से हाईटेक डवलपर्स के कनसेचुएल
डी0पी0आर0 के अनुमोदन के सम्बन्ध में।

महोदय,

उपरोक्त विषयक अवगत कराना है कि हाईटेक सिटी की डी0पी0आर0 के अनुमोदन हेतु शासन द्वारा निर्धारित समिति की 27^{वाँ} बैठक दिनांक 01.07.2006 के समक्ष आप द्वारा कनसेचुएल डी0पी0आर0 का प्रस्तुतिकरण किया गया था। प्रश्नगत प्रकरण प्राधिकरण बोर्ड के समक्ष विचारार्थ रखा गया था। जिसमें समयक विचारोपरान्त आपके कनसेचुएल डी0पी0आर0 पर ^{कठिनाई से} अनुमोदन प्रदान कर दिया गया है। कृपया अवगत होने का कष्ट करें।

संलग्नक :
समिति की बैठक दिनांक 01.07.06
के कार्यवृत्त की प्रति।

भवदीय

(आर0सी0 मिश्र)

11/07/06

मैसर्स उप्पल-चड्डा हाई-टैक डेवलपर्स प्रा०लि०एवं मैसर्स सनसिटी प्रोजेक्ट्स प्रा०लि० द्वारा गाजियाबाद में प्रस्तावित हाई-टैक टाऊनशिप की कनसेप्चुएल डी०पी०आर० के अनुमोदन के सम्बन्ध में शासनादेश संख्या 2258/8-1-06-53 विविध/03, दिनांक 27-4-2006 द्वारा गठित समिति की दिनांक 01-7-2006 को गाजियाबाद विकास प्राधिकरण के सभाकक्ष में आयोजित बैठक का कार्यवृत्त ।

उपस्थिति :- परिशिष्ट '1' के अनुसार

उत्तर प्रदेश में निजी पूंजी निवेश के माध्यम से हाई-टैक टाऊनशिप विकास की नीति के अधीन गाजियाबाद नगर में दो विकासकर्ता कम्पनियों / कन्सॉरशियम (1)- मैसर्स उप्पल-चड्डा हाई-टैक डेवलपर्स प्रा०लि०एवं (2)-मैसर्स सन सिटी प्रोजेक्ट्स प्रा०लि०) को चयनित किया गया था । उक्त विकासकर्ता कम्पनियों / कन्सॉरशियम द्वारा गाजियाबाद विकास प्राधिकरण के साथ कसश: 30-11-2005 तथा दिनांक 22-12-2005 को एम०ओ०यू० निष्पादित किया गया है ।

(1) मैसर्स उप्पल-चड्डा हाई-टैक डेवलपर्स प्रा०लि०

मैसर्स उप्पल चड्डा हाई टैक डेवलपर्स प्रा०लि०द्वारा हाई-टैक टाऊनशिप के लिए प्रस्तुत डी०पी०आर० के अनुमोदन के सम्बन्ध में एक बैठक दिनांक 15-6-2006 को गाजियाबाद विकास प्राधिकरण के सभा कक्ष में आयोजित की गई थी । उक्त बैठक में लिए गए निर्माणानुसार डी०पी०आर० में कतिपय संशोधन इंगित किए गए थे जिसके अनुपालन में विकासकर्ता कम्पनी द्वारा संशोधित डी०पी०आर० पुनः गाजियाबाद विकास प्राधिकरण को प्रस्तुत की गई । प्रस्तुत डी०पी०आर० पर समिति की बैठक दिनांक 01-7-2006 को पूर्वाह्न 11.00 बजे गाजियाबाद विकास प्राधिकरण के सभा कक्ष में आयोजित की गई । बैठक के समय विकासकर्ता कम्पनी द्वारा संशोधित डी०पी०आर० का "पावर प्वाइंट प्रेजेंटेशन" भी किया गया । समिति द्वारा संशोधित डी०पी०आर० के परीक्षणोपरान्त निम्न अभ्युक्ति के साथ कनसेप्चुएल डी०पी०आर० पर सैद्धान्तिक अनुमोदन प्रदान किए जाने की संस्तुति की गई :-

1- प्रस्तावित टाऊनशिप हेतु परिकल्पित प्लानिंग कान्सेप्ट, अर्बन फार्म तथा आवासीय लैण्ड यूज के अन्तर्गत ग्रुप हाऊसिंग एवं प्लॉटेड डेवलपमेंट का अनुपात एवं विभिन्न श्रेणियों के भूखण्डों के क्षेत्रफल का विवरण दिया जाए ।

2- निर्बाध विद्युत आपूर्ति एवं 24 घण्टे जलापूर्ति के सम्बन्ध में वस्तविक आवश्यकता के आधार पर आंकलन कर विद्यमान स्रोतों से उपलब्ध आपूर्ति एवं भावी आवश्यकता की आपूर्ति सुनिश्चित करने हेतु डी०पी०आर० में स्पष्ट प्राविधान किया जाए ।

Sudhakar

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Rajiv Kumar

- 3- प्रस्तावित टाऊनशिप के अन्तर्गत रेन वाटर हास्वेस्टिंग के लिए शासन की वर्तमान नीति के अनुसार टाऊनशिप तथा सैक्टर्स के स्तर पर स्टॉर्म वाटर ड्रेनेज की भाँति एक पृथक नेटवर्क का प्राविधान किया जाए जिससे व्यक्तिगत भूखण्डों के रूफ टॉप से आने वाले वर्षा जल के लिए कनेक्टिविटी प्रदान की जायेगी तथा नेटवर्क के माध्यम से प्रवाहित होने वाला जल उपयुक्त स्थलों पर रिचार्ज स्ट्रक्चर्स के माध्यम से ग्राऊन्ड वाटर रिचार्जिंग के उपयोग में लाया जायेगा ।
- 4- प्रस्तावित हाई-टैक टाऊनशिप परियोजना के सम्बन्ध में वन एवं पर्यावरण मंत्रालय भारत सरकार से नियमानुसार पर्यावरणीय स्वीकृति प्राप्त करनी होगी ।
- 5- पूर्व बैठक दिनांक 15-6-2006 तथा आज की बैठक दिनांक 01-7-2006 में इंगित कमियों का निराकरण एवं सुझावों का समावेश करते हेतु विकासकर्ता कम्पनी द्वारा संशोधित डी0पी0आर0 गाजियाबाद विकास प्राधिकरण को प्रस्तुत की जाए ।

(2) मैसर्स सन सिटी प्रोजेक्ट्स प्रा0लि0

मैसर्स सन सिटी प्रोजेक्ट्स प्रा0लि0 द्वारा प्रस्तुत डी0पी0आर0 पर समिति की बैठक दिनांक 01-7-2006 को पूर्वाह्न 12.00 बजे गाजियाबाद विकास प्राधिकरण के सभा कक्ष में आयोजित की गई। बैठक के समय विकासकर्ता कम्पनी द्वारा डी0पी0आर0 का पावर प्वाइंट प्रेजेंटेशन भी किया गया । समिति द्वारा डी0पी0आर0 के परीक्षणोपरान्त निम्न अभ्युक्ति के साथ कनसेन्सुएल डी0पी0आर0 पर सैद्धान्तिक अनुमोदन प्रदान किए जाने की संस्तुति की गई :-

1- एम0ओ0यू0 के अनुसार हाई टैक टाऊनशिप के अन्तर्गत आने वाली ग्रामीण आबादियों के लिए आधारभूत अवस्थापना सुविधाएँ विकास कर्ता कम्पनी द्वारा निःशुल्क उपलब्ध कराए जाने की अपेक्षा है । प्रस्तुत डी0पी0आर0 में प्रस्तावित टाऊनशिप से विद्यमान आबादियों का इन्टीग्रेशन एवं उनके विकास के लिए वित्त पोषण व्यवस्था नहीं दी गई है । समिति द्वारा संस्तुति की गई कि इस सम्बन्ध में हाई टैक टाऊनशिप नीति एवं एम0ओ0यू0 के प्राविधानों के अनुसार आवश्यक व्यवस्था सुनिश्चित की जाए ।

2- डी0पी0आर0 के अन्तर्गत प्रश्नगत स्थल की स्ट्रेंथ एवं ऑपरचुनिटीज का उल्लेख किया गया है, जिसके अन्तर्गत वीकनेसिस एवं शेट्स का भी उल्लेख किया जाए ।

3- एम0ओ0यू0 के अनुसार योजनान्तर्गत 20 प्रतिशत भूखण्ड/भवन ई0डब्लू0एस0 एवं एल0आई0जी0 के लिए उपलब्ध कराए जाने की अपेक्षा है, परन्तु डी0पी0आर0 के अनुसार केवल 17 प्रतिशत का प्रस्ताव है, जो कि न्यूनतम 20 प्रतिशत किया जाए ।

4- डी0पी0आर0 के अनुसार यद्यपि विकास की फेजिंग दी गई है, परन्तु टाऊनशिप के प्रस्तावित ले आऊट प्लान के अन्तर्गत उक्त फेजिंग इंगित नहीं की गई

Munir Dushio

- 3 -

है। टाऊनशिप का विकास यूँकि अधिकतम 3 फेजिंग में किया जायेगा, अतः समिति द्वारा यह संस्तुति की गई कि लैण्ड एसेम्बली की सम्भावनाओं के आधार पर टाऊनशिप के लै आऊट प्लान में फेजिंग को दर्शाया जाए।

5- विकासकर्ता कम्पनी द्वारा चयन के समय प्रस्तुत मूल प्रस्तावानुसार हाई टेक्नोलोजी यथा- सोलर पैनल युक्त स्ट्रीट लाईट, ऊर्जा के संरक्षण हेतु फोटो सेन्सर युक्त भवन, इन-हाऊस सेटेललाईट लिंकस, स्मार्ट कार्ड एवं एन्ट्री पास, सोलर विभिनियों का प्राविधान, खाना पकाने के लिए बायोडाईजेस्टर से मिथेन गैस का प्रयोग तथा केन्द्रीयित इलैक्ट्रॉनिक बिलिंग, आदि के प्रस्ताव दिए गए थे। उक्त व्यवस्थाओं के लिए डीपीआर के अन्तर्गत प्राविधान शामिल किया जाना चाहिए।

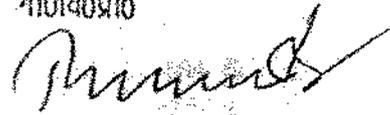


(एसओकेयादव)
वित्त नियंत्रक
गा०वि०प्रा०



(एसओपीओएसओराघव)
मुख्य अभियन्ता
गा०वि०प्रा०

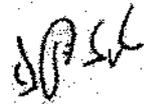
श्री R. S. ...
(आरओनिवास)
सहयुक्त नियोजक
नगर एवं ग्राम नियोजन संगठन
भारत सरकार



(पीकेके पटेल)
प्रोफेसर-आईआईटी रुडकी



(एनओआरओ वर्मा)
मुख्य नगर एवं ग्राम नियोजक, उ०प्र०



(डीपीओसिंह)
उपाध्यक्ष
गा०वि०प्रा०



गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

पत्रांक 312/मास्टर प्लान अनुभाग/2009

दिनांक 19/3/09

सेवा में,

श्री० उष्मल चड्ढा हाईटेक डवलपर्स प्रा० लि०,
33, कम्यूनिटी सेन्टर, न्यू फेन्डस कालोनी,
नई दिल्ली।

विषय:- हाईटेक टाउनशिप के विकास हेतु अमेन्डमेंट-टू-एम०ओ०यू० के निष्पादन के सम्बन्ध में।

महोदय,

गाजियाबाद विकास प्राधिकरण क्षेत्र में हाईटेक टाउनशिप विकसित किये जाने हेतु प्राधिकरण एवं विकासकर्ता कम्पनी के साथ दिनांक 30.11.2005 को शासन द्वारा प्रेषित एम०ओ०यू० निष्पादित किया गया था।

वर्तमान में शासन द्वारा शा०सं० 2872/8-1-07-34 विविध/03 दि० 17.09.07 द्वारा जारी संशोधित हाईटेक पालिसी 2007 के पैरा-39 में विकासकर्ता कम्पनी के साथ अमेन्डमेंट-टू-एम०ओ०यू० के निष्पादन की अग्रज्ञा की गयी है। तदनुसार ही शासन द्वारा प्रेषित अमेन्डमेंट-टू-एम०ओ०यू० एवं दिनांक 27.08.08 के द्वारा जारी संशोधन को समाहित कर अमेन्डमेंट-टू-एम०ओ०यू० की प्रति हस्ताक्षरित कर दी गयी है, जो पत्र के साथ संलग्न कर प्रेषित है। कृपया अग्रतर कार्यवाही करने का कष्ट करें।

संलग्नक- संपर्कानुसार।

भवदीय

(राजकुमार सचान)

सचिव

पृष्ठांक /मास्टर प्लान अनुभाग/2009

दिनांक

प्रतिलिपि-

1. प्रमुख सचिव, आवास एवं शहरी नियोजन, स० प्र० शासन लखनऊ को विनम्र सूचनाार्थ प्रेषित।

सचिव

(2/11)

Amendment to the Memorandum of Understanding dated 30/11/2005 for the Development of
Hi-Tech Township at Ghaziabad

This Amendment to the Memorandum of Understanding (AMoU) is made on this 17th day of ~~March~~ two thousand, nine between Ghaziabad Development Authority constituted under the provisions of Uttar Pradesh Urban Planning and Development Act, 1973 through Sri R.K. Sachan its Secretary (hereinafter referred to as the "First Party", which expression shall unless the context does not so admit, include its successors) of the One Part.

And

M/s. Uppal Chadha Hi-Tech Developers Pvt. Ltd., a company registered the Companies Act, 1956 having its registered office at 33, Community Center, New Friends Colony, New Delhi-110065 through Sh. Ginni Chadha S/o. Sh. Narender Singh Chadha R/o S-559, Greater Kailash-II, New Delhi (hereinafter referred to as the "Second Party", which expression shall unless the context does not so admit, include its successor) of the Other Part.

WHEREAS a Memorandum of Understanding for the development of Hi-Tech Township at Ghaziabad in the State of Uttar Pradesh was executed between the parties above on 30/11/2005 (hereinafter referred to as "Principal MoU") under the Hi-Tech Township Policy -2003;

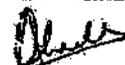
AND WHEREAS to further meet the requirement of ever-growing demand of housing and civic infrastructure and to promote private investment in the housing sector, the Government of Uttar Pradesh (hereinafter referred to as "GoUP") has announced Hi-Tech Township Policy-2007 vide Government Order No. 3189/Eight-1-07-34 Vividh/03, dated 16th August, 2007 which was revised by Government Order No. 3872/Eight-1-07-34 Vividh/03, dated 17th September, 2007 and Government Order No. 4916/8-1-07-34-vividh/03 dated 27th August, 2008.

AND WHEREAS the Second Party i.e. M/s. Uppal Chadha Hi-Tech Developers Pvt. Ltd. is required to sign the Amendment to the Principal MoU dated 30/11/2005 with the First Party to initiate further action for the development of the Hi-Tech Township.

NOW THIS DEED WITNESSES AS FOLLOWS:-

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

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1. The following clauses shall be inserted in Principal MoU:-

- (1) That as far as possible, land for the development of the Hi-Tech Township shall be acquired through negotiation with the land owners. For this purpose, the entire land proposed for the Hi-Tech Township shall be notified under section-4 of the Land Acquisition Act, 1894 or section-28 of Uttar Pradesh Housing and Development Board Act, 1965. The Second Party may purchase the land through direct negotiation with the land owners and the First Party shall provide necessary cooperation to the Second Party by acquiring land under the provisions of "Karar Niyamawali". Acquisition of land under the Land Acquisition Act, 1894 or the Uttar Pradesh Housing and Development Board Act, 1965 shall be carried out in special circumstances only for such remaining pockets which are necessary for the integrated development of the Hi-Tech Township and fall within the land purchased through direct negotiation and land acquired under the "Karar Niyamawali". Provided that the land acquired under the Land Acquisition Act, 1894 or the Uttar Pradesh Housing and Development Board Act, 1965 shall not exceed 25 per cent of the total area of the Hi-Tech Township. The land acquired by the First Party under the provisions of "Karar Niyamawali" or the Land Acquisition Act, 1894 or the Uttar Pradesh Housing and Development Board Act, 1965 shall be transferred to the Second Party on 90 years lease. Exemption from stamp duty on maximum 1500 acres of entire area of the proposed Hi-Tech Township shall be permissible to the Second Party as per the provisions of Notification No. K.N.-5-2915/11-2004-500 (87)/2001 dated 9th July, 2004 and as amended vide Notification No. K.N.-5-3497/11-2005-500 (83)/2005 dated 9th September, 2005 of Kar and Nibandhan Anubhag-5, GoUP.
- Initially, the Second Party shall deposit 10 per cent of the estimated acquisition cost of the total land to be notified under section-4 of the Land Acquisition Act, 1894 and requisite acquisition charges in excess of first 1500 acres of land. However, the Second Party shall not pay the acquisition charges on the land to be purchased through direct negotiation but pay 100 per cent value of land directly to the land owners. Thus, the excess charges deposited by the Second Party against the land purchased directly from the land owners, shall be adjusted towards the land acquired under the "Karar Niyamawali" or the Land Acquisition Act, 1894 or the Uttar Pradesh Housing and Development Board Act, 1965, as the case may be. In case of any dispute relating to land acquisition or increase of compensation by any Court in future arises, all financial liabilities shall rest with the Second Party. Besides that, any

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

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[Signature]

financial liability arising out of any order of Court of adjudication relating to the development of Hi-Tech Township shall also rest with the Second Party.

गाजियाबाद विकास प्राधिकरण, प्रथम पक्ष (First Party) तथा विकासकर्ता कम्पनी, द्वितीय पक्ष (Second Party) के मध्य निष्पादित मूल एमओयू दिनांक 30.11.05 के अनुसार दोनों पक्षों द्वारा जो कार्यवाही पूर्ण की जा चुकी है, को बिना किसी आपत्ति के जारी रखा जाएगा, जिसके अंतर्गत भूमि अधिग्रहण अधिनियम 1894 की धारा-4 के अधीन जारी अधिसूचना जो कतिपय प्रकरणों में माननीय उच्चतम न्यायालय के निर्णय हेतु विचारणीय है, भी शामिल होगी। यदि माननीय उच्चतम न्यायालय द्वारा उक्त अधिसूचना निरस्त की जाती है तो केवल वही दशा में नयी अधिसूचना जारी की जाएगी।

(II) That the land acquired by the First Party or other Government Agencies or under the process of acquisition or notified for acquisition by the First Party or other Government Agencies under section-4 of Land Acquisition Act, 1894 or under section-28 of Uttar Pradesh Housing and Development Board Act, 1965 for their own schemes, shall not be denotified /left in favour of the Second Party for the purpose of Hi-Tech Township.

(III) That in case the Second Party has received pre-launch booking money, the same shall be returned with interest equivalent to SBI prime leading rate if demanded by the investors in writing within 30 days from the date of demand. Moreover, if the Second Party is entitled to accept public deposit in accordance with law, then the Second Party itself shall find out the substitute to convert it into authorized public deposit.

(IV) That the Second Party has been selected under Hi-Tech Township Policy-2003. However, procedure for assembling land would be governed by the provisions of para 26 of Hi-Tech Township Policy-2007 which is stated as under:-

विकासकर्ता कम्पनी, द्वितीय पक्ष (Second Party) द्वारा प्रत्येक चरण में 60 प्रतिशत, परन्तु अंशतः 300 एकड़ भूमि सीधे क्रय अथवा क्रय/नियमावली के अंतर्गत अर्जित कर लिए जाने पर डिटेल्ड ले आउट प्लान स्वीकृति हेतु गाजियाबाद विकास प्राधिकरण, प्रथम पक्ष (First Party) को प्रस्तुत किया जा सकेगा, क्योंकि 300 एकड़ भूमि पर लगभग 25 हजार जनसंख्या के लिए समस्त सुविधाओं युक्त सैल-कॉन्टेंट नंबरहुड/सेक्टर का विकास सम्भव हो सकेगा। परन्तु अनुवर्ती प्रत्येक चरण में डिटेल्ड ले आउट प्लान के अनुमोदन हेतु 300 एकड़ से चतुर्ती अधिक भूमि क्रय/अर्जित होना आवश्यक होगा, ताकि 1500 एकड़ के दायरेनिर्धारण के समस्त विकास कार्य अधिकतम तीन चरणों में पूर्ण हो सकें। दायरेनिर्धारण का क्षेत्रफल 1500 एकड़ से अधिक होने पर भी डिटेल्ड ले आउट प्लान

For Upper Chadha Hi-Tech Developers Pvt. Ltd.

[Signature]

के अनुमोदन हेतु उपरोक्तानुसार ही व्यवस्था रहेगी परन्तु क्षेत्रफल 1500-3000 एकड़ होने पर विकास कार्य अधिकतम 4 वरगों में तथा 3000 एकड़ से अधिक होने पर विकास कार्य अधिकतम 5 वरगों में पूर्ण किये जाने होंगे।

- 2. The terms and conditions of Principal MoU which are repugnant or contrary to the clause-1 of this AMoU shall be deemed to be deleted to the extent of repugnancy or contradiction.
- 3. This AMoU shall come into effect from 03-02-2009.
- 4. Subject to above all other terms and conditions of the Principal MoU executed on dated 30/11/2005 between the parties shall remain effective.

IN WITNESS WHEREOF the parties hereto have set their hands on the day and in the year herein first above written.

In the presence of
 (1) Witness Anand
G.S. Goyal
 Address CATP
गोपाल चोपड़ा
श्रीगुरुदास रोड

(...H...)
 Seal
 For and on behalf of First Party
 सहित
 गणजियानाई विकास प्राधिकरण
 गणजियानाई
 For Uppal Chaudhri Hi-Tech Developers Pvt. Ltd
Uppal Chaudhri
 19/11/09
 Signed & Stamped

(2) Witness [Signature]
[Signature]
 Address [Signature]

For and on behalf of Second Party

(3) witness by
[Signature]
 Witness [Signature]
 Vice President
 Uppal Chaudhri Hi Tech
 Dev. (P) Ltd. GZB -



गाजियाबाद विकास प्राधिकरण
गाजियाबाद।

पत्रांक: 427/नियो.अड्डा/2005
दिनांक: 30.11.2005

सेवा में,

श्री 0 रुपल चव्वा हाईटेक डेवलपर्स प्रा0लि0,
एस-39ए पंचशील पार्क,
नई दिल्ली।

विषय :- गाजियाबाद में हाईटेक टाउनशिप के विकास हेतु एम0ओ0यू0 के निष्पादन के सम्बन्ध में।

महोदय,

उपर्युक्त विषय कृपया शासन के पत्रांक 290(1) /अ-ब-4 /नियो0-हाई-टेक-टाउनशिप /2005 दिनांक 25 नवम्बर 2005 का सन्दर्भ लेने का कष्ट करें, जिसमें गाजियाबाद विकास प्राधिकरण से एम0ओ0यू0 के निष्पादन हेतु आवश्यक कार्यवाही करने की अपेक्षा की गयी है। तदनुसार ही शासन द्वारा प्रेषित एम0ओ0यू0 की प्रति हस्ताक्षरित करदी गयी है, जो पत्र के साथ संलग्न प्रेषित है। कृपया अग्रतर कार्यवाही करने का कष्ट करें।

भवदीय,

(डी0एस0अड्डा)
30-11-05
सचिव

Recd

HTC



माजियाबाद विकास प्राधिकरण

पत्रांक : 535/m.p./09
संवा में.

दिनांक : 23/5/09

में उपलब्ध हार्डटेक डक्यूमेंट्स प्राप्ति,
33, कांभुनिटी सेंटर,
न्यू प्रोडेंस कालोनी,
नई दिल्ली-65

विषय: हार्डटेक टाउनशिप की कन्सेप्चुअल डी.पी.आर. के अनुमोदन के सम्बन्ध में
महोदय,

उपरोक्त विषयक अवगत कराना है कि हार्डटेक टाउनशिप की डी.पी.आर. के अनुमोदन हेतु शासन द्वारा गठित समिति की बैठक दिनांक 27.02.2009 के विषयानुक्रम में आप द्वारा प्रस्तुत संशोधित कन्सेप्चुअल डी.पी.आर. की स्वीकृति हेतु दिनांक 19.03.2009 को हुई बैठक में जो गई संस्तुति के क्रम में दिनांक 21.05.09 को प्रस्तुत संशोधित कन्सेप्चुअल डी.पी.आर. पर उपाध्यक्ष महोदय द्वारा दिनांक 22.05.09 को विना शर्तों के साथ अनुमोदन प्रदान किया गया है

1. मौलिक बेस डिस्ट्रीब्यूशन हेतु आवश्यक भूमि उपलब्ध कराने हेतु जो गई अपडेटेडिंग दिनांक 21.05.09 का अनुपालन करना होगा;
2. सम्बन्धित नयी विभागों से आवश्यक अनुमति प्राप्त कर प्रस्तुत करनी होगी।
3. एल.आई.जी./ई.डब्ल्यू.एस. हेतु अनिश्चित भूमि हेतु जो गई अपडेटेडिंग दिनांक 21.05.2009 के अनुसार आवश्यकता पड़ने पर उपलब्ध कराना होगा।
4. योजना में स्थित शमसान/ कब्रिस्तान की भूमि को यथावत रखना होगा;
5. प्रस्तावित भूमि के भू-उपयोग परिवर्तन शुल्क की देयता के सम्बन्ध में शासन का जो भी निर्णय होगा वह आपको मान्य होगा।

कृपया उपरोक्तानुसार अवगत होने का कष्ट करें। अनुमोदित डी.पी.आर. की प्रति पत्र के साथ संलग्न है।

संलग्नक : उपरोक्तानुसार।

भवदीय

मुख्य कार्यवाहक एवं नगर नियोजक

Recd of
23/5/09



गाजियाबाद विकास प्राधिकरण

पत्रांक : 29/आस्टर प्लान/4/2010

दिनांक : 17.2.2010

सेवा में,

मै0 उपपल चड्ढा हाईटेक डवलपर्स प्रा0 लि0
33 कम्यूनिटी सेन्टर,
न्यू फ्रेंड्स कॉलोनी,
नई दिल्ली।

विषय: हाईटेक टाउनशिप के क्षेत्रफल के विस्तार की अनुमति के उपरान्त रिवाइज्ड एम.ओ.यू. के निष्पादन के सम्बन्ध में।

महोदय,

उपरोक्त विषयक कृपया शासन के पत्रांक 19978-3-10-13निविध/08 दिनांक 03.02.2010 का सन्दर्भ लेने का कष्ट करें, जिसके साथ रिवाइज्ड एम.ओ.यू. का प्रारूप संलग्न करते हुये गाजियाबाद विकास प्राधिकरण के साथ एम.ओ.यू. निष्पादन की अपेक्षा की गई थी। आप द्वारा पत्र दिनांक 15.02.2010 के साथ अन्डर प्रोटेस्ट प्रस्तुत एम.ओ.यू. की हस्ताक्षरित प्रति इस पत्र के साथ संलग्न कर प्रेषित है।

भवदीय,

संलग्नक:- उपरोक्तानुसार

(जी.एस. गोयल)

मुख्य वास्तुविद् एवं नगर नियोजक

-2-

AND WHEREAS under the Hi-Tech Township Policy, 2003 a Memorandum of Understanding for the development of Hi-Tech Township at Ghaziabad in the State of Uttar Pradesh was executed between the parties above on 30.11.2005 (hereinafter referred to as "Principal MoU") and an Amendment to MoU was signed on 17.03.2009;

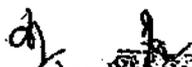
AND WHEREAS the Second Party in accordance with the Principal MoU has now applied to the First Party for extension of the Hi-Tech Township area from 1503 Acres to 4494.31 Acres at Ghaziabad under the Hi-Tech Township Policy-2007 (hereinafter referred to as "Hi-Tech Township");

AND WHEREAS the proposal submitted by the Second Party was evaluated keeping in view para-1(13) of above said Government Order dated 17th September, 2007 inter-alia and was approved by the High Level Committee (hereinafter referred to as "HLC") constituted by the GoUP;

AND WHEREAS the Second party, i.e. M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd. is required to sign this Revised Memorandum of Understanding (hereinafter referred to as "Revised MoU") with the First Party to initiate further action for the development of Hi-Tech Township.

NOW THIS DEED WITNESSES AS FOLLOWS:

1. That the second party shall submit the proposal for purchase/assembly of additional land along with key plan, site plan, ~~size plan~~^{site plan}, delineation of the entire site identified for the proposed Hi-tech Township to the First party within 45 days after signing of this revised MoU.
2. That the Second Party shall purchase 75% of the total land through direct negotiations with the land owners and the first party shall act as facilitator the purchase/assembly of land not exceeding 25% of the total area of Hi-tech Township.
3. That to enable integrated development of the proposed Hi-tech township the land which presently vests with the Gram Sabha or belongs to the Scheduled Castes, scheduled tribes/Backward Classes will be resumed/purchased/acquired in accordance with Applicable Law. However an equal amount of land belonging to the people from scheduled castes/Scheduled Tribes purchased by the second party situated within the hi-tech township area shall be purchased by the second party in the surrounding nearby areas and handed over to such Scheduled Castes/Scheduled Tribes people. Dem
Chadha
Mr. Singh
4. That the Second party may be authorized by GoUP to purchase land in excess of 12.5 acres for the development of the Hi-tech Township as per provisions of section-154 of the Uttar Pradesh Zamindari Abolition and Land Reforms Act, 1950. It is made clear that GoUP shall give above permission to second party on the condition that all the development works shall be completed by the second party within the prescribed project period. For this purpose, the second party shall furnish necessary information on the


 (नीमएसो गोयल)  कुमार लोधरी
 सीओएटीओपीओ देवाचक



infrastructure services development plan, standards and specifications, resource mobilization, property management, and operation and maintenance details, et-cetera. Besides, the DPR shall contain phasing of development of the proposed township indicating time-schedule for commencement and completion of each phase. A committee constituted under the chairmanship of Housing Commissioner/Vice Chairman of concerned Government Authority shall examine the revised DPR and submit its recommendation to the Board of concerned Government Agency for approval. The Board of the respective Government Agency shall take decision regarding approval of the DPR within 30 days from the receipt of the recommendations of the above committee.

11. That the DPR shall be approved as a Conceptual Plan and the Second Party shall neither be entitled to any legal right for the implementation of the Project merely on the basis of approval of the conceptual DPR nor shall have the right to allot, sale or lease plots/buildings/flats/other properties or accept advance money. Launching, booking, et-cetera under the Project shall be permissible to the Second Party only after availability of land and approval of the detailed lay out plan. However, the Second Party shall be free to accept public deposits and utilize the same in accordance with the relevant regulations of the reserve Bank of India. That in case the Second Party (who has been selected under the provisions of Hi-tech Township Policy 2003) has received pre-launch booking money, the same shall be returned with interest equivalent to the State Bank of India prime lending rate if demanded by the investors in writing within 30 days from the date of demand.
12. That the Second Party (who has not already submitted the detailed lay out plan under the Hi-tech Township Policy-2003) shall submit the detailed layout plan to the First Party for approval only after purchase/acquisitions of 60 per cent land in every phase, subject to minimum of 300 acres in a compact form. However, if the second party has purchased/assembled 300 acres of land in the first phase for approval of detailed layout plan in the form of a compact piece of land and the proposed land use of the same is as residential as per the master plan or has been amended to residential the detailed layout plan can also be approved along with the conceptual DPR. But, it will be necessary to purchase/acquire more than 300 acres of land for approval of detailed layout plan in every subsequent phase so as to ensure completion of all the development works of 1500 acres of township in maximum three phases. In case township area exceeds 1500 acres, the procedure for approval of detailed layout plan will be the same; however, development of the township may be completed in four phases if the township area is more than 1500 acres but up to 3000 acres, and maximum five phases if the township area is more than 3000 acres.
13. That the Second Party shall enter into a 'Development Agreement' with the First Party at the time of approval of the detailed layout plan. The First Party shall sanction the detailed lay out plans of subsequent phases only after the required land for concerned phase has been purchased/assembled by the Second Party and separate Development Agreement shall be executed for each phase.

(सिद्धेश्वर शर्मा)
सिद्धेश्वर शर्मा

सिद्धेश्वर शर्मा
सिद्धेश्वर शर्मा
सिद्धेश्वर शर्मा



-5-

14. That the Second Party shall complete the Project within a period of ten years from the date of signing of the first 'Development Agreement'. If there is a delay in completing the project due to unavoidable reason extension in the Project shall be permissible with the approval of the HLC on case to case basis. In case of development works of the township are not completed within ten years or the extended project period and if the Second Party is held responsible for this delay, then the Second Party shall have to pay specified sum to the First Party for above said delay in accordance with the provisions of the Development Agreement.

The Project Period shall be reckoned from date of signing of the first 'Development Agreement' under revised DPR, but it shall not exceed ten years including the extended period. 9

15. That it will be compulsory for the Second Party to ensure registration of transfer deeds of developed properties before handing over the possession to the allottees, failing which the money equivalent to the stamp duty and registration fees amount shall be recovered by the First Party through invocation of the Bank Guarantee or sale of mortgaged land after giving notice to the Second Party. Before handing over of properties to allottees, the Second Party shall mortgage 25 percent of the total saleable land in favour of the First Party in accordance with applicable rules/Acts. For this purpose a mortgage deed shall be executed in accordance with the provisions of prevailing rules/Acts and the mortgage deed shall be registered. Twenty percent of such mortgaged land shall be released after the successful completion of various services to the functional stage, compliance of all conditions as per the provisions of the approved DPR especially with regard to the ground water recharging system ensuring 120 percent water recharging against total amount of ground water drawn and registration of transfer deeds of developed properties in favour of allottees. If the Second Party leaves any development works incomplete, the same shall be completed by the First party through sale of the land so mortgaged. Remaining five percent of the mortgaged land shall be kept retained as performance guarantee to ensure the maintenance of services.

16. That the Second Party shall carry out the internal and external development works as its own expense as per the standards and specifications laid down in the approved DPR. However, connectivity to trunk services such as road connection, drainage and sewage disposal, water supply, electricity supply, solid waste management or any such other community facilities may be extended to the Second Party by the respective Government Agency on payment of actual cost plus 15 per cent supervision charges thereon. If any major infrastructure such as embankment, ring road, flyover, metro, et-cetera, is provided by the First Party during the project period consequent to which the proposed township would be directly benefited, the Second Party shall pay proportionate cost of such infrastructure to the First Party, for which prior approval of the High Level Committee would be necessary.

(Signature)
 (Signature)



17. That since infrastructure services of the main city will also be used by the population of the proposed Hi-tech Township which would increase pressure on the existing services, therefore, Second Party shall pay City Development Charges for augmentation/strengthening of existing infrastructure at the rate of Rs 200/- per acre. 25% of City Development Charges shall be paid by "Second Party" at the time of approval of detailed lay-out plan of Hi-tech Township and remaining amount of City Development Charges shall be payable in six monthly installments together with interest at the rate of 12% per annum. Delay in payment of installment will attract penal interest at the rate of 18% per annum.
18. That the First Party shall have the right to supervise the implementation of the project in accordance with and as per time-schedule prescribed in the approved DPR and to inspect the quality of external and internal development works of Hi-tech Township to ensure that they are as per the provisions of approved DPR. The Second Party shall pay the prescribed inspection charges to the First Party as per the prevailing policy/Government Order of the GoUP.
19. That the Second Party shall provide land for community facilities such as electric sub-station, police station, fire station, post-office, telephone exchange, et-cetera and construct these facilities as per the norms and make them available to the respective Government departments free-of-cost through the First Party.
20. That the Second Party shall construct 10 percent of the total houses/plots for the Economically Weaker Section and another 10 percent houses/plots for the Lower Income Group families as per the norms and cost ceiling prescribed by the First Party. Allotment of houses/plots for these categories shall be made by a committee constituted by the Housing and Urban Planning Department, GoUP under the chairmanship of the Housing Commissioner/Vice Chairman of the respective Government Agency. The Second Party shall sell the houses/plots to the persons to whom the houses/plots have been allotted by above said committee.
21. That the Second Party shall provide basic infrastructure such as roads, drainage, water supply, sanitation and electricity, etcetera free-of-cost to the village abadies falling within the proposed Hi-Tech Township area. The beneficiaries will pay user charges to the service provider/Second Party. If the Second Party undertakes distribution of electricity, it will have to secure licence from the Uttar Pradesh Electricity Regulatory Commission for this purpose.
22. That the proposed township shall be environmentally sustainable i.e. the Second Party shall make appropriate provisions for conservation of water and power, pollution control and maintenance of green cover in the land use planning, development/construction works and operation & maintenance of the proposed Hi-tech Township. The Second Party shall obtain necessary environmental clearance for the proposed Hi-tech Township project from the Ministry of Environment and Forest, Government of India.
23. That the Second Party shall obtain all legal, statutory and other no objection certificates required under the rules for the proposed Hi-tech Township from the respective Competent Authorities of GoUP and Government of India.


 (Signature)
 राजस्थान सरकार


 जयदेव कुमार चौधरी
 अध्यक्ष



24. That if required, the permission for generation of power for the proposed Hi-Tech Township shall be permissible in accordance with the prevailing Energy Policy of the GoUP read with Electricity Act., 2003 and Uttar Pradesh Electricity Regulatory Commission Rules.
25. That the Second Party shall adhere to the concept and features of Hi-tech Township as outlined in the original proposal submitted by it to Awas Bandhu Uttar Pradesh at the time of selection.
26. That a "Joint Venture" agreement shall be executed between the parties for proper and regular maintenance of the developed township/project. One time maintenance charges and annual user charges collected from the allottee shall be deposited in an 'Escrow Account'. The Second Party shall carry out the maintenance works whereas Joint Venture shall supervise such works and ensure that the amount collected for maintenance is being utilized for the same purpose.
27. That any issue which is not covered under this Revised MoU, shall be remedied as per the provisions of the Hi-Tech Township Policy-2007 as amended from time to time and the prevailing laws of the land.
28. That the First Party reserves the right to make such amendments, additions and alterations or modifications in the terms and conditions of this Revised MoU as may be considered just and expedient in the public interest.
29. Force Majeure
- (a) If at any time during the continuance of this Revised MoU, the performance in whole or in part by either Party of any obligation under this Revised MoU shall be prevented or delayed by reason of any war, or riot or natural calamities, the Second Party within 7 days of occurrence and cessation of each Force Majeure conditions shall intimate the First Party by a registered letter the beginning and end of the above causes of delay.
- (b) The Second Party shall not claim extension of time mentioned in the preceding paragraphs beyond the period affected by the Force majeure.
30. That in the event of any dispute with regard to terms and conditions of the Revised MoU, the same shall be referred to the decision of Sole arbitrator, to be appointed in writing by the parties, or if they can not agree upon a Sole arbitrator to the decision of three arbitrators, one to be appointed by each Party and they shall appoint the third arbitrator who shall ^{act} ~~not~~ as the presiding arbitrator under the provisions of the Arbitration and Conciliation Act, 1996. Place of arbitration shall be Lucknow.
31. That any notice, letter or communication to be given by one Party to the other shall be in writing in Hindi or English language through registered post with due acknowledgement. In addition, such communication shall also be transmitted by fax.
32. That the terms and conditions of this Revised MoU shall prevail over the terms and conditions of the Principal MoU.
33. For the purpose of clauses 10 and 20 of this Revised MoU the word "Government Agency" means Uttar Pradesh Awas Evam Vikas Parishad or concerned Development Authority, as the case may be.

(नियंत्रण मंत्रालय)
लखनऊ

उत्तर प्रदेश आवास एवं विकास परिषद



IN WITNESS WHEREOF the parties hereto have set their hands on the day and in the year herein first above written.

(.....) Seal
नरेन्द्र कुमार चौधरी
उदायसद

In the presence of Amul
(1) Witness G.S. Goyal
Address CTP, GDA

For and on behalf of First Party

(.....) Seal
Anacha Hi Tech Developers Pvt. Ltd.
Seal

In the presence of
(1) Witness laxmi
Address 33, N.F.C., New Delhi

For and on behalf of Second Party



गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

पत्रांक: 272/माह/2013

दिनांक: 03/10/2013

सेवा में,

मै० उम्ल चडढा हाईटैक डवलपर्स प्रा०लि०
प्लॉट न० 757, डासना काजीपुरा मोड़
एन०एच०-24, गाजियाबाद।

विषय: हाईटैक टाउनशिप के विकास हेतु प्रस्तुत 4494.31 एकड़ भूमि की पुनरीक्षित कन्सेप्चुअल डी०पी०आर० के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक आप द्वारा हाईटैक टाउनशिप के विस्तारित क्षेत्र सहित सम्पूर्ण क्षेत्रफल 4494.31 एकड़ पर प्रस्तुत पुनरीक्षित कन्सेप्चुअल डी०पी०आर० पर प्राधिकरण बोर्ड द्वारा दिनांक 20.09.2013 को निम्न शर्तों के साथ स्वीकृति प्रदान की गयी है :-

1. योजना में सम्मिलित कुल क्षेत्रफल 4494.31 एकड़ में से महायोजना 2021 में दर्शित कृषि क्षेत्र की 1019.22 एकड़ भूमि के भू-उपयोग परिवर्तन की शासन द्वारा दिनांक 19.10.2012 को जारी की गई अधिसूचना में वर्णित ग्रीन बेल्ट की भूमि के सम्बन्ध में, राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, नई दिल्ली के सुझावों को समाहित करने सम्बन्धी एवं जनहित याचिका सं० 5493 (एम.बी.)/2012 सच्चिदानन्द गुप्ता बनाम उ०प्र० राज्य व अन्य में मा० उच्च न्यायालय के निर्णय को अनुपालन करने सम्बन्धी समस्त शर्तों का पालन करना होगा।
2. योजना के अन्तर्गत गाजियाबाद विकास क्षेत्र में सम्मिलित किये गये नये ग्राम आरिफपुर व इनायतपुर की 490.06 एकड़ भूमि पडती है। उक्त ग्रामों को सम्मिलित करते हुए प्रस्तावित नगरीयकरण योग्य क्षेत्र हेतु तैयार की जा रही गाजियाबाद विस्तारित क्षेत्र की महायोजना अभी स्वीकृति की प्रक्रिया में है, जिस पर तलपट मानचित्र उक्त क्षेत्र का भू-उपयोग आवासीय होने के उपरान्त ही स्वीकृत किया जाये।
3. योजना के विकास की अवधि बोर्ड बैठक दिनांक 12.07.11 के निर्णय के क्रम में प्रथम डवलपमेन्ट एग्रीमेन्ट दिनांक 10.07.09 की तिथि से 10 वर्ष होगी।
4. पूर्व अनुमोदित डी०पी०आर०/तलपट मानचित्र की स्वीकृति के क्रम में विकासकर्ता द्वारा स्थल पर किये गये विकास कार्यों के क्रम में यदि भूखण्ड/परिसम्पत्तियों का अंतरण/विक्रय/विकास किया गया है एवं पुनरीक्षित डी०पी०आर० के मानचित्र में उनकी भूमि की उपयोगिता का परिवर्तन/संशोधन हो रहा है, तो विकासकर्ता का दायित्व होगा कि नयी पुनरीक्षित डी०पी०आर० के अधीन इन्हें समयोजित करना होगा तथा भूखण्ड हस्तान्तरण न करने तथा अपार्टमेन्ट एक्ट का उल्लंघन न करने सम्बन्धी शपथपत्र प्रस्तुत करना होगा। तत्क्रम में आप द्वारा दिये गये शपथ पत्र दिनांक 04.09.2013 का पालन करना होगा।
5. योजना के अन्तर्गत प्रस्तावित ईस्टर्न पैरीफेरियल एक्सप्रेस वे पर दर्शाये गये दो अण्डर पासों के एलाइनमेन्ट व चौड़ाई को एन.एच.ए.आई. के प्रस्तावित एलाइनमेंट के अनुरूप दर्शाते हुए एन.एच.ए.आई. से अनापत्ति प्राप्त करनी होगी तथा उक्त अण्डरपासों की निर्माण की विकासकर्ता को लागत वहन करनी होगी।

6. विकासकर्ता कम्पनी/कन्सॉर्शियम द्वारा योजनान्तर्गत 10 प्रतिशत भूखण्ड/भवन आर्थिक दृष्टि से दुर्बल आय वर्ग एवं 10 प्रतिशत भूखण्ड/भवन अल्प आय वर्ग के लाभार्थियों को शासकीय अभिकरण द्वारा निर्धारित लागत पर एवं पूर्व निर्धारित मानकों के अनुसार विकसित/निर्मित कर उपलब्ध कराये जाने वाले भूखण्डों/ भवनों का आवंटन उक्त आय वर्गों के लाभार्थियों को उपाध्यक्ष गाजियाबाद विकास प्राधिकरण की अध्यक्षता में आवास एवं शहरी नियोजन विभाग द्वारा गठित समिति के माध्यम से किया जाएगा। इसके अतिरिक्त शासनादेश दिनांक 10.05.2011 की अपेक्षानुसार योजनान्तर्गत अन्य विकास कार्य/ निर्माण कार्य के साथ-साथ ई.डब्ल्यू.एस./एल.आई.जी. श्रेणी के भवनों एवं सामुदायिक सुविधाओं का निर्माण एवं विकास कार्य समानुपातिक रूप से करना होगा।
7. ई.डब्ल्यू.एस./एल.आई.जी. भवनों के निर्माण हेतु योजना में अलग से प्रस्तावित भूखण्डों के आकार के कारण यदि उक्त भूखण्डों पर वांछित ईकाइयों की पूर्ति नहीं हो पाती है तो उक्त श्रेणी के भवनों की पूर्ति योजनान्तर्गत प्रस्तावित ग्रुप हाउसिंग के अन्य भूखण्डों में विकासकर्ता की स्वामित्व की भूमि पर करनी होगी।
8. प्रस्तावित हाई-टेक टाउनशिप के अन्तर्गत आने वाली ग्रामीण आबादियों के विकास के लिए विकासकर्ता द्वारा शासनादेश संख्या- 2157/आट-1-11-184 विविध/2010, दिनांक 22.07.2011 के प्राविधानों का पालन करना होगा।
9. टाउनशिप/कालोनियों में एस.टी.पी./म्युनिसिपल सॉलिड वेस्ट का निस्तारण योजनाबद्ध रूप से कराए जाने विषयक पर्यावरण विभाग के शासनादेश संख्या-3333/55-पर्या./2008, दिनांक 29 सितम्बर, 2008 के अनुपालन में उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड से सहमति/अनापत्ति प्रमाण पत्र प्राप्त किया जाना होगा, तथा प्रस्तावित टाउनशिप परियोजना के सम्बन्ध में सक्षम स्तर से पर्यावरणीय स्वीकृति प्राप्त की जानी होगी।
10. योजनान्तर्गत गुजर रहे ईस्टर्न पैरीफेरल एक्सप्रेसवे हेतु एन.एच.ए.आई. से, गैस पाईप लाईन हेतु इण्डियन ऑयल कारपोरेशन से तथा सिंचाई विभाग के नियंत्रणाधीन भूमि के सम्बन्ध में सिंचाई विभाग से एन.ओ.सी. प्राप्त करनी होगी।
11. रेन वाटर हेतु प्रस्तावित स्ट्रक्चर्स की प्रश्नगत क्षेत्र की हाईड्रोलोजी के आधार पर उपयुक्तता के सम्बन्ध में सेन्ट्रल ग्राउण्ड वाटर बोर्ड अथवा उत्तर प्रदेश भूजल विभाग से अनापत्ति प्राप्त करनी होगी।
12. विद्युत-आपूर्ति यू0पी0पी0सी0एल0 से प्राप्त की जानी प्रस्तावित है। जिसके लिए यू0पी0पी0सी0एल0 से सहमति/अनुमति प्राप्त करनी होगी।
13. बढ़ी हुई जनसंख्या के अनुसार सॉलिड वेस्ट निस्तारण स्थल (डम्पिंग यार्ड) हेतु आवश्यक क्षेत्रफल की व्यवस्था विकासकर्ता को स्वयं करनी होगी।
14. व्यवसायिक भूखण्डों की प्रस्तावना डिटेल्ड ले-आउट की स्वीकृति के समय उनके उपयोग (जोनल,सेक्टर एवं कन्विनिेंट शॉप्स आदि) के अनुसार की जाये।
15. प्रस्तावित योजना के फलस्वरूप विस्थापित होने वाले (यदि हो) व्यक्तियों के लिए प्रदेश सरकार की प्रचलित पुनर्वास नीति के अनुसार व्यवस्था की जानी होगी।
16. टाउनशिप हेतु शासन द्वारा जारी शासकीय नीतियों का अनुपालन विकासकर्ता को करना होगा। अनुमोदित पुनरीक्षित कन्सेप्टुअल डी0पी0आर0 की प्रति पत्र के साथ संलग्न है।
संलग्नक : यथोपरि।

भवदीय
1
(संतोष कुमार यादव)
उपाध्यक्ष



गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

पत्रांक: 272/माउप्लान/2013

दिनांक: 03/10/2013

सेवा में,

गै0 उम्पल चडढा हाईटैक डवलपर्स प्रा0लि0
प्लाट न0 757, झसना काजीपुरा मोड़
एन0एच0-24, गाजियाबाद।

विषय: हाईटैक टाउनशिप के विकास हेतु प्रस्तुत 4494.31 एकड़ भूमि की पुनरीक्षित कन्सेप्चुअल डी0पी0आर0 के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक आप द्वारा हाईटैक टाउनशिप के विस्तारित क्षेत्र सहित सम्पूर्ण क्षेत्रफल 4494.31 एकड़ पर प्रस्तुत पुनरीक्षित कन्सेप्चुअल डी0पी0आर0 पर प्राधिकरण बोर्ड द्वारा दिनांक 20.09.2013 को निम्न शर्तों के साथ स्वीकृति प्रदान की गयी है :-

1. योजना में सम्मिलित कुल क्षेत्रफल 4494.31 एकड़ में से महायोजना 2021 में दर्शित कृषि क्षेत्र की 1019.22 एकड़ भूमि के भू-उपयोग परिवर्तन की शासन द्वारा दिनांक 19.10.2012 को जारी की गई अधिसूचना में वर्णित ग्रीन बेल्ट की भूमि के सम्बन्ध में, राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, नई दिल्ली के सुझावों को समाहित करने सम्बन्धी एवं जनहित याचिका सं0 5493 (एम.बी.)/2012 राच्चिदानन्द गुप्ता बनाम उ0प्र0 राज्य व अन्य में मा0 उच्च न्यायालय के निर्णय को अनुपालन करने सम्बन्धी समस्त शर्तों का पालन करना होगा।
2. योजना के अन्तर्गत गाजियाबाद विकास क्षेत्र में सम्मिलित किये गये नये ग्राम आरिफपुर व इनायतपुर की 490.06 एकड़ भूमि पडती है। उक्त ग्रामों को सम्मिलित करते हुए प्रस्तावित नगरीयकरण योग्य क्षेत्र हेतु तैयार की जा रही गाजियाबाद विस्तारित क्षेत्र की महायोजना अभी स्वीकृति की प्रक्रिया में है, जिस पर तलपट मानचित्र उक्त क्षेत्र का भू-उपयोग आवासीय होने के उपरान्त ही स्वीकृत किया जाये।
3. योजना के विकास की अवधि बोर्ड बैठक दिनांक 12.07.11 के निर्णय के क्रम में प्रथम डवलपमेन्ट एग्रीमेन्ट दिनांक 10.07.09 की तिथि से 10 वर्ष होगी।
4. पूर्व अनुमोदित डी0पी0आर0/तलपट मानचित्र की स्वीकृति के क्रम में विकासकर्ता द्वारा स्थल पर किये गये विकास कार्यों के क्रम में यदि भूखण्ड/परिसम्पत्तियों का अंतरण/विक्रय/विकास किया गया है एवं पुनरीक्षित डी0पी0आर0 के मानचित्र में उनकी भूमि की उपयोगिता का परिवर्तन/संशोधन हो रहा है, तो विकासकर्ता का दायित्व होगा कि नयी पुनरीक्षित डी0पी0आर0 के अधीन इन्हें समयोजित करना होगा तथा भूखण्ड हस्तान्तरण न करने तथा अपार्टमेन्ट एक्ट का उल्लंघन न करने सम्बन्धी शपथपत्र प्रस्तुत करना होगा। तत्क्रम में आप द्वारा दिये गये शपथ पत्र दिनांक 04.09.2013 का पालन करना होगा।
5. योजना के अन्तर्गत प्रस्तावित ईस्टर्न पैरीफेरियल एक्सप्रेस वे पर दर्शाये गये दो अण्डर पासों के एलाइनमेन्ट व चौड़ाई को एन.एच.ए.आई. के प्रस्तावित एलाइनमेन्ट के अनुरूप दर्शाते हुए एन.एच. ए.आई. से अनापत्ति प्राप्त करनी होगी तथा उक्त अण्डरपासों की निर्माण की विकासकर्ता को लागत बहन करनी होगी।

6. विकासकर्ता कम्पनी/कन्सॉर्शियम द्वारा योजनान्तर्गत 10 प्रतिशत भूखण्ड/भवन आर्थिक दृष्टि से दुर्बल आय वर्ग एवं 10 प्रतिशत भूखण्ड/भवन अल्प आय वर्ग के लाभार्थियों को शासकीय अभिकरण द्वारा निर्धारित लागत पर एवं पूर्व निर्धारित मानकों के अनुसार विकसित/निर्मित कर उपलब्ध कराये जाने वाले भूखण्डों/ भवनों का आवंटन उक्त आय वर्गों के लाभार्थियों को उपाध्यक्ष गाजियाबाद विकास प्राधिकरण की अध्यक्षता में आवास एवं शहरी नियोजन विभाग द्वारा गठित समिति के माध्यम से किया जाएगा। इसके अतिरिक्त शासनादेश दिनांक 10.05.2011 की अपेक्षानुसार योजनान्तर्गत अन्य विकास कार्य/ निर्माण कार्य के साथ-साथ ई.डब्ल्यू.एस./एल.आई.जी. श्रेणी के भवनों एवं सामुदायिक सुविधाओं का निर्माण एवं विकास कार्य समानुपातिक रूप से करना होगा।
7. ई.डब्ल्यू.एस./एल.आई.जी. भवनों के निर्माण हेतु योजना में अलग से प्रस्तावित भूखण्डों के आकार के कारण यदि उक्त भूखण्डों पर वांछित ईकाइयों की पूर्ति नहीं हो पाती है तो उक्त श्रेणी के भवनों की पूर्ति योजनान्तर्गत प्रस्तावित ग्रुप हाउसिंग के अन्य भूखण्डों में विकासकर्ता की स्वामित्व की भूमि पर करनी होगी।
8. प्रस्तावित हाई-टेक टाउनशिप के अन्तर्गत आने वाली ग्रामीण आबादियों के विकास के लिए विकासकर्ता द्वारा शासनादेश संख्या- 2157/आट-1-11-184 विविध/2010, दिनांक 22.07.2011 के प्राविधानों का पालन करना होगा।
9. टाउनशिप/कालोनियों में एस.टी.पी./म्युनिसिपल सॉलिड वेस्ट का निस्तारण योजनाबद्ध रूप से कराए जाने विषयक पर्यावरण विभाग के शासनादेश संख्या-3333/55-पर्या./2008, दिनांक 29 सितम्बर, 2008 के अनुपालन में उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड से सहमति/अनापत्ति प्रमाण पत्र प्राप्त किया जाना होगा, तथा प्रस्तावित टाउनशिप परियोजना के सम्बन्ध में सक्षम स्तर से पर्यावरणीय स्वीकृति प्राप्त की जानी होगी।
10. योजनान्तर्गत गुजर रहे ईस्टर्न पैरीफेरल एक्सप्रेसवे हेतु एन.एच.ए.आई. से, गैस पाईप लाईन हेतु इण्डियन ऑयल कारपोरेशन से तथा सिंचाई विभाग के नियंत्रणाधीन भूमि के सम्बन्ध में सिंचाई विभाग से एन.ओ.सी. प्राप्त करनी होगी।
11. रेन वाटर हेतु प्रस्तावित स्ट्रक्चर्स की प्रश्नगत क्षेत्र की हाईड्रोलोजी के आधार पर उपयुक्तता के सम्बन्ध में सेंट्रल ग्राउण्ड वाटर बोर्ड अथवा उत्तर प्रदेश भूजल विभाग से अनापत्ति प्राप्त करनी होगी।
12. विद्युत-आपूर्ति यू0पी0पी0सी0एल0 से प्राप्त की जानी प्रस्तावित है। जिसके लिए यू0पी0पी0सी0एल0 से सहमति/अनुमति प्राप्त करनी होगी।
13. बढ़ी हुई जनसंख्या के अनुसार सॉलिड वेस्ट निस्तारण स्थल (डम्पिंग यार्ड) हेतु आवश्यक क्षेत्रफल की व्यवस्था विकासकर्ता को स्वयं करनी होगी।
14. व्यवसायिक भूखण्डों की प्रस्तावना डिटेल्ड ले-आउट की स्वीकृति के समय उनके उपयोग (जोनल,सेक्टर एवं कन्चिनिंग शॉप्स आदि) के अनुसार की जाये।
15. प्रस्तावित योजना के फलस्वरूप विस्थापित होने वाले (यदि हो) व्यक्तियों के लिए प्रदेश सरकार की प्रचलित पुनर्वास नीति के अनुसार व्यवस्था की जानी होगी।
16. टाउनशिप हेतु शासन द्वारा जारी शासकीय नीतियों का अनुपालन विकासकर्ता को करना होगा। अनुमोदित पुनरीक्षित कन्सेप्टुअल डी0पी0आर0 की प्रति पत्र के साथ संलग्न है।
संलग्नक : यथोपरि।

भवदीय

 (संतोष कुमार यादव)
 उपाध्यक्ष

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

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Ref.: 918/Parya/SEAC/2069/2013/JDCA(S)

Date: 3 July, 2014

To,

Sri Rakesh Garg (Director)
M/s Uppal Chaddha Hi-tech Developers Pvt. Ltd.
33, Community Centre, New Friends Colony,
New Delhi-110065

Sub: Regarding Environment Clearance for the proposed revision in "Wave Hi Tech Township", (Expansion) at Vill-Mehrauli, Shahpur Bamheta, duriyai, Dasna, Sadiqpur/Qazipur, Bayana, aiphal & Expansion in Vill-Arifpur, Sadat Nagar Iqia & Inayatpur, Talabpur, Kachhehra, Warisabad, Dujana & Girdharpur, Ghaziabad, U.P.

Dear Sir,

Please refer to undated letter received in this office on 01/10/2013 addressed to the Secretary SEAC, Directorate of Environment, Lucknow. The SEAC considered the matter in its meeting held on 03/10/2013. The case was presented by the consultant M/s Perfect Enviro Solution Pvt. Ltd. along with the project proponent. The proponent, through the documents submitted and presentation made, informed the SEAC that:-

1. The revision in environment clearance is sought for Wave Hi Tech Township at village Mehrauli, Shahpur Bamheta, Duriyai, Dasna, Sadiqpur/Qazipur, Bayana, Naiphai and Expansion in villages - Arifpur, Sadat Nagar Iqia & Inayatpur, Talabpur, Kachhehra, Warisabad, Dujana & Girdharpur Ghaziabad, Uttar Pradesh.
2. The built up area as 51578130.39 sqmt, the total land area as 4494.31 Ha have been proposed.
3. Provision for plots, EWS/LIG plots, Group housing, Industrial area, Commercial complex, Educational, Medical, Community and other Recreational activities have been proposed. The revised project details are as below:
4. The Plot area of Residential plots will be 2236174 sqm & Built up area will be 10733635.2 sqm.
5. The Plot area of EWS/LIG will be 54107.51 sq m and Built up area will be 292180.554 sq m.
6. The Plot area of Residential group housing will be 4516257 sqm and Built up area will be 24387787.8 sq m.
7. The Plot area of Public and Semi Public areas will be 1694410.796 sq m and Built up area will be 4913791.31 sq m.
8. The Plot area of Commercial and Office areas will be 1719704.134 sq m and Built up area will be 9286402.323 sq m.
9. The Plot area of Industrial area will be 1091296.222 sq m and Built up area will be 1309555.467 sq m
10. The Plot area of Recreational area will be 545648.1112 sq m and Built up area will be 654777.7335 sq m.
11. The total water requirement as 92144 KLD and fresh water requirement as 59581 KLD which will be sourced from Ghaziabad Development Authority.
12. 73249 KLD waste water to be generated which will be treated in 60 number of STP capacity of 88 MLD has been proposed.

13. The 354 MTPD municipal waste, 4 liter/day used oil and 8 Kg per day E-waste is estimated to be generated.
14. The energy requirement 822 MW is estimated which will be met through the UPPCL. The backup power will be provided by 17 DG Sets (14 x 400 KVA, 2 x 750 KVA, 1 x 1500 KVA).
15. Parking norms as Ghaziabad Development Authority shall be followed.
16. 143053 Cum volume of water for RWH during peak hours and 4494 no of rain water harvesting pits shall be proposed.
17. Project is covered under category 8(b) of EIA Notification 2006 as amended.
Based on the recommendation of the SEAC meeting dated 03/10/2013 the SEIAA in its meeting dated 10/10/2013 has agreed to grant the Environment Clearance to the proposed project subject to the effective implementation of the following general and specific conditions.
 - a. General Conditions:
 1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.
 2. It shall be ensured that obtain the no objection certificate from the U P pollution control board before start of construction.
 3. It shall be ensured that no construction work or preparation of land by the project management except for securing the land is started on the project or the activity without the prior environmental clearance.
 4. The proposed land use shall be in accordance to the prescribed land use. A land use certificate issued by the competent Authority shall be obtained in this regards.
 5. All trees felling in the project area shall be as permitted by the forest department under the prescribed rules. Suitable clearance in this regard shall be obtained from the competent Authority.
 6. Impact of drainage pattern on environment should be provided.
 7. Surface hydrology and water regime of the project area within 10 km should be provided.
 8. A suitable plan for providing shelter, light and fuel, water and waste disposal for construction labour during the construction phase shall be provided along with the number of proposed workers.
 9. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.
 10. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
 11. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
 12. Hazardous/inflammable/Explosive materials likely to be stored during the construction and operation phases shall be as per standard procedure as prescribed under law, Necessary clearances in this regards shall be obtained.
 13. Solid wastes shall be suitably segregated and disposed. A separate and isolated municipal waste collection center should be provided. Necessary plans should be submitted in this regards.
 14. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
 15. The emissions and effluents etc. from machines, Instruments and transport during construction and operation phases should be according to the prescribed standards. Necessary plans in this regard shall be submitted.
 16. Water sprinklers & 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 & night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped & 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 & does not cause problem of odor. Odorless technology options should be examined & 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 upliftment 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.
75. Project falling with in 10 Km. area of Wild Life Sanctuary is to obtain a clearance from National Board Wild Life (NBWL) even if the eco- sensitive zone is not earmarked.
76. The environmental safeguards contained in EIA Report should be implemented in letter & spirit.
77. Provision should be made for supply of kerosene or cooking gas and pressure cooker to the labourers during construction phase.
78. Six monthly monitoring reports should be submitted to DoEn, U.P./UPSEB/ MoEF Regional Office, Lucknow.
79. Officials from DoEn, U.P./UPSEB/ MoEF Regional Office, 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.
80. In the case of any change(s) in the scope of the project, the project would require a fresh EC.
81. The SEIAA, UP 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 manner.
82. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
83. 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.
84. Any appeal against this Environmental Clearance shall lie with the National Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under Section 11 of the National Environment Appellate Act, 1997.

b. Specific Conditions:

Construction Phase

- (i) Consent for Establishment shall be obtained from Uttar Pradesh Pollution Control Board under Air and Water Act and a copy shall be submitted to SEIAA,UP before start of any construction work at the site.
- (ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- (iii) A First Aid Room will be provided in the project both during construction and operation of the project.
- (iv) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- (v) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- (vi) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (vii) The approach road to OSR shall be ensured.
- (viii) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- (ix) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- (x) Any hazardous waste generated during construction phase, should be disposed off as per applicable rules & norms with necessary approvals of the Uttar Pradesh Pollution Control Board.
- (xi) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- (xii) The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- (xiii) 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 and should be operated only during non-peak hours.
- (xiv) Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. 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.
- (xv) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100 Km of Thermal Power Stations).
- (xvi) Ready mixed concrete must be used in building construction.
- (xvii) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- (xviii) Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices referred.
- (xix) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- (xx) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.

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- (xxi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
 - (xxii) Use of glass may be reduced by up to 40% to reduce the electricity consumption & load on air-conditioning. If necessary, use high quality double glass with special reflective coating in windows.
 - (xxiii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
 - (xxiv) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all airconditioned spaces while it is aspirational for non-airconditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
 - (xxv) The approval of the competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc.
 - (xxvi) Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
 - (xxvii) Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

Operation Phase

- i) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the SEIAA before the project is commissioned for operation. Treated affluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Discharge of unused treated affluent shall conform to the norms and standards of the Uttar Pradesh Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
- ii) The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry / inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
- iii) Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Uttar Pradesh Pollution Control Board.
- iv) Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
- v) The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised so as to provide protection against particulates and noise.
- vi) Weep holes in the compound walls shall be provided to ensure natural drainage of rain water in the catchment area during the monsoon period.
- vii) Rain water harvesting for roof run- off and surface run- off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts. above the highest ground water table.
- viii) The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
- ix) 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.
- x) A Report on the energy conservation measures confirming to energy conservation norms finalise by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the Ministry in three months time.
 - xi) Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible.
 - xii) Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.
 - xiii) The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

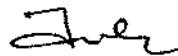
You are also directed to ensure that the proposed site is not a part of any no-development zone as required/prescribed/identified under law. In case of violation, this permission shall automatically deem to be invalid and cancelled. Also, in the event of any dispute on ownership of the proposed site,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

The above conditions will be enforced inter-alia, under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and the Public Liability Insurance Act, 1991 along with their amendments and rules made there under and also any other orders passed by the Hon'ble Courts of Law relating to the subject matter.

The project proponent will have to submit approved plans and proposals incorporating the conditions specified in the Environmental Clearance within 03 months of issuance of this clearance.

The SEIAA/MoEF reserves the right to revoke the environmental clearance, if conditions stipulated are not implemented to the satisfaction of SEIAA/MoEF. SEIAA may impose additional environmental conditions or modify the existing ones, if necessary.

This is to request you to take further necessary action in matter as per provision of Gazette Notification No. S.O. 1533(E) dated 14-09-2006, as amended and send regular compliance reports to the authority as prescribed in the aforesaid notification.


(J. S. Yadav)

Member Secretary, SEIAA

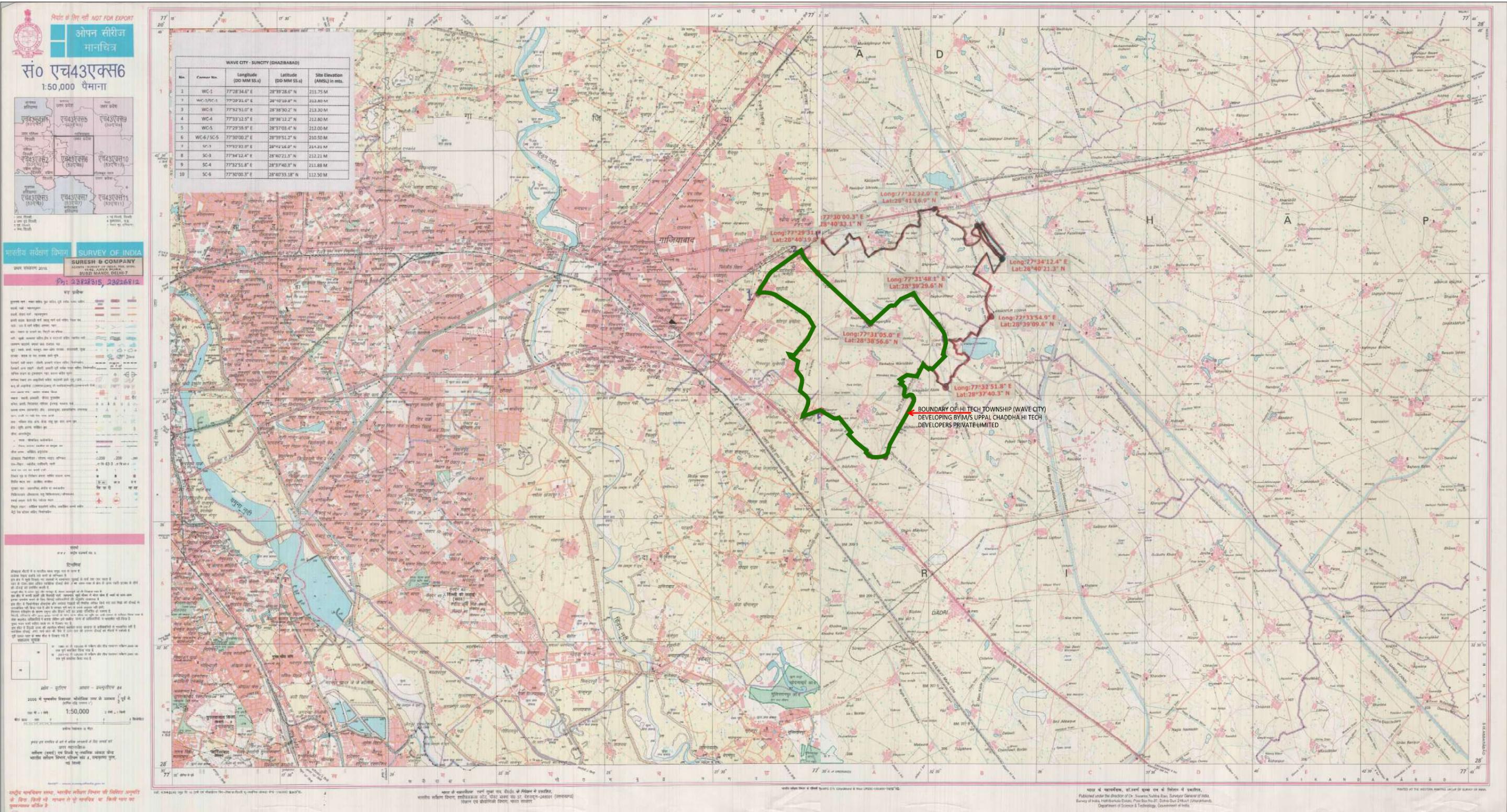
No. /Parya/SEAC/2069/2013/JDCA(S) as above

Copy for information and necessary action to:

1. The Principal Secretary, Environment, U.P. Govt., Lucknow.
2. Dr. P.L. Ahuja Rai, Advisor, IA Division, Ministry of Environment & Forests, Govt. of India, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
3. Chief Conservator, Ministry of Environment & Forests, Regional Office (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.
5. District Magistrate, Ghaziabad, U.P.
6. Assitt. Director, Directorate of Environment, U.P., Vineet Khand-1, Gomti Nagar, Lucknow.
7. Copy for Web Master/Guard File


(Dr. R.K. Sardana)

Director (I/C)/Secretary SEAC,
Directorate of Environment, U.P.



भारत के लिए नहीं NOT FOR EXPORT
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सर्वेक्षण विभाग, भारत सरकार
 Survey of India, Government of India
 Published under the direction of the Surveyor General of India
 Department of Surveying, Government of India

प्रमाणिका-

प्रभागीय निदेशक
सामाजिक वानिकी प्रभाग
गाजियाबाद

302

पत्रांक 452 /22-1.दिनांक, 12/8/2016 ।

सेवा में,

श्री राजेश बिष्ट,
पुत्र श्री डी०एस०बिष्ट,
प्राधिकृत हस्ताक्षरी वास्तु कंपनी उप्पल चढ़दा डेवलपर्स प्रा०लि०,
प्लॉट संख्या-757 काजीपुरा मोड़,
एन०एच० 24 डासना,
तहसील व जिला गाजियाबाद।

विषय:- पेड़ काटने की अनुमति ।

सन्दर्भ:- आपका आवेदन पत्र

आपके उक्त आवेदन पत्र के क्रम में वन क्षेत्राधिकारी गाजियाबाद रेंज के पत्र सं० 43/22-1 दिनांक 12.08.2016 द्वारा किये गये उपाय एवं उपरोक्त आवेदन पत्र पर अंकित वन क्षेत्राधिकारी, गाजियाबाद की जांच आख्या/संस्तुति के आधार पर आपकी कंपनी की निजी भूमि खसरा सं०-264, 282, 281, 384, 88, 357, 314, 324, 85, 83, 70, 39, 2, 1, 9, 18, 124 एवं 145 तहसील व जिला गाजियाबाद में 48 विभिन्न प्रजातियों के वृक्षों के निर्माण कार्य में बाधक होने के कारण पालन की अनुमति उत्तर प्रदेश वृक्ष संरक्षण अधिनियम 1976 यथा संशोधित के आधार पर निम्नवत् दी जाती है।

पालन अनुज्ञा जारी किये गये वृक्षों का विवरण निम्नवत् है:-

क्र० सं०	किस्म पेड़	पेड़ों की संख्या हे०मी०व्यास सेमी० में										कुल योग	अभ्युक्ति
		0-1	1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9 से ऊपर		
1	शहतूत	0	04	19	04	0	0	0	0	0	0	27	टाउनशिप मवन निर्माण कार्य में बाधक होने के कारण
2	शीशम	04	01	08	02	02	0	0	0	0	0	17	
3	नीम	0	0	02	0	0	0	0	0	0	0	02	
योग		04	05	29	06	02	0	0	0	0	0	48	

सुरक्षित वृक्षों का विवरण

क्र० सं०	किस्म पेड़	पेड़ों की संख्या हे०मी०व्यास सेमी० में										कुल योग
		0-1	1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9 से ऊपर	
1	नीम	0	0	09	0	0	0	0	0	0	0	09
2	शहतूत	0	08	02	0	0	0	0	0	0	0	10
3	शीशम	0	02	0	0	0	0	0	0	0	0	02
4	गूलर	0	0	0	01	0	0	0	01	0	0	02
5	रेहटा	0	01	0	0	0	0	0	0	0	0	01
योग		0	11	11	01	0	0	0	01	0	0	24

- उपरोक्त 48 वृक्षों का कटान परमिट जारी होने की तिथि से (20 दिन) बीस दिन के अन्दर पूरा हो जाना चाहिये
- काटे गये पेड़ के स्थान पर 92 नए पेड़ अपनी सुविधानुसार लगाने होंगे ।
- लगाये गये पौधों की सुरक्षा व क्षतिपूर्ति क्षेत्रीय वनाधिकारी गाजियाबाद के निर्देशन पर अपने ख्य पर करनी होगी।
- उपरोक्त के अलावा कोई अन्य पेड़ काटे नहीं किये जायेंगे।
- किसी प्रकार के आदेशों के उल्लंघन स्वरूप सभी क्षति ध्यय आपसे वसूल कर लिया जायेगा।
- अभियन्तक शुल्क गाजियाबाद रेंज की ई-3 सं० 18/2470 दिनांक 09.08.2016 से प्राप्त। अन्य सभी नियमों का पालन करें।
- जमानत एन०एस०सी० संख्या-2010021994 दिनांक 10.08.2016 सं० 10000/-प्राप्त।

प्रमाणिका निदेशक,
सामाजिक वानिकी प्रभाग,
गाजियाबाद

पत्रांक / दिनांकित ।

- प्रतिलिपि जिलाधिकारी गाजियाबाद को सूचनार्थ प्रेषित ।
- प्रतिलिपि वरिष्ठ पुलिस अधीक्षक गाजियाबाद को सूचनार्थ प्रेषित ।
- प्रतिलिपि तहसीलदार गाजियाबाद को सूचनार्थ प्रेषित ।
- प्रतिलिपि राजि अधिकारी गाजियाबाद को सूचनार्थ प्रेषित एवं नियमानुसार निकासी दी जाये तथा कटान अवधि के बाद इस बात का प्रमाण-पत्र प्रस्तुत करें कि उक्त में कोई अन्य वृक्ष नहीं कटा है।
- प्रतिलिपि थाना प्रभारी थाना मसूरी, जिला गाजियाबाद को सूचनार्थ प्रेषित ।

प्रमाणिका निदेशक,
सामाजिक वानिकी प्रभाग,
गाजियाबाद

नोटिस अन्तर्गत धारा 26/36 इन्डियन फारेस्ट ऐक्ट

सुधीर अग्रवाल (जी०एम०)
प्रोजेक्ट मैनेजर वेव सिटी
कम्प्लो NH-24 मार्ग (दिल्ली हाइवे)
काइपाख मार्ग डि०सी० 26 दांजी पट्टरी
निकट काजीपुरा रोड
धाना - मसूरी जनपद - गा०वाड



भारत सरकार विभाग
भारत सरकार विभाग

आपको बचरिये नोटिस इतना ही जाती है कि आपके खिलाफ वादत दिल्ली-हाइवे काइपाख मार्ग डि०सी० 26 R/O पर अविध रूप से 8 हेक्टेरों को डी०सी०वी० मशीन जुम आमद हुआ है ज्ञात उखडवाकर करके करने का जुम आमद हुआ है

अतः आप व तारीख 18-5-2015 व समय प्रातः 11 बजे व प्लाट का सीविय वन अधिकारी गा०वाड को जाकर अपना क्या व सपना है कि वही व उक्त जुम के विरुद्ध में आपके खिलाफ मुकदमा अन्तर्गत धारा वृक्ष संरक्षण अधिनियम 1976 का० में वायज किया जावे : की धारा 4 व 10 के अन्तर्गत

दि आप उक्त मुताबिक जाकर न आवे तो समझा जाये कि आपकी अन्तर्गत जमीन न मसूरी व और वाद कायंवाही मुकदमा आपका कोई उत्तर काबिल समेत न होगा

RC No - 22/2015-16

13/5/2015
क्षेत्रीय वन अधिकारी
माजियाबाद

क्षेत्रीय वन अधिकारी
माजियाबाद



48
15/5

ई-3 वन विभाग मेरठ क्षेत्र उत्तर प्रदेश
 गाजियाबाद वन प्रभाग नगरपालिका इलाका
 बुक नं. 2310 नं. गाजियाबाद 418।

साधु का. वन विभाग अंतर्गत
 श्री श्री प्रकाश पाठक डी.जी.एस. सुधीर अरोड़ा जेनेरल मैनेजर
 एच सिटी मार्ग N.H.24 वाइयास मनीषा गा.बाद
 से मुबलिंग रुपये 1,00,000/- रु. (एक लाख मात्र)
 बाबत R.C. No.-22/2015-16 का प्राप्त किये।

प्रतिकर

दिनांक 20/6/2015

क्षेत्रीय वन अधिकारी
 गाजियाबाद

Page No-1			
Dream Homes Residential (G + 14)			
Total Area (Sqft) = 21,90,813			
S.No.	Item Description	Unit	BBO Quantity
1	Plain cement concrete (1:4:8)	Cum	4,297.09
2	M 25 grade of concrete	Cum	72,996.30
3	M 30 grade of concrete	Cum	3,746.24
4	M 35 grade of concrete	Cum	4,259.77
5	M 40 grade of concrete	Cum	5,448.51
6	Brick work (1:6) in super structure	Cum	1,215.19
7	AAC Blocks (150/200 mm)	Cum	15,681.87
8	AAC Blocks (100 mm)	sqm	57,030.10
9	Plaster 12mm thk (1:6)	Sqm	268,494.56
10	Plaster 6 mm thk (1:3)	Sqm	101,748.53
11	Plaster 18 mm thk (1:5)/(1:6) in two coats	Sqm	111,622.13
12	Kota stone flooring (1:4)	Sqm	1,618.76
13	Ceremic tiles (1:4)	Sqm	39,317.09
14	Vitrified tiles (1:4)	Sqm	114,085.11
15	Brick Coba on roof	Sqm	8,267.00
16	Water proofing in sunken portion	Sqm	15,591.59
17	Water proofing cement based	Sqm	6,097.65
18	40 mm thk IPS Flooring (1:2:4)	Sqm	3,290.76
19	Stone Cladding	sqm	5,012.37

Page No-2			
Executive Floor Residential (S+ 5)			
Total Area (Sqft) = 11,55,660			
S.No	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	2,447.76
2	M 25 grade of concrete	Cum	49,986.28
3	Brick work (1:4) in super structure	Cum	114.73
4	Half Brickwork (1:4) in foundation & Super structure	Sqm	67,180.40
5	Plaster 12mm thk (1:6)	Sqm	153,165.55
6	Plaster with floating coat (1:4)	Sqm	33,165.01
7	Marble/Granite stone flooring (1:4)	Sqm	27,050.34
8	Ceremic tiles (1:4)	Sqm	60,012.87
9	Vitrified tiles (1:4)	Sqm	74,307.43
10	Water proofing cement based	Sqm	12,674.78
11	Gola (75x75)	RM	6,641.10
12	Khurra (45x45)	Nos	404.95

Page No-3			
Swamanorath Residential (G+14)			
Total Area (Sqft) = 1,76,116			
S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	373.02
2	M 25 grade of concrete	Cum	7,617.63
3	Brick work (1:4) in super structure	Cum	17.48
4	Half Brickwork (1:4) in foundation & Super	Sqm	10,237.92
5	Plaster 12mm thk (1:6)	Sqm	23,341.58
6	Plaster with floating coat (1:4)	Sqm	5,054.16
7	Marble/Granite stone flooring (1:4)	Sqm	4,122.32
8	Ceremic tiles (1:4)	Sqm	9,145.63
9	Vitrified tiles (1:4)	Sqm	11,324.04
10	Water proofing cement based	Sqm	1,931.57
11	Gola (75x75)	RM	1,012.07
12	Khurra (45x45)	Nos	61.71

Page No-4			
EWS (S5)			
Total Area (Sqft) = 1,55,536			
S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	329.43
2	M 25 grade of concrete	Cum	6,727.47
3	Brick work (1:4) in super structure	Cum	15.44
4	Half Brickwork (1:4) in foundation & Super	Sqm	9,041.56
5	Plaster 12mm thk (1:6)	Sqm	20,613.98
6	Plaster with floating coat (1:4)	Sqm	4,463.55
7	Marble/Granite stone flooring (1:4)	Sqm	3,640.60
8	Ceremic tiles (1:4)	Sqm	8,076.91
9	Vitrified tiles (1:4)	Sqm	10,000.76
10	Water proofing cement based	Sqm	1,705.85
11	Gola (75x75)	RM	893.80
12	Khurra (45x45)	Nos	54.50

Page No-5			
LIG (S5)			
Total Area (Sqft) = 2,42,132			
S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	512.85
2	M 25 grade of concrete	Cum	10,473.04
3	Brick work (1:4) in super structure	Cum	24.04
4	Half Brickwork (1:4) in foundation & Super	Sqm	14,075.53
5	Plaster 12mm thk (1:6)	Sqm	32,090.99
6	Plaster with floating coat (1:4)	Sqm	6,948.68
7	Marble/Granite stone flooring (1:4)	Sqm	5,667.54
8	Ceremic tiles (1:4)	Sqm	12,573.80
9	Vitrified tiles (1:4)	Sqm	15,568.77
10	Water proofing cement based	Sqm	2,655.60
11	Gola (75x75)	RM	1,391.43
12	Khurra (45x45)	Nos	84.84

Page No-6			
EWS/LIG (WEF)			
Total Area (Sqft) = 3,52,083			
S.No.	Item Description	Unit	BQI Quantity
1	Plain cement concrete (1:4:8)	Cum	745.73
2	M 25 grade of concrete	Cum	15,228.78
3	Brick work (1:4) in super structure	Cum	34.95
4	Half Brickwork (1:4) in foundation & Super structure	Sqm	20,467.12
5	Plaster 12mm thk (1:6)	Sqm	46,663.28
6	Plaster with floating coat (1:4)	Sqm	10,104.02
7	Marble/Granite stone flooring (1:4)	Sqm	8,241.13
8	Ceremic tiles (1:4)	Sqm	18,283.47
9	Vitrified tiles (1:4)	Sqm	22,638.44
10	Water proofing cement based	Sqm	3,861.49
11	Gola (75x75)	RM	2,023.27
12	Khurra (45x45)	Nos	123.37

Page No-7			
Wave Floor (G+2) 112 sqm			
Total Area (Sqft) = 4,01,331			
S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	1,082.34
2	Plain cement concrete (1:5:10)	Cum	624.77
3	M 20 grade of concrete	Cum	297.52
4	M 25 grade of concrete	Cum	10,573.88
5	Brick work (1:6) in super structure	Cum	7,658.88
6	Brick work (1:6) in foundation & Plinth	Cum	2,356.75
7	Half Brickwork (1:4) in foundation & Super	Sqm	35,707.48
8	Plaster 12mm thk (1:6)	Sqm	31,947.38
9	Plaster 6 mm thk (1:4)	Sqm	36,677.20
10	Marble/Granite stone flooring (1:4)	Sqm	1,190.69
11	Kota stone flooring (1:4)	Sqm	18,559.45
12	Ceremic tiles (1:4)	Sqm	14,479.93
13	Vitrified tiles (1:4)	Sqm	25,404.75
14	Vitrified tiles in skirting	Sqm	32,276.52
15	Brick Coba on roof	Sqm	9,899.92
16	Water proofing in sunken portion	Sqm	7,098.87
17	Water proofing cement based	Sqm	11,464.06
18	40 mm thk IPS Flooring (1:2:4)	Sqm	1,168.19
19	Gola (75x75)	RM	8,527.33
20	Khurra (45x45)	Nos	1,085.00

Page No-8			
Wave Floor (G+2) 162 sqm			
Total Area (Sqft) = 11,61,181			
S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	2,664.10
2	Plain cement concrete (1:5:10)	Cum	2,494.25
3	M 20 grade of concrete	Cum	765.65
4	M 25 grade of concrete	Cum	28,186.71
5	Brick work (1:6) in super structure	Cum	18,849.14
6	Brick work (1:6) in foundation & Plinth	Cum	5,313.71
7	Half Brickwork (1:4) in foundation & Super	Sqm	108,585.44
8	Plaster 12mm thk (1:6)	Sqm	151,338.25
9	Plaster 6 mm thk (1:4)	Sqm	107,333.31
10	Marble/Granite stone flooring (1:4)	Sqm	4,281.11
11	Kota stone flooring (1:4)	Sqm	42,387.87
12	Ceremic tiles (1:4)	Sqm	56,893.57
13	Vitrified tiles (1:4)	Sqm	75,248.00
14	Vitrified tiles in skirting	Sqm	7,925.89
15	Brick Coba on roof	Sqm	15,568.50
16	Water proofing in sunken portion	Sqm	21,137.60
17	Water proofing cement based	Sqm	31,754.51
18	40 mm thk IPS Flooring (1:2:4)	Sqm	10,815.99
19	Gola (75x75)	RM	18,740.33
20	Khurra (45x45)	Nos	1,290.66
21	Plaster 15 mm (1:4)	sqm	150,169.10
22	Plaster 15 mm (1:6)	sqm	66,554.87

Page No-9			
Wave Floor (G+2) _171 sqm			
Total Area (Sqft) = 43,286			
S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	99.31
2	Plain cement concrete (1:5:10)	Cum	92.98
3	M 20 grade of concrete	Cum	28.54
4	M 25 grade of concrete	Cum	1,050.73
5	Brick work (1:6) in super structure	Cum	702.65
6	Brick work (1:6) in foundation & Plinth	Cum	198.08
7	Half Brickwork (1:4) in foundation & Super	Sqm	4,047.80
8	Plaster 12mm thk (1:6)	Sqm	5,641.52
9	Plaster 6 mm thk (1:4)	Sqm	4,001.12
10	Marble/Granite stone flooring (1:4)	Sqm	159.59
11	Kota stone flooring (1:4)	Sqm	1,580.12
12	Ceremic tiles (1:4)	Sqm	2,120.85
13	Vitrified tiles (1:4)	Sqm	2,805.06
14	Vitrified tiles in skirting	Sqm	295.46
15	Brick Coba on roof	Sqm	580.36
16	Water proofing in sunken portion	Sqm	787.96
17	Water proofing cement based	Sqm	1,183.73
18	40 mm thk IPS Flooring (1:2:4)	Sqm	403.19
19	Gola (75x75)	RM	698.59
20	Khurra (45x45)	Nos	48.11
21	Plaster 15 mm (1:4)	sqm	5,597.94
22	Plaster 15 mm (1:6)	sqm	2,481.00

Page No-10			
Wave Floor (G+2)_ 240 sqm			
Total Area (Sqft) = 8,65,064			
S.No.	Item Description	Unit	BQQ Quantity
1	Plain cement concrete (1:4:8)	Cum	1,984.71
2	Plain cement concrete (1:5:10)	Cum	1,858.18
3	M 20 grade of concrete	Cum	570.40
4	M 25 grade of concrete	Cum	20,998.72
5	Brick work (1:6) in super structure	Cum	14,042.35
6	Brick work (1:6) in foundation & Plinth	Cum	3,958.64
7	Half Brickwork (1:4) in foundation & Super	Sqm	80,894.67
8	Plaster 12mm thk (1:6)	Sqm	112,744.93
9	Plaster 6 mm thk (1:4)	Sqm	79,961.85
10	Marble/Granite stone flooring (1:4)	Sqm	3,189.37
11	Kota stone flooring (1:4)	Sqm	31,578.39
12	Ceremic tiles (1:4)	Sqm	42,384.94
13	Vitrified tiles (1:4)	Sqm	56,058.74
14	Vitrified tiles in skirting	Sqm	5,904.68
15	Brick Coba on roof	Sqm	11,598.32
16	Water proofing in sunken portion	Sqm	15,747.23
17	Water proofing cement based	Sqm	23,656.68
18	40 mm thk IPS Flooring (1:2:4)	Sqm	8,057.77
19	Gola (75x75)	RM	13,961.29
20	Khurra (45x45)	Nos	961.52
21	Plaster 15 mm (1:4)	sqm	111,873.93
22	Plaster 15 mm (1:6)	sqm	49,582.47

Page No-11			
Prime Floor (G+1) _112 sqm			
Total Area (Sqft) = 1,43,783			
S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	329.88
2	Plain cement concrete (1:5:10)	Cum	308.85
3	M 20 grade of concrete	Cum	94.81
4	M 25 grade of concrete	Cum	3,490.21
5	Brick work (1:6) in super structure	Cum	2,333.99
6	Brick work (1:6) in foundation & Plinth	Cum	657.97
7	Half Brickwork (1:4) in foundation & Super	Sqm	13,445.57
8	Plaster 12mm thk (1:6)	Sqm	18,739.43
9	Plaster 6 mm thk (1:4)	Sqm	13,290.53
10	Marble/Granite stone flooring (1:4)	Sqm	530.11
11	Kota stone flooring (1:4)	Sqm	5,248.67
12	Ceremic tiles (1:4)	Sqm	7,044.84
13	Vitrified tiles (1:4)	Sqm	9,317.57
14	Vitrified tiles in skirting	Sqm	981.42
15	Brick Coba on roof	Sqm	1,927.77
16	Water proofing in sunken portion	Sqm	2,617.36
17	Water proofing cement based	Sqm	3,932.00
18	40 mm thk IPS Flooring (1:2:4)	Sqm	1,339.29
19	Gola (75x75)	RM	2,320.52
20	Khurra (45x45)	Nos	159.82
21	Plaster 15 mm (1:4)	sqm	18,594.66
22	Plaster 15 mm (1:6)	sqm	8,241.14

Page No-12			
Prime Floor (G+1) _162 sqm			
Total Area (Sqft) = 1,40,494			
S.No.	Item Description	Unit	BOQ Quantity
1	Plain cement concrete (1:4:8)	Cum	322.34
2	Plain cement concrete (1:5:10)	Cum	301.79
3	M 20 grade of concrete	Cum	92.64
4	M 25 grade of concrete	Cum	3,410.38
5	Brick work (1:6) in super structure	Cum	2,280.60
6	Brick work (1:6) in foundation & Plinth	Cum	642.92
7	Half Brickwork (1:4) in foundation & Super	Sqm	13,138.01
8	Plaster 12mm thk (1:6)	Sqm	18,310.77
9	Plaster 6 mm thk (1:4)	Sqm	12,986.51
10	Marble/Granite stone flooring (1:4)	Sqm	517.98
11	Kota stone flooring (1:4)	Sqm	5,128.61
12	Ceremic tiles (1:4)	Sqm	6,883.69
13	Vitrified tiles (1:4)	Sqm	9,104.43
14	Vitrified tiles in skirting	Sqm	958.97
15	Brick Coba on roof	Sqm	1,883.67
16	Water proofing in sunken portion	Sqm	2,557.49
17	Water proofing cement based	Sqm	3,842.05
18	40 mm thk IPS Flooring (1:2:4)	Sqm	1,308.65
19	Gola (75x75)	RM	2,267.44
20	Khurra (45x45)	Nos	156.16
21	Plaster 15 mm (1:4)	sqm	18,169.31
22	Plaster 15 mm (1:6)	sqm	8,052.63

Page No-13			
Armonia Villa (G) 162 sqm			
Total Area (Sqft) = 82,350			
S.No.	Item Description	Unit	BQQ Quantity
1	Plain cement concrete (1:4:8)	Cum	188.94
2	Plain cement concrete (1:5:10)	Cum	176.89
3	M 20 grade of concrete	Cum	54.30
4	M 25 grade of concrete	Cum	1,998.98
5	Brick work (1:6) in super structure	Cum	1,336.77
6	Brick work (1:6) in foundation & Plinth	Cum	376.84
7	Half Brickwork (1:4) in foundation & Super	Sqm	7,700.79
8	Plaster 12mm thk (1:6)	Sqm	10,732.78
9	Plaster 6 mm thk (1:4)	Sqm	7,611.99
10	Marble/Granite stone flooring (1:4)	Sqm	303.61
11	Kota stone flooring (1:4)	Sqm	3,006.11
12	Ceremic tiles (1:4)	Sqm	4,034.85
13	Vitrified tiles (1:4)	Sqm	5,336.53
14	Vitrified tiles in skirting	Sqm	562.10
15	Brick Coba on roof	Sqm	1,104.11
16	Water proofing in sunken portion	Sqm	1,499.06
17	Water proofing cement based	Sqm	2,252.00
18	40 mm thk IPS Flooring (1:2:4)	Sqm	767.06
19	Gola (75x75)	RM	1,329.05
20	Khurra (45x45)	Nos	91.53
21	Plaster 15 mm (1:4)	sqm	10,649.87
22	Plaster 15 mm (1:6)	sqm	4,720.02

Page No-14			
Wave galleria Commercial (Basement+ LGF+ UGF+3)			
Total Area (Sqft) = 2,82,927			
S.No.	Item Description	Unit	BQO Quantity
1	Plain cement concrete (1:4:8)	Cum	599.26
2	M 25 grade of concrete	Cum	12,237.59
3	Brick work (1:4) in super structure	Cum	28.09
4	Half Brickwork (1:4) in foundation & Super	Sqm	16,447.03
5	Plaster 12mm thk (1:6)	Sqm	37,497.83
6	Plaster with floating coat (1:4)	Sqm	8,119.42
7	Marble/Granite stone flooring (1:4)	Sqm	6,622.43
8	Ceremic tiles (1:4)	Sqm	14,692.29
9	Vitrified tiles (1:4)	Sqm	18,191.87
10	Water proofing cement based	Sqm	3,103.03
11	Gola (75x75)	RM	1,625.87
12	Khurra (45x45)	Nos	99.14
13	Kerb Stone Laying	RM	146.28
14	Concrete paver blocks	sqm	4,535.35

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WAVE
City

Work Order No. : [UJHTDPL/PROJ/WCITY-NH24-GZB/WO/NO.307]

Dated : 2nd Feb-2016

M/s Naushad All,
Ward No.2, Vill.-Yaseen Gadhi,
Nagar Panchayat Dasna,
Ghaziabad (UP)-201001

Subject : Work order for Supply of water for construction uses at our project Wave City, Ghaziabad.

Dear Sir,

This refers to your quotation and subsequent negotiation held with you on the subject matter, we are pleased to place an order amounting to **Rs.9,00,000/- (Rupees Nine Lac Only)** for the above work on the following terms and conditions:

1. **SCOPE OF WORK:** You will supply water minimum 03 trips per day or as per requirement & as instructed by site incharge/engineer.

Sr. No.	Description Of Work	Unit	Rate	Quantity	Amount Rs.
1.	Supply of water for construction uses at different location of wave city as instructed by Engineer in-charge. Water tanker capacity - 12000 Ltr.	Trip	1000	900.00	9,00,000.00
Total Amount				Rs.	9,00,000.00

2. **RATES & TAXES:**

The rate is inclusive the cost of water tanker, water filling, Diesel, maintenance - major or minor, cost of lubricants, driver salary, road tax and insurance charges etc. complete. However, Service tax shall be extra & paid by company but TDS shall be deducted from your bill.

3. **PAYMENT TERMS:**

The payment shall be paid on trip basis, you will submit your bill along with copy of logbook duly signed by the user and payment shall be made within 10 days from the date of certification of bill.

4. **COMPLETION TIME:**

This order is valid for One year (12 months) from the date of order and may be extended time to time on the same rate, terms and conditions if service is found satisfactory, however, we reserve our right to terminate the contract at any point of time without assigning any reasons for which nothing any claim shall be entertained.

Please acknowledge receipt of this order as a token of your acceptance.

Thanking you,

Yours truly,
For **UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD.,**

AUTHORISED SIGNATORY

Uppal Chadha Hi-Tech
Developers Pvt. Ltd.
CIN No. U44201DL2004PTC128784

Sales Pavilion
Sardar Kulwant Singh Chadha Marg,
NH 24, Wave City - 201015 (UP)
India

Tel: +91 - 120 - 4188950/ 952
Web: www.wavecity.in
Email: customercare@wavecity.in

Corporate Office
C-1, Sector-3,
Noida - 201301 (UP)
India

Tel: +91 - 120 - 4180500
Fax: +91 - 120 - 4180541

Registered Office
Mezzanine Floor, M-4,
South Extension Part-II,
New Delhi-110049
India

Work Order No. : UCHTDPL/PROJ/WCITY-NH24-GZB/WO/NO.307 (Amendment-1)
Dated : 30th Jan-2017

M/s Naushad Ali,
Ward No.2, Vill.-Yaseen Gadhi,
Nagar Panchayat Dasna,
Ghaziabad (UP)-201001

Subject : Extension the period for Supply of water for construction uses at our project Wave City, Ghaziabad.

Ref.Work order No. UCHTDPL/PROJ/WCITY-NH24-GZB/WO/NO.307

Uppal Chadha Hi-Tech
Developers Pvt. Ltd.
CIN No. U45201DL2004PTC138784

Sales Division
Sardar Kulwant Singh Chadha Marg,
NH 24, Wave City - 201015 (UP)
India

Tel: +91 - 120 - 4180950/952
Web: www.wavecity.in
Email: customercare@wavecity.in

Corporate Office
C-1, Sector-3,
Noida - 201301 (UP)
India

Tel: +91 - 120 - 4180500
Fax: +91 - 120 - 4180541

Registered Office
Mezzanine Floor, M-4,
South Extension Part-II,
New Delhi-110049
India

Dear Sir,

This is in reference to our previous work order mentioned above for Supply of water for construction uses at our project Wave City, Ghaziabad.

We are extending the contract period further one year with same rate, terms & conditions.

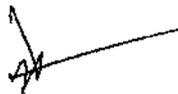
Please acknowledge receipt of this order as a token of your acceptance.

Thanking you,

Yours truly,

For UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD.,

AUTHORISED SIGNATORY





INFRA 13 PVT. LTD

321

GSTIN - 09AABC18764R1ZL

Project Name : Wave City, NH24, Ghaziabad

SUB CONTRACT WORK ORDER

To, M/s Naushad Ali WO No.&Dt: IN13/WO/WC/17-18/001-B, dated: 08.07.17 Address:- Ward No.2, VIII.-Yaseen Gadhi, Nagar Panchayat Dasna, Ghaziabad (UP)-201001 Mobile:- 9311592524 PAN No. AKKPA6900F GST No. 09AKKPA6900F1ZE	Delivery/Billing Address: INFRA13 (P) Ltd. Kazipura Mod. Plot No.757, NH-24 Ghaziabad (UP)- 201001 PAN No. AABC18764R GSTIN 09AABC18764R1ZL
--	--

Kind Attn. Mr. Naushad Ali,

Dear Sir,

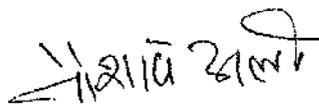
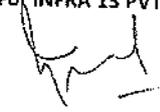
With reference to your subsequent discussion held with your kind self, we are pleased to place an order on you for Supply of water for construction work of Wave City, Ghaziabad.

BILL OF QUANTITIES

S.No.	Item Description	Unit	Quantity	Rate (Rs)	Amount(Rs)
1	Supply of water for construction uses at different location of wave city as instructed by Engineer incharge.				
a	For water tanker capacity - 12000 Ltr. (03 trip per day x 365 days)	Per Trip	1,095.00	1,100.0	12,04,500.00
b	For water tanker capacity - 5000 Ltr. (03 trip per day x 365 days)	Per Trip	1,095.00	480.0	5,25,600.00
Total Amount ==>>>					17,30,100.00

General Term & Conditions

- The above mentioned rate is inclusive of water tanker/truck charges, Diesel, maintenance – major or minor, cost of lubricants, driver salary, road tax and insurance charges etc. complete. However, GST shall be extra & paid by company but TDS shall be deducted from your bill.
- You will supply water trips as per requirement & as instructed by site incharge/engineer. The payment shall be paid on trip basis as per signed log book/register on montly basis.
- Boarding & lodging to driver shall be provided by you.
- You shall provide driver/operator of good conduct and behavior. In case the driver is found lacking of the said criteria, you shall ensure immediate replacement.
- This order is valid for One year (12 months) from the date of order and may be extended time to time on the same rate, terms and conditions if service is found satisfactory, however, we reserve our right to terminate the contract at any point of time without assigning any reasons for which nothing any claim shall be entertained.
- You shall ensure that the driver is maintaining logbook/trip register with location and taking signature of the users. This shall be submitted by you along with your bill.
- You shall submit your bill along with copy of logbook duly signed by the user and payment shall be made within 15 days from the date of certification of bill.

 Accepted By Contractor	Issued By For INFRA 13 PVT. LTD. (IN13PL)  Authorized Signatory
Date:	Date:

AMENDMENT OF SUB CONTRACT WORK ORDER

To,

M/s Naushad Ali

Amendment-1

Dated: 10-Jun-2018

WO No.&Dt: IN13/WO/WC/17-18/001-B, dated: 08.07.17

Address:- Ward No.2, Vill.-Yaseen Gadhi, Nagar Panchayat Dasna, Ghaziabad (UP)-201001

Mobile:- 9311592524

PAN No. AKKPA6900F

GST No. 09AKKPA6900F1ZE

Kind Attn. Mr.Naushad Ali,

Dear Sir,

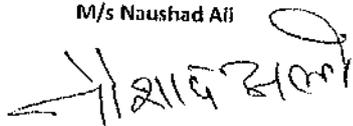
With reference to the subsequent discussion held with your kind self, we are pleased to amend your work order for Supply of water for construction uses at Wave city, Ghaziabad, due to extension of time period.

S.No.	Item Descriptions	BOQ as per Work order				Amendment-1		Cumulative	
		Unit	Quantity	Rate (Rs)	Amount (Rs)	Quantity	Amount (Rs)	Quantity	Amount (Rs)
1	Supply of water for construction uses at different location of wave city as instructed by Engineer incharge.								
a	For water tanker capacity - 12000 Ltr. (03 trip per day x 365 days)	Per Trip	1,095.00	1,100.0	12,04,500.00	552.00	6,07,200.00	1,647.00	18,11,700.00
b	For water tanker capacity - 5000 Ltr. (03 trip per day x 365 days)	Per Trip	1,095.00	480.0	5,25,600.00	552.00	2,64,960.00	1,647.00	7,90,560.00
Total Amount (Rs)===>>					17,30,100.00		8,72,160.00		26,02,260.00

Note:

* Amendment has issue to extend the period of service for six month.

* All other general term and conditions remain same as per original work order no. IN13/WO/WC/17-18/1-B dt.08.07.2017

Accepted By
M/s Naushad Ali


Authorized Signatory

Issued By
For INFRA 13 PVT. LTD. (IN13PL)


Authorized Signatory

INFRA

13

INFRA 13 PVT. LTD

GSTIN - 09AABC18764R1Z1

323

Project Name : Wave City, NH24, Ghaziabad

SUB CONTRACT WORK ORDER

To,

M/s Naushad Ali

WO No.&D1: IN13/WO/WC/17-18/001-B, dated: 08.07.17

Address:- Ward No.2, Vill.-Yaseen Gadhi, Nagar Panchayat
Dasna, Ghaziabad (UP)-201001

Mobile:- 9311592524

PAN No. AKKPA6900F

GST No. 09AKKPA6900F1ZE

Delivery/Billing Address:

INFRA13 (P) Ltd.

Kazlpura Mod. Plot No.757, NH-24 Ghaziabad (UP)-
201001.

PAN No. AABC18764R

GSTIN 09AABC18764R1Z1

Kind Attn. Mr. Naushad Ali,

Dear Sir,

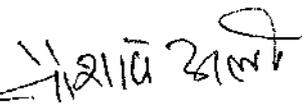
With reference to your subsequent discussion held with your kind self, we are pleased to place an order on you for Supply of water for construction work of Wave City, Ghaziabad.

BILL OF QUANTITIES

S.No.	Item Description	Unit	Quantity	Rate (Rs)	Amount(Rs)
1	Supply of water for construction uses at different location of wave city as instructed by Engineer incharge.				
a	For water tanker capacity - 12000 Ltr. (03 trip per day x 365 days)	Per Trip	1,095.00	1,100.0	12,04,500.00
b	For water tanker capacity - 5000 Ltr. (03 trip per day x 365 days)	Per Trip	1,095.00	480.0	5,25,600.00
Total Amount ==>>					17,30,100.00

General Term & Conditions

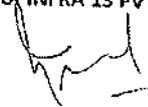
- The above mentioned rate is inclusive of water tanker/truck charges, Diesel, maintenance – major or minor, cost of lubricants, driver salary, road tax and insurance charges etc. complete. However, GST shall be extra & paid by company but TDS shall be deducted from your bill.
- You will supply water trips as per requirement & as instructed by site incharge/engineer. The payment shall be paid on trip basis as per signed log book/register on montly basis.
- Boarding & lodging to driver shall be provided by you.
- You shall provide driver/operator of good conduct and behavior. In case the driver is found lacking of the said criteria, you shall ensure immediate replacement.
- This order is valid for One year (12 months) from the date of order and may be extended time to time on the same rate, terms and conditions if service is found satisfactory, however, we reserve our right to terminate the contract at any point of time without assigning any reasons for which nothing any claim shall be entertained.
- You shall ensure that the driver is maintaining logbook/trip register with location and taking signature of the users. This shall be submitted by you along with your bill.
- You shall submit your bill along with copy of logbook duly signed by the user and payment shall be made within 15 days from the date of certification of bill.



Accepted By Contractor

Date:

Issued By
For INFRA 13 PVT. LTD. (IN13PL)



Authorized Signatory

Date:

INFRA

13

INFRA 13 PVT. LTD

GSTIN - 09AABC18764R1ZL

Project Name : Wave City, NH24, Ghaziabad

AMENDMENT OF SUB CONTRACT WORK ORDER

To,

M/s Naushad Ali

Amendment-1

Dated: 10-Jun-2018

WO No.&Dt: IN13/WO/WC/17-18/001-B, dated: 08.07.17

Address:- Ward No.2, Vill.-Yaseen Gadhi, Nagar Panchayat Dasna, Ghaziabad (UP)-201001

Mobile:- 9311592524

PAN No. AKKPA6900F

GST No. 09AKKPA6900F1ZE

Kind Attn. Mr.Naushad Ali,

Dear Sir,

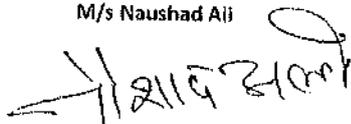
With reference to the subsequent discussion held with your kind self, we are pleased to amend your work order for Supply of water for construction uses at Wave city, Ghaziabad, due to extension of time period.

S.No.	Item Descriptions	BOQ as per Work order				Amendment-1		Cummulative	
		Unit	Quantity	Rate (Rs)	Amount (Rs)	Quantity	Amount (Rs)	Quantity	Amount (Rs)
1.	Supply of water for construction uses at different location of wave city as instructed by Engineer incharge.								
a	For water tanker capacity - 12000 Ltr. (03 trip per day x 365 days)	Per Trip	1,095.00	1,100.0	12,04,500.00	552.00	6,07,200.00	1,647.00	18,11,700.00
b	For water tanker capacity - 5000 Ltr. (03 trip per day x 365 days)	Per Trip	1,095.00	480.0	5,25,600.00	552.00	2,64,960.00	1,647.00	7,90,560.00
Total Amount (Rs)====>>					17,30,100.00		8,72,160.00		26,02,260.00

Note:

* Amendment has issue to extend the period of service for six month.

* All other general term and conditions remain same as per original work order no. IN13/WO/WC/17-18/1-B dt.08.07.2017

Accepted By
M/s Naushad Ali


Authorized Signatory

Issued By
For INFRA 13 PVT. LTD. (IN13PL)


Authorized Signatory



INFRA 13 PVT. LTD.

GSTIN - 09AABCIB764R1ZL

Project Name : Wave City, NH24, Ghaziabad

AMENDMENT OF SUB CONTRACT WORK ORDER

To,

M/s Naushad Ali

Amendment-1

Dated: 05.01.2020

WO No.&Dt: IN13/WO/WC/18-19/341, dated : 01.01.2019

Address: Ward No.2, VIII.-Yaseen Gadhi, Nagar Panchayat Dasna, Ghaziabad (UP)-201001

Mobile: 9311592524

PAN No. AKKPA6900F

GST No. 09AKKPA6900F1ZE

Kind Attn. Mr.Naushad Ali,

Dear Sir,

With reference to the subsequent discussion held with your kind self, we are pleased to amend your work order for Supply of water for construction uses at Wave city, Ghaziabad, due to extension of time period.

S.No.	Item Descriptions	BOQ as per Work order				Amendment-1		Cumulative	
		Unit	Quantity	Rate (Rs)	Amount (Rs)	Quantity	Amount (Rs)	Quantity	Amount (Rs)
1	Supply of water for construction uses at different location of wave city as instructed by Engineer incharge.								
a	For water tanker capacity - 12000 Ltr. (04 trip per day x 365 days)	Per Trip	1,460.00	1,150.0	16,79,000.00	1,095.00	12,59,250.00	2,555.00	29,38,250.00
b	For water tanker capacity - 5000 Ltr. (04 trip per day x 365 days)	Per Trip	1,460.00	500.0	7,30,000.00	1,095.00	5,47,500.00	2,555.00	12,77,500.00
c	Extra over item (a & b) as the price of diesel increased			40.0		2,190.00	87,600.00	2,190.00	87,600.00
Total Amount (Rs)====>					24,09,000.00		18,94,350.00		43,03,350.00

Note:

* Amendment has issue to extend the period of service for one year

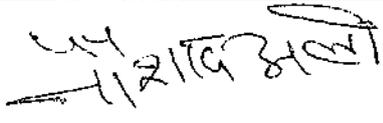
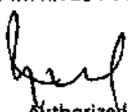
* All other general term and conditions remain same as per original work order no. IN13/WO/WC/18-19/341 dt.01.01.2019

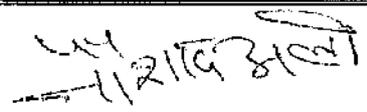
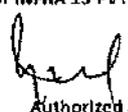
Accepted By
M/s Naushad Ali

Authorized Signatory

Issued By
For INFRA 13 PVT. LTD. (IN13PL)

Authorized Signatory

INFR A 13		INERA 13 PVT. LTD			
GSTIN - 09AABC18764R1ZL					
Project Name : Wave City, NH24, Ghaziabad					
SUB CONTRACT WORK ORDER					
To, M/s Naushad All WO No.&Dt: IN13/WO/WC/18-19/341, dated : 01.01.2019 Address:- Ward No.2, Vill.-Yaseen Gadhi, Nagar Panchayat Dasna, Ghaziabad (UP)-201001 Mobile:- 9311592524 PAN No. AKKPA6900F GST No. 09AKKPA6900F2ZE			Delivery/Billing Address: INFR A13 (P) Ltd. Kazipura Mod. Plot No.757, NH-24 Ghaziabad (UP)-201001 PAN No. AABC18764R GSTIN 09AABC18764R1ZL		
Kind Attn. Mr. Naushad Ali, Dear Sir, With reference to your subsequent discussion held with your kind self, we are pleased to place an order on you for Supply of water for construction work of Wave City, Ghaziabad.					
BILL OF QUANTITIES					
S.No.	Item Description	Unit	Quantity	Rate (Rs)	Amount(Rs)
1	Supply of water for construction uses at different location of wave city as instructed by Engineer incharge.				
a	For water tanker capacity - 12000 Ltr. (04 trip per day x 365 days)	Per Trip	1,460.00	1,150.0	16,79,000.00
b	For water tanker capacity - 5000 Ltr. (04 trip per day x 365 days)	Per Trip	1,460.00	500.0	7,30,000.00
Total Amount ==>>					24,09,000.00
General Term & Conditions					
1	The above mentioned rate is inclusive of water tanker/truck charges, Diesel, maintenance – major or minor, cost of lubricants, driver salary, road tax and insurance charges etc. complete. However, GST shall be extra & paid by company but TDS shall be deducted from your bill.				
2	You will supply water trips as per requirement & as instructed by site incharge/engineer. The payment shall be paid on trip basis as per signed log book/register on montly basis.				
3	Boarding & lodging to driver shall be provided by you.				
4	You shall provide driver/operator of good conduct and behavior. In case the driver is found lacking of the said criteria, you shall ensure immediate replacement.				
5	This order is valid for One year (12 months) from the date of order and may be extended time to time on the same rate, terms and conditions if service is found satisfactory, however, we reserve our right to terminate the contract at any point of time without assigning any reasons for which nothing any claim shall be entertained.				
6	You shall ensure that the driver is maintaining logbook/trip register with location and taking signature of the users. This shall be submitted by you along with your bill.				
7	You shall submit your bill along with copy of logbook duly signed by the user and payment shall be made within 15 days from the date of certification of bill.				
 Accepted By Contractor			Issued By For INFRA 13 PVT. LTD. (IN13PL)  Authorized Signatory		
Date:			Date:		

S.No.		Item Description	Unit	Quantity	Rate (Rs)	Amount(Rs)
1		Supply of water for construction uses at different location of wave city as instructed by Engineer incharge.				
a		For water tanker capacity - 12000 ltr. (04 trip per day x 365 days)	Per Trip	1,160.00	1,150.0	16,79,000.00
b		For water tanker capacity - 5000 Ltr. (04 trip per day x 365 days)	Per Trip	1,460.00	500.0	7,30,000.00
Total Amount ==>>						24,09,000.00
General Term & Conditions						
1	The above mentioned rate is inclusive of water tanker/truck charges, Diesel, maintenance - major or minor, cost of lubricants, driver salary, road tax and insurance charges etc complete. However, GST shall be extra & paid by company but TDS shall be deducted from your bill.					
2	You will supply water trips as per requirement & as instructed by site incharge/engineer. The payment shall be paid on trip basis as per signed log book/register on monthly basis.					
3	Boarding & lodging to driver shall be provided by you.					
4	You shall provide driver/operator of good conduct and behavior. In case the driver is found lacking of the said criteria, you shall ensure immediate replacement.					
5	This order is valid for One year (12 months) from the date of order and may be extended time to time on the same rate, terms and conditions if service is found satisfactory, however, we reserve our right to terminate the contract at any point of time without assigning any reasons for which nothing any claim shall be entertained.					
6	You shall ensure that the driver is maintaining logbook/trip register with location and taking signature of the users. This shall be submitted by you along with your bill.					
7	You shall submit your bill along with copy of logbook duly signed by the user and payment shall be made within 15 days from the date of certification of bill.					
 Accepted By Contractor				Issued By For INFRA 13 PVT. LTD. (IN13PL)  Authorized Signatory		
Date:				Date:		



INFR 13 PVT. LTD.

GSTIN : 09AABC18764R1ZL

Project Name : Wave City, NH24, Ghaziabad

AMENDMENT OF SUB CONTRACT WORK ORDER

To,

M/s Naushad Ali

Amendment-1

Dated: 05.01.2020

WO No.&Dt: IN13/WO/WC/18-19/341, dated : 01.01.2019

Address:- Ward No.2, Vill.-Yaseen Gadhni, Nagar Panchayat Dasna, Ghaziabad (UP) 201001

Mobile:- 9311592524

PAN No. AKKPA6900F

GST No. 09AKKPA6900F1ZL

Kind Attn. Mr.Naushad Ali,

Dear Sir,

With reference to the subsequent discussion held with your kind self, we are pleased to amend your work order for Supply of water for construction uses at Wave city, Ghaziabad, due to extension of time period.

S.No.	Item Descriptions	BOQ as per Work order				Amendment-1		Cumulative	
		Unit	Quantity	Rate (Rs)	Amount (Rs)	Quantity	Amount (Rs)	Quantity	Amount (Rs)
1	Supply of water for construction uses at different location of wave city as instructed by Engineer incharge.								
a	For water tanker capacity - 12000 Ltr. (04 trip per day x 365 days)	Per Trip	1,460.00	1,150.00	16,79,000.00	1,095.00	12,59,250.00	2,555.00	29,38,250.00
b	For water tanker capacity - 5000 Ltr (04 trip per day x 365 days)	Per Trip	1,460.00	500.00	7,30,000.00	1,095.00	5,47,500.00	2,555.00	12,77,500.00
c	Extra over item (a & b) as the price of diesel increased			40.00		2,190.00	87,600.00	2,190.00	87,600.00
Total Amount (Rs)====>					24,09,000.00		18,94,350.00		43,03,350.00

Note:

* Amendment has issue to extend the period of service for one year

* All other general term and conditions remain same as per original work order no. IN13/WO/WC/18-19/341 dt.01.01.2019

Accepted By
M/s Naushad Ali

Authorized Signatory

Issued By
For INFRA 13 PVT. LTD. (IN13PL)

Authorized Signatory

NAUSHAD

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dabra
The. & Dist. Ghaziabad-201001

PAN No. = AKKPA6900F
Mobile No. = +91-9311592524

Ref. No.

Date:

M/s Uppal Chadda Hi-Tech Developers Pvt. Ltd.
C-1 Sec.03, Noida, Uttar Pradesh (201301)

PAN No. = AKKPA6900F
Service Tax = AKKPA6900FSD001

PAYMENT CERTIFICATE		Certified Date :	5-Mar-2016	
Name of Project : Wave City, NH-24		RA Bill No.	RA-01	
Name of work : Supply of water for construction		Contract Value	9,00,000.00	
Contractor: M/s Naushad		Service Tax	Extra	
W.O./Ref No. : 307		Deviation Amount	NA	
Date : 02.02.2016		Measurement taken upto	29-02-2016	
S.NO.	Description	Upto Previous Bill (Rs.)	This Bill (Rs.)	Cummulative (Up to Date)
A	Payment against work done			
	Gross Work done (incl. Dev./Extra/Sub. Items & after Discount if any)		20,438.00	20,438.00
B	Gross Payment before Service Tax (A)	-	20,438.00	9,15,458.00
C	TAXES on B			
	Service tax @ 5.6%		1,145.00	1,145.00
	S.B.C tax @ 0.2%		41.00	41.00
	Add other taxes (specify)			
D	Gross Payment of Service Tax C	-	1,186.00	1,186.00
E	Total Payables (B+D)	-	21,624.00	21,624.00

Handwritten signature

NAUSHAD

Ward No. 2, Village Yasingadhi
Nagar Panchyat Dasna
The. & Distt. Ghaziabad-201001

PAN No. : AKKPA6900F
Mobile No. : +91-9311592524

Ref. No.

Date:

M/s Uppal Chadda Hi-Tech Developers Pvt. Ltd.
C-1 Sec.03, Noida, Uttar Pardesh (201301)

PAN No. = AKKPA6900F
Service Tax = AKKPA6900FSD001

PAYMENT CERTIFICATE		Certified Date :	19-Mar-2016	
Name of Project : Wave City, NH-24		RA Bill No.	RA-02	
Name of work : Supply of water for construction		Contract Value	9,00,000.00	
Contractor: M/s Naushad		Service Tax	Extra	
W.O./Ref No. : 307		Deviation Amount	NA	
Date : 02.02.2016		Measurement taken upto	17-03-2016	
S.NO.	Description	Upto Previous Bill (Rs.)	This Bill (Rs.)	Cummulative (Up to Date)
A	Payment against work done			
	Gross Work done (incl. Dev./Extra/Sub. Items & after Discount if any)	20,438.00	1,04,018.00	1,24,456.00
B	Gross Payment before Service Tax (A)	20,438.00	1,04,018.00	19,11,990.00
C	TAXES on B			
	Service tax @ 5.6%	1,145.00	5,825.00	6,970.00
	S.B.C tax @ 0.2%	41.00	208.00	249.00
	Add other taxes (specify)			
D	Gross Payment of Service Tax C	1,186.00	6,033.00	7,219.00
E	Total Payables (B+D)	21,624.00	1,10,051.00	1,31,675.00

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NAUSHAD

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
The. & Distt. Ghaziabad-201001

PAN No. : AICRPA6900F
Mobile No. : +91-9311592524

Ref. No.

Date:

M/s Uppal Chadda Hi-Tech Developers Pvt. Ltd.
C-1 Sec.03, Noida, Uttar Pardesh (201301)

PAN No. = AKKPA6900F
Service Tax = AKKPA6900FSD001

PAYMENT CERTIFICATE		Certified Date :	18-Jun-2016	
Name of Project : Wave City, NH-24		RA Bill No.	RA-03	
Name of work : Supply of water for construction		Contract Value	9,00,000.00	
Contractor: M/s Naushad		Service Tax	Extra	
W.O./Ref No. : 307		Deviation Amount	NA	
Date : 02.02.2016		Measurement taken upto	30-04-2016	
S.NO.	Description	Upto Previous Bill (Rs.)	This Bill (Rs.)	Cummulative (Up to Date)
A	Payment against work done			
	Gross Work done (incl. Dev./Extra/Sub. Items & after Discount if any)	1,24,456.00	1,32,988.00	2,57,444.00
B	Gross Payment before Service Tax (A)	1,24,456.00	1,32,988.00	33,46,255.00
C	TAXES on B			
	Service tax @ 5.6%	6,970.00	7,447.00	14,417.00
	S.B.C tax @ 0.2%	249.00	266.00	515.00
	K.K.C tax @ 0.2%		266.00	266.00
D	Gross Payment of Service Tax C	7,219.00	7,979.00	15,198.00
E	Total Payables (B+D)	1,31,675.00	1,40,967.00	2,72,642.00

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NAUSHAD

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
The. & Distt. Ghaziabad-201001

PAN No. : AKKPA6900F
Mobile No. : +91-9311592524

Ref. No.

Date:

M/s Uppal Chadda Hi-Tech Developers Pvt. Ltd.
C-1 Sec.03, Noida, Uttar Pradesh (201301)

PAN No. = AKKPA6900F
Service Tax = AKKPA6900FSD001

PAYMENT CERTIFICATE		Certified Date :	11-Jul-2016	
Name of Project : Wave City, NH-24		RA Bill No.	RA-04	
Name of work : Supply of water for construction		Contract Value	9,00,000.00	
Contractor: M/s Naushad		Service Tax	Extra	
W.O./Ref No. : 307		Deviation Amount	NA	
Date : 02.02.2016		Measurement taken upto	30-06-2016	
S.NO.	Description	Upto Previous Bill (Rs.)	This Bill (Rs.)	Cummulative (Up to Date)
A	Payment against work done			
	Gross Work done (incl. Dev./Extra/Sub. Items & after Discount if any)	2,57,444.00	2,55,676.00	5,13,120.00
B	Gross Payment before Service Tax (A)	2,57,444.00	2,55,676.00	30,88,811.00
C	TAXES on B			
	Service tax @ 5.6%	14,417.00	14,318.00	28,735.00
	S.B.C tax @ 0.2%	515.00	511.00	1,026.00
	K.K.C tax @ 0.2%	266.00	511.00	777.00
D	Gross Payment of Service Tax C	15,198.00	15,340.00	30,538.00
E	Total Payables (B+D)	2,72,642.00	2,71,016.00	5,43,658.00

12/11/16 21/11/16

NAUSHAD

Ward No. 2, Village Yasingadhi
Nagar Panchyat Dasna
The. & Distt. Ghaziabad-201001

PAN No. : AKKPA6900F
Mobile No. : +91-9311592524

Ref. No.

Date:

M/s Uppal Chadda Hi-Tech Developers Pvt. Ltd.
C-1 Sec.03, Noida, Uttar Pardesh (201301)

PAN No. = AKKPA6900F
Service Tax = AKKPA6900FSD001

PAYMENT CERTIFICATE		Certified Date :	23-Aug-2016	
Name of Project : Wave City, NH-24		RA Bill No.	RA-05	
Name of work : Supply of water for construction		Rev. Contract Value	18,00,000.00	
Contractor: M/s Naushad		Service Tax	Extra	
W.O./Ref No. : 307		Deviation Amount	NA	
Date : 02.02.2016		Measurement taken upto	23-08-2016	
S.NO.	Description	Upto Previous Bill (Rs.)	This Bill (Rs.)	Cummulative (Up to Date)
A	Payment against work done			
	Gross Work done (incl. Dev./Extra/Sub. Items & after Discount if any)	5,13,120.00	5,03,850.00	10,16,970.00
B	Gross Payment before Service Tax (A)	5,13,120.00	5,03,850.00	25,75,691.00
C	TAXES on B			
	Service tax @ 5.6%	28,735.00	28,216.00	56,951.00
	S.B.C tax @ 0.2%	1,026.00	1,008.00	2,034.00
	K.K.C tax @ 0.2%	777.00	1,008.00	1,785.00
D	Gross Payment of Service Tax C	30,538.00	30,232.00	60,770.00
E	Total Payables (B+D)	5,43,658.00	5,34,082.00	10,77,740.00

[Handwritten Signature]

NAUSHAD

Ward No. 2, Village Yasingadhi
Nagar Panchyat Dasna
The. & Distt. Ghaziabad-201001

PAN No. : AKKPA6900F
Mobile No. : +91-9-311592524

Ref. No.

Date:

M/s Uppal Chadda Hi-Tech Developers Pvt. Ltd.
C-1 Sec.03, Noida, Uttar Pardesh (201301)

PAN No. = AKKPA6900F
Service Tax = AKKPA6900FSD001

PAYMENT CERTIFICATE		Certified Date :	31-Mar-2017	
Name of Project : Wave City, NH-24		RA Bill No.	RA-06	
Name of work : Supply of water for construction		Rev. Contract Value	18,00,000.00	
Contractor: M/s Naushad		Service Tax	Extra	
W.O./Ref No. : 307		Deviation Amount	NA	
Date : 02.02.2016		Measurement taken upto	31-03-2017	
S.NO.	Description	Upto Previous Bill (Rs.)	This Bill (Rs.)	Cummulative (Up to Date)
A	Payment against work done			
	Gross Work done (incl. Dev./Extra/Sub. Items & after Discount if any)	10,16,970.00	5,41,751.00	15,58,721.00
B	Gross Payment before Service Tax (A)	10,16,970.00	5,41,751.00	24,74,179.00
C	TAXES on B			
	Service tax @ 5.6%	56,951.00	30,338.00	87,289.00
	S.B.C tax @ 0.2%	2,034.00	1,084.00	3,118.00
	K.K.C tax @ 0.2%	1,785.00	1,084.00	2,869.00
D	Gross Payment of Service Tax C	60,770.00	32,506.00	93,276.00
E	Total Payables (B+D)	10,77,740.00	5,74,257.00	16,51,997.00

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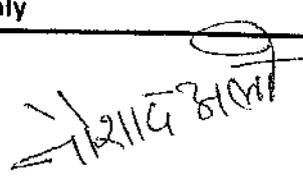
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Tel. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F2ZE
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To			
Name : INFRA 13 PVT. LTD.	Invoice No. : NA/17-18/001		
Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	Invoice Date : 29-Aug-2017		
GSTIN : 09AABC18764R1ZL	State : Uttar Pradesh		
Ph.No. : 0120-4180500	State Code : 09		
State : Uttar Pradesh State Code : 9	Taxability on RCM : No		
	Place of Supply : Ghaziabad (UP).		
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	2,02,564
Total amount before Tax			2,02,564
Bank Details		CGST @ 9%	18,231
		SGST @ 9%	18,231
		IGST @ 18%	-
		Tax Amount : GST	36,462
		Total Amount after Tax	2,39,026
Rupees Two Lakh(s) Thirty Nine Thousand Twenty Six Only			
			
Authorised Sig.			

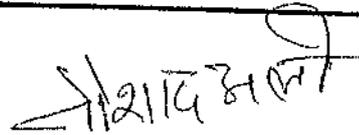
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN. : 09AKKPA6900F2ZE
Mobile No. : +91-9311592524

Ref. No.

Date:

TAX INVOICE			
Bill To Name : INFRA 13 PVT. LTD. Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD GSTIN : 09AABC18764R1ZL Ph.No. : 0120-4180500 State : Uttar Pradesh State Code : 9		Invoice No. : NA/17-18/002 Invoice Date : 6-Dec-2017 State : Uttar Pradesh State Code : 09 Taxability on RCM : No Place of Supply : Ghaziabad (UP).	
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	4,01,289
Total amount before Tax			4,01,289
		CGST @ 9%	36,116
		SGST @ 9%	36,116
		IGST @ 18%	-
		Tax Amount : GST	72,232
		Total Amount after Tax	4,73,521
Rupees Four Lakh(s) Seventy Three Thousand Five Hundred Twenty One Only			
 Authorised Sig.			

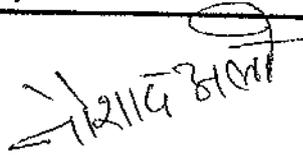
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchaynt Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F2ZE
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No. : NA/17-18/001	
Name : INFRA 13 PVT. LTD.		Invoice Date : 29-Aug-2017	
Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD		State : Uttar Pradesh	
GSTIN : 09AABC18764R1ZL		State Code : 09	
Ph.No. : 0120-4180500		Taxability on RCM : No	
State : Uttar Pradesh State Code : 9		Place of Supply : Ghaziabad (UP).	
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	2,02,564
Total amount before Tax			2,02,564
Bank Details		CGST @ 9%	18,231
		SGST @ 9%	18,231
		IGST @18%	-
		Tax Amount : GST	36,462
		Total Amount after Tax	2,39,026
Rupees Two Lakh(s) Thirty Nine Thousand Twenty Six Only			
 Authorised Sig.			

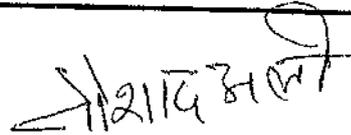
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F2ZE
Mobile No. : +91-9311592524

Ref. No.

Date:

TAX INVOICE			
Bill To Name : INFRA 13 PVT. LTD. Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD GSTIN : 09AABC18764R1ZL Ph.No. : 0120-4180500 State : Uttar Pradesh State Code : 9		Invoice No. : NA/17-18/002 Invoice Date : 6-Dec-2017 State : Uttar Pradesh State Code : 09 Taxability on RCM : No Place of Supply : Ghaziabad (UP).	
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	4,01,289
Total amount before Tax			4,01,289
CGST @ 9%			36,116
SGST @ 9%			36,116
IGST @ 18%			-
Tax Amount : GST			72,232
Total Amount after Tax			4,73,521
Rupees Four Lakh(s) Seventy Three Thousand Five Hundred Twenty One Only			
 Authorised Sig.			

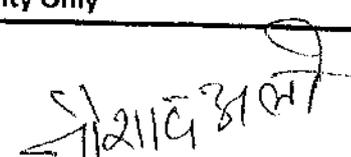
NAUSHAD ALI

Ward No. 2, Village Yusingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F1Z1F
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No. : NA/17-18/003	
Name : INFRA 13 PVT. LTD.		Invoice Date : 31-Mar-2018	
Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD		State : Uttar Pradesh	
GSTIN : 09AABCI8764R1ZL		State Code : 09	
Ph.No. : 0120-4180500		Taxability on RCM : No	
State : Uttar Pradesh State Code : 9		Place of Supply : Ghaziabad (UP).	
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	5,91,119
Total amount before Tax			5,91,119
		CGST @ 9%	53,201
		SGST @ 9%	53,201
		IGST @18%	-
		Tax Amount : GST	1,06,401
		Total Amount after Tax	6,97,520
Rupees Six Lakh(s) Ninety Seven Thousand Five Hundred Twenty Only			
 Authorised Sig.			

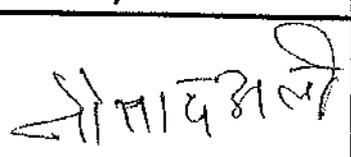
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F2ZE
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No.	: NA/18-19/015
Name	: INFRA 13 PVT. LTD.	Invoice Date	: 14-Aug-2018
Address	: KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	State	: Uttar Pradesh
GSTIN	: 09AABCI8764R1ZL	State Code	: 09
Ph.No.	: 0120-4180500	Taxability on RCM	: No
State	: Uttar Pradesh State Code : 9	Place of Supply	: Ghaziabad (UP).
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	6,18,502
Total amount before Tax			6,18,502
		CGST @ 9%	: 55,665
		SGST @ 9%	: 55,665
		IGST @18%	: -
		Tax Amount : GST	: 1,11,330
		Total Amount after Tax	: 7,29,832
Rupees Seven Lakh(s) Twenty Nine Thousand Eight Hundred Thirty Two Only			
 Authorised Sig.			

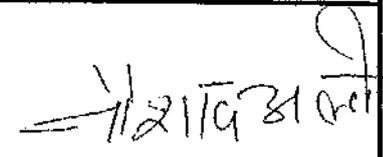
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F1ZF
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No.	: NA/18-19/017
Name	: INFRA 13 PVT. LTD.	Invoice Date	: 8-Sep-2018
Address	: KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	State	: Uttar Pradesh
GSTIN	: 09AABC18764R1ZL	State Code	: 09
Ph.No.	: 0120-4180500	Taxability on RCM	: No
State	: Uttar Pradesh State Code : 9	Place of Supply	: Ghaziabad (UP).
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	1,97,804
Total amount before Tax			1,97,804
		CGST @ 9%	: 17,802
		SGST @ 9%	: 17,802
		IGST @18%	: -
		Tax Amount : GST	: 35,605
		Total Amount after Tax	: 2,33,409
Rupees Two Lakh(s) Thirty Three Thousand Four Hundred Nine Only			
 Authorised Sig.			

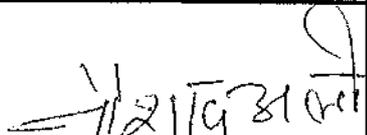
NAUSHAD ALI

Ward No. 2, Village Yusingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F1ZF
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To Name : INFRA 13 PVT. LTD. Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD GSTIN : 09AABCI8764R1ZL Ph.No. : 0120-4180500 State : Uttar Pradesh State Code : 9	Invoice No. : NA/18-19/017 Invoice Date : 8-Sep-2018 State : Uttar Pradesh State Code : 09 Taxability on RCM : No Place of Supply : Ghaziabad (UP).		
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	1,97,804
Total amount before Tax			1,97,804
		CGST @ 9%	17,802
		SGST @ 9%	17,802
		IGST @18%	-
		Tax Amount : GST	35,605
		Total Amount after Tax	2,33,409
Rupees Two Lakh(s) Thirty Three Thousand Four Hundred Nine Only			
 Authorised Sig.			

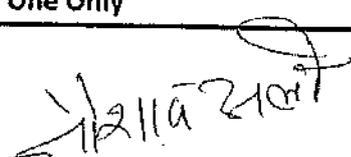
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F1ZF
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No.	: NA/18-19/023
Name	: INFRA 13 PVT. LTD.	Invoice Date	: 13-Nov-2018
Address	: KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	State	: Uttar Pradesh
GSTIN	: 09AABC18764R1ZL	State Code	: 09
Ph.No.	: 0120-4180500	Taxability on RCM	: No
State	: Uttar Pradesh State Code : 9	Place of Supply	: Ghaziabad (UP).
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	1,02,645
Total amount before Tax			1,02,645
		CGST @ 9%	: 9,238
		SGST @ 9%	: 9,238
		IGST @18%	: -
		Tax Amount : GST	: 18,476
		Total Amount after Tax	: 1,21,121
Rupees One Lakh(s) Twenty One Thousand One Hundred Twenty One Only			
 Authorised Sig.			

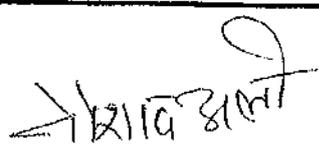
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F1ZE
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No.	: NA/18-19/027
Name	: INFRA 13 PVT. LTD.	Invoice Date	: 20-Dec-2018
Address	: KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	State	: Uttar Pradesh
GSTIN	: 09AABC18764R1ZL	State Code	: 09
Ph.No.	: 0120-4180500	Taxability on RCM	: No
State	: Uttar Pradesh State Code : 9	Place of Supply	: Ghaziabad (UP).
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	2,16,464
Total amount before Tax			2,16,464
		CGST @ 9%	: 19,482
		SGST @ 9%	: 19,482
		IGST @18%	: -
		Tax Amount : GST	: 38,964
		Total Amount after Tax	: 2,55,428
Rupees Two Lakh(s) Fifty Five Thousand Four Hundred Twenty Eight Only			
 Authorised Sig.			

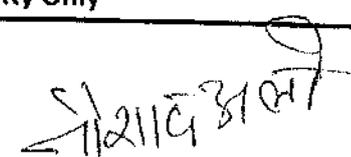
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN. : 09AKKPA6900F1ZJ
Mobile No. : +91-9311592524

Ref. No.

Date:

IN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No.	: NA/17-18/003
Name	: INFRA 13 PVT. LTD.	Invoice Date	: 31-Mar-2018
Address	: KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	State	: Uttar Pradesh
GSTIN	: 09AABCI8764R1ZL	State Code	: 09
Ph.No.	: 0120-4180500	Taxability on RCM	: No
State	: Uttar Pradesh State Code : 9	Place of Supply	: Ghaziabad (UP).
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	5,91,119
Total amount before Tax			5,91,119
		CGST @ 9%	: 53,201
		SGST @ 9%	: 53,201
		IGST @ 18%	: -
		Tax Amount : GST	: 1,06,401
		Total Amount after Tax	: 6,97,520
Rupees Six Lakh(s) Ninety Seven Thousand Five Hundred Twenty Only			
 Authorised Sig.			

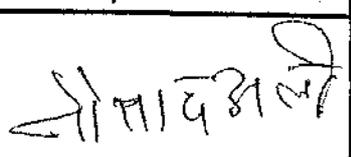
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Dist. Ghaziabad-201001

GSTIN. : 09AKKPA6900F1ZP
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No.	: NA/18-19/015
Name	: INFRA 13 PVT. LTD.	Invoice Date	: 14-Aug-2018
Address	: KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	State	: Uttar Pradesh
GSTIN	: 09AABC18764R1ZL	State Code	: 09
Ph.No.	: 0120-4180500	Taxability on RCM	: No
State	: Uttar Pradesh State Code : 9	Place of Supply	: Ghaziabad (UP).
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	6,18,502
Total amount before Tax			6,18,502
		CGST @ 9%	: 55,665
		SGST @ 9%	: 55,665
		IGST @ 18%	: -
		Tax Amount : GST	: 1,11,330
		Total Amount after Tax	: 7,29,832
Rupees Seven Lakh(s) Twenty Nine Thousand Eight Hundred Thirty Two Only			
 Authorised Sig.			

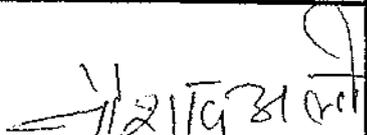
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Dist. Ghaziabad-201001

GSTIN. : 09AKKPA6900F1ZL
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No.	: NA/18-19/017
Name	: INFRA 13 PVT. LTD.	Invoice Date	: 8-Sep-2018
Address	: KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	State	: Uttar Pradesh
GSTIN	: 09AABC18764R1ZL	State Code	: 09
Ph.No.	: 0120-4180500	Taxability on RCM	: No
State	: Uttar Pradesh State Code : 9	Place of Supply	: Ghaziabad (UP).
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	1,97,804
Total amount before Tax			1,97,804
		CGST @ 9%	: 17,802
		SGST @ 9%	: 17,802
		IGST @18%	: -
		Tax Amount : GST	: 35,605
		Total Amount after Tax	: 2,33,409
Rupees Two Lakh(s) Thirty Three Thousand Four Hundred Nine Only			
 Authorised Sig.			

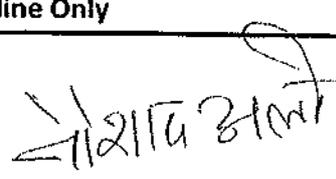
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasm
Teh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F1ZF
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No.	: NA/18-19/020
Name	: INFRA 13 PVT. LTD.	Invoice Date	: 13-Oct-2018
Address	: KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	State	: Uttar Pradesh
GSTIN	: 09AABCI8764R1ZL	State Code	: 09
Ph.No.	: 0120-4180500	Taxability on RCM	: No
State	: Uttar Pradesh State Code : 9	Place of Supply	: Ghaziabad (UP).
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	1,18,084
Total amount before Tax			1,18,084
		CGST @ 9%	: 10,628
		SGST @ 9%	: 10,628
		IGST @ 18%	: -
		Tax Amount : GST	21,255
		Total Amount after Tax	1,39,339
Rupees One Lakh(s) Thirty Nine Thousand Three Hundred Thirty Nine Only			
 Authorised Sig.			

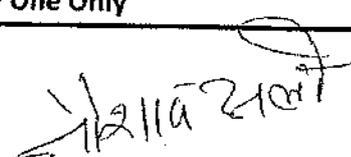
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Dist. Ghaziabad-201001

GSTIN. : 09AKKPA6900F1ZL
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No.	: NA/18-19/023
Name	: INFRA 13 PVT. LTD.	Invoice Date	: 13-Nov-2018
Address	: KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	State	: Uttar Pradesh
GSTIN	: 09AABC18764R1ZL	State Code	: 09
Ph.No.	: 0120-4180500	Taxability on RCM	: No
State	: Uttar Pradesh State Code : 9	Place of Supply	: Ghaziabad (UP).
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	1,02,645
Total amount before Tax			1,02,645
		CGST @ 9%	: 9,238
		SGST @ 9%	: 9,238
		IGST @ 18%	: -
		Tax Amount : GST	: 18,476
		Total Amount after Tax	: 1,21,121
Rupees One Lakh(s) Twenty One Thousand One Hundred Twenty One Only			
 Authorised Sig.			

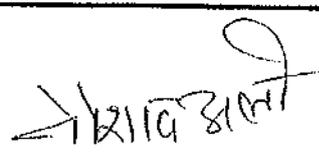
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F1ZL
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No.	: NA/18-19/027
Name	: INFRA 13 PVT. LTD.	Invoice Date	: 20-Dec-2018
Address	: KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	State	: Uttar Pradesh
GSTIN	: 09AABC18764R1ZL	State Code	: 09
Ph.No.	: 0120-4180500	Taxability on RCM	: No
State	: Uttar Pradesh State Code : 9	Place of Supply	: Ghaziabad (UP).
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	2,16,464
Total amount before Tax			2,16,464
		CGST @ 9%	: 19,482
		SGST @ 9%	: 19,482
		IGST @ 18%	: -
		Tax Amount : GST	: 38,964
		Total Amount after Tax	: 2,55,428
Rupees Two Lakh(s) Fifty Five Thousand Four Hundred Twenty Eight Only			
 Authorised Sig.			

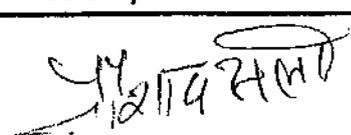
NAUSHAD ALI

Ward No. 2, Village Yasingudhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F2ZE
Mobile No. : +91-9311592524

Ref No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
<input type="radio"/> Bill To Name : INFRA 13 PVT. LTD. Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD GSTIN : 09AABC18764R1ZL Ph.No. : 0120-4180500 State : Uttar Pradesh State Code : 9	Invoice No. : NA/18-19/031 Invoice Date : 11-Mar-2019 State : Uttar Pradesh State Code : 09 Taxability on RCM : No Place of Supply : Ghaziabad (UP).		
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	4,87,477
Total amount before Tax			4,87,477
Bank Details		CGST @ 9%	43,873
		SGST @ 9%	43,873
		IGST @ 18%	-
		Tax Amount : GST	87,746
		Total Amount after Tax	5,75,223
Rupees Five Lakh(s) Seventy Five Thousand Two Hundred Twenty Three Only			
 Authorized Sig.			

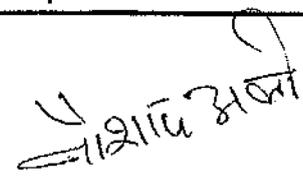
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Dist. Ghaziabad-201001

GSTIN. : 09AKKPA6900F2ZE
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE																																					
TAX INVOICE																																					
Bill To <input type="checkbox"/> Name : INFRA 13 PVT. LTD. Address : KAZIPURA MOD. PLOT NO.757, NII-24 GHAZIABAD GSTIN : 09AABCI8764R1ZL Ph.No. : 0120-4180500 State : Uttar Pradesh State Code : 9	Invoice No. : NA/18-19/041 Invoice Date : 24-Jul-2019 State : Uttar Pradesh State Code : 09 Taxability on RCM : No Place of Supply : Ghaziabad (UP).																																				
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Sr. No.</th> <th style="width: 40%;">Name of Service</th> <th style="width: 15%;">SAC Code</th> <th style="width: 35%;">Value</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Supply of Water for Construction</td> <td style="text-align: center;">996521</td> <td style="text-align: right;">61,377</td> </tr> <tr> <td colspan="3" style="text-align: right;">Total amount</td> <td style="text-align: right;">61,377</td> </tr> </tbody> </table>	Sr. No.	Name of Service	SAC Code	Value	1	Supply of Water for Construction	996521	61,377	Total amount			61,377	<table style="width:100%;"> <tr> <td style="width: 10%;">CGST</td> <td style="width: 10%;">12%</td> <td style="width: 10%;">:</td> <td style="width: 10%;">5,524</td> <td style="width: 10%;">:</td> <td style="width: 10%;">5,524</td> </tr> <tr> <td>SGST</td> <td>12%</td> <td>:</td> <td>-</td> <td>:</td> <td>-</td> </tr> <tr> <td colspan="3">Amount : GST</td> <td style="text-align: right;">11,048</td> <td colspan="2"></td> </tr> <tr> <td colspan="3">Amount after Tax</td> <td style="text-align: right;">72,425</td> <td colspan="2"></td> </tr> </table>	CGST	12%	:	5,524	:	5,524	SGST	12%	:	-	:	-	Amount : GST			11,048			Amount after Tax			72,425		
Sr. No.	Name of Service	SAC Code	Value																																		
1	Supply of Water for Construction	996521	61,377																																		
Total amount			61,377																																		
CGST	12%	:	5,524	:	5,524																																
SGST	12%	:	-	:	-																																
Amount : GST			11,048																																		
Amount after Tax			72,425																																		
Rupees Seventy Two Thousand Four Hundred Twenty Five Only																																					
 Authorised Sig.																																					

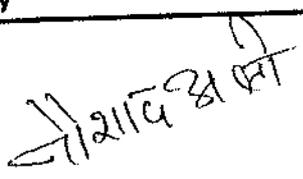
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasma
Teh. & Dist. Ghaziabad-201001

GSTIN : 09AKKPA6900F2ZE
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No.	: NA/19-20/042
Name : INFRA 13 PVT. LTD.		Invoice Date	: 1-Aug-2019
Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD		State	: Uttar Pradesh
GSTIN : 09AABC18764R1ZL		State Code	: 09
Ph.No. : 0120-4180500		Taxability on RCM	: No
State : Uttar Pradesh State Code : 9		Place of Supply	: Ghaziabad (UP).
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	31,268
Total amount before Tax			31,268
		CGST @ 9%	2,814
		SGST @ 9%	2,814
		IGST @ 18%	-
		Tax Amount : GST	5,628
		Total Amount after Tax	36,896
Rupees Thirty Six Thousand Eight Hundred Ninety Six Only			
 Authorised Sig.			

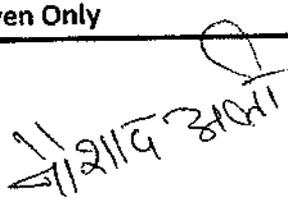
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN. : 09AKKPA6900F2ZE
Mobile No. : 91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No.	: NA/19-20/O44
Name : INFRA 13 PVT. LTD.		Invoice Date	: 14-Oct-2019
Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD		State	: Uttar Pradesh
GSTIN : 09AABC18764R1ZL		State Code	: 09
Ph.No. : 0120-4180500		Taxability on RCM	: No
State : Uttar Pradesh State Code : 9		Place of Supply	: Ghaziabad (UP).
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	2,34,209
Total amount before Tax			2,34,209
		CGST @ 9%	: 21,079
		SGST @ 9%	: 21,079
		IGST @18%	: -
		Tax Amount : GST	: 42,158
		Total Amount after Tax	: 2,76,367
Rupees Two Lakh(s) Seventy Six Thousand Three Hundred Sixty Seven Only			
 Authorised Sig.			

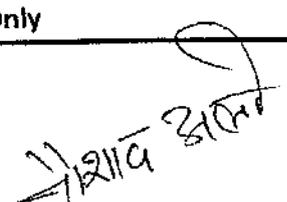
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasim
Teh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F2ZE
Mobile No. : 491-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No.	: NA/19-20/046
Name : INFRA 13 PVT. LTD.		Invoice Date	: 9-Jan-2020
Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD		State	: Uttar Pradesh
GSTIN : 09AABC18764R1ZL		State Code	: 09
Ph.No. : 0120-4180500		Taxability on RCM	: No
State : Uttar Pradesh State Code : 9		Place of Supply	: Ghaziabad (UP).
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	1,70,980
Total amount before Tax			1,70,980
		CGST @ 9%	: 15,388
		SGST @ 9%	: 15,388
		IGST @18%	: -
		Tax Amount : GST	30,776
		Total Amount after Tax	2,01,756
Rupees Two Lakh(s) One Thousand Seven Hundred Fifty Six Only			
 Authorised Sig.			

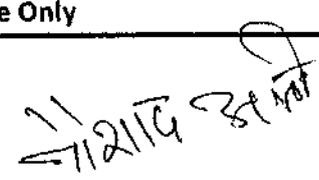
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F2ZE
Mobile No. : +91-9311392524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To Name : INFRA 13 PVT. LTD. Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD GSTIN : 09AABCI8764R1ZL Ph.No. : 0120-4180500 State : Uttar Pradesh State Code : 9		Invoice No. : NA/19-20/048 Invoice Date : 17-Feb-2020 State : Uttar Pradesh State Code : 09 Taxability on RCM : No Place of Supply : Ghaziabad (UP).	
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	2,62,911
Total amount before Tax			2,62,911
		CGST @ 9%	23,662
		SGST @ 9%	23,662
		IGST @18%	-
		Tax Amount : GST	47,324
		Total Amount after Tax	3,10,235
Rupees Three Lakh(s) Ten Thousand Two Hundred Thirty Five Only			
 Authorised Sig.			

NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F2ZE
Mobile No. : +91-9311592524

Ref. No.

Date:

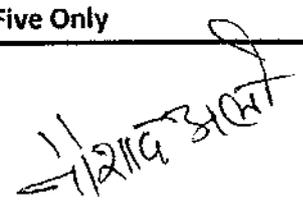
GSTIN : 09AKKPA6900F2ZE

TAX INVOICE

Bill To		Invoice No.	: NA/19-20/050
Name	: INFRA 13 PVT. LTD.	Invoice Date	: 31-Mar-2020
Address	: KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	State	: Uttar Pradesh
GSTIN	: 09AABCI8764R1ZL	State Code	: 09
Ph.No.	: 0120-4180500	Taxability on RCM	: No
State	: Uttar Pradesh State Code : 9	Place of Supply	: Ghaziabad (UP).

Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	2,50,318
Total amount before Tax			2,50,318
		CGST @ 9%	: 22,529
		SGST @ 9%	: 22,529
		IGST @18%	: -
		Tax Amount : GST	: 45,057
		Total Amount after Tax	: 2,95,375

Rupees Two Lakh(s) Ninety Five Thousand Three Hundred Seventy Five Only


Authorized Sig.

NAUSHAD ALI

Ward No. 2, Village Yusingadhi
Nagar Panchayat Dasna
Tel. & Distt. Ghaziabad-201001

GSTIN. : 09AKKPA6900F2ZE
Mobile No. : +91-9311592524

Ref. No.

Date:

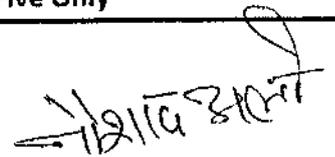
GSTIN : 09AKKPA6900F2ZE

TAX INVOICE

Bill To		Invoice No.	: NA/20-21/002
Name	: INFRA 13 PVT. LTD.	Invoice Date	: 16-Jun-2020
Address	: KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	State	: Uttar Pradesh
GSTIN	: 09AA8BCI8764R1ZL	State Code	: 09
Ph.No.	: 0120-4180500	Taxability on RCM	: No
State	: Uttar Pradesh State Code : 9	Place of Supply	: Ghaziabad (UP).

Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	3,66,886
Total amount before Tax			3,66,886
		CGST @ 9%	: 33,020
		SGST @ 9%	: 33,020
		IGST @18%	: -
		Tax Amount : GST	: 66,039
		Total Amount after Tax	: 4,32,925

Rupees Four Lakh(s) Thirty Two Thousand Nine Hundred Twenty Five Only


Authorised Sig.

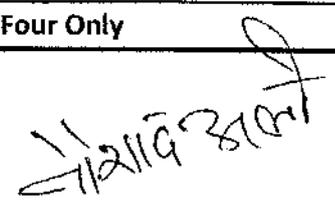
NAUSHAD ALI

Ward No. 2, Village Ynsingadhi
Nagar Panchayat Dusna
Teh. & Distt. Ghaziabad-201001

GSTIN. : 09AKKPA6900F2ZE
Mobile No. : 91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No. : NA/20-21/008	
Name : INFRA 13 PVT. LTD.		Invoice Date : 9-Aug-2020	
Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD		State : Uttar Pradesh	
GSTIN : 09AABC18764R1ZL		State Code : 09	
Ph.No. : 0120-4180500		Taxability on RCM : No	
State : Uttar Pradesh State Code : 9		Place of Supply : Ghaziabad (UP).	
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	2,51,919
Total amount before Tax			2,51,919
		CGST @ 9%	22,673
		SGST @ 9%	22,673
		IGST @18%	-
		Tax Amount : GST	45,345
		Total Amount after Tax	2,97,264
Rupees Two Lakh(s) Ninety Seven Thousand Two Hundred Sixty Four Only			
 Authorised Sig.			

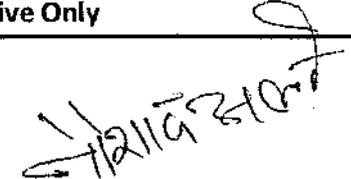
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Dist. Ghaziabad-201001

GSTIN. : 09AKKPA6900F2ZE
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No.	: NA/20-21/010
Name	: INFRA 13 PVT. LTD.	Invoice Date	: 10-Sep-2020
Address	: KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	State	: Uttar Pradesh
GSTIN	: 09AABCI8764R1ZL	State Code	: 09
Ph.No.	: 0120-4180500	Taxability on RCM	: No
State	: Uttar Pradesh State Code : 9	Place of Supply	: Ghaziabad (UP).
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	3,27,343
Total amount before Tax			3,27,343
		CGST @ 9%	: 29,461
		SGST @ 9%	: 29,461
		IGST @ 18%	: -
		Tax Amount : GST	58,922
		Total Amount after Tax	3,86,265
Rupees Three Lakh(s) Eighty Six Thousand Two Hundred Sixty Five Only			
 Authorised Sig.			

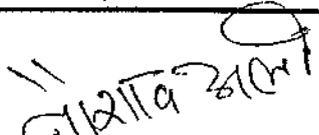
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F2ZE
Mobile No. : 91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No. : NA/20-21/011	
Name : INFRA 13 PVT. LTD.		Invoice Date : 13-Oct-2020	
Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD		State : Uttar Pradesh	
GSTIN : 09AABC18764R1ZL		State Code : 09	
Ph.No. : 0120-4180500		Taxability on RCM : No	
State : Uttar Pradesh State Code : 9		Place of Supply : Ghaziabad (UP).	
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	2,28,753
Total amount before Tax			2,28,753
		CGST @ 9%	20,588
		SGST @ 9%	20,588
		IGST @18%	-
		Tax Amount : GST	41,176
		Total Amount after Tax	2,69,929
Rupees Two Lakh(s) Sixty Nine Thousand Nine Hundred Twenty Nine Only			
 Authorised Sig.			

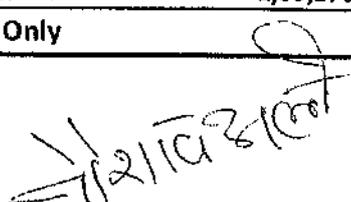
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Feh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F2ZE
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No. : NA/20-21/014	
Name : INFRA 13 PVT. LTD.		Invoice Date : 4-Dec-2020	
Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD		State : Uttar Pradesh	
GSTIN : 09AABC18764R1ZL		State Code : 09	
Ph.No. : 0120-4180500		Taxability on RCM : No	
State : Uttar Pradesh State Code : 9		Place of Supply : Ghaziabad (UP).	
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	2,20,483
Total amount before Tax			2,20,483
		CGST @ 9%	19,843
		SGST @ 9%	19,843
		IGST @18%	-
		Tax Amount : GST	39,687
		Total Amount after Tax	2,60,170
Rupees Two Lakh(s) Sixty Thousand One Hundred Seventy Only			
 Authorised Sig.			

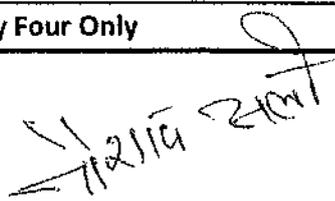
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN. : 09AKKPA6900F2ZE
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No.	: NA/20-21/015
Name	: INFRA 13 PVT. LTD.	Invoice Date	: 9-Jan-2021
Address	: KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	State	: Uttar Pradesh
GSTIN	: 09AABCI8764R1ZL	State Code	: 09
Ph.No.	: 0120-4180500	Taxability on RCM	: No
State	: Uttar Pradesh State Code : 9	Place of Supply	: Ghaziabad (UP).
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	4,17,707
Total amount before Tax			4,17,707
		CGST @ 9%	: 37,594
		SGST @ 9%	: 37,594
		IGST @18%	: -
		Tax Amount : GST	75,187
		Total Amount after Tax	4,92,894
Rupees Four Lakh(s) Ninety Two Thousand Eight Hundred Ninety Four Only			
			
Authorised Sig.			

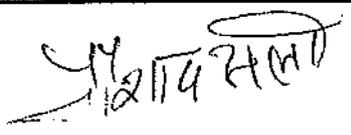
NAUSHAD ALI

Ward No. 2, Village Yasingndhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F2ZE
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
<input type="radio"/> Bill To Name : INFRA 13 PVT. LTD. Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD GSTIN : 09AABCI8764R1ZL Ph.No. : 0120-4180500 State : Uttar Pradesh State Code : 9	Invoice No. : NA/18-19/031 Invoice Date : 11-Mar-2019 State : Uttar Pradesh State Code : 09 Taxability on RCM : No Place of Supply : Ghaziabad (UP).		
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	4,87,477
Total amount before Tax			4,87,477
Bank Details		CGST @ 9%	43,873
		SGST @ 9%	43,873
		IGST @18%	-
		Tax Amount : GST	87,746
		Total Amount after Tax	5,75,223
Rupees Five Lakh(s) Seventy Five Thousand Two Hundred Twenty Three Only			
 Authorized Sig.			

NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Dist. Ghaziabad-201001

GSTIN : 09AKKPA6900F2ZE
Mobile No. : +91-9311592524

Ref No.

Date:

GSTIN : 09AKKPA6900F2ZE

TAX INVOICE

Bill To		Invoice No.	: NA/18-19/036
Name	: INFRA 13 PVT. LTD.	Invoice Date	: 31-Mar-2019
Address	: KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	State	: Uttar Pradesh
GSTIN	: 09AABC18764R1ZL	State Code	: 09
Ph.No.	: 0120-4180500	Taxability on RCM	: No
State	: Uttar Pradesh State Code : 9	Place of Supply	: Ghaziabad (UP).

Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	2,51,613
Total amount before Tax			2,51,613

GST @ 9%	:	22,645
SGST @ 9%	:	22,645
IGST @ 18%	:	-
Tax Amount : GST	:	45,290
Total Amount after Tax	:	2,96,903

Rupees Two Lakh(s) Ninety Six Thousand and Three Hundred Three Only



Authorised Sig.

NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F2ZE
Mobile No. : +91-9311592521

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE

TAX INVOICE

<input type="radio"/> Bill To Name : INFRA 13 PVT. LTD. Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD GSTIN : 09AABC18764R1ZL Ph.No. : 0120-4180500 State : Uttar Pradesh State Code : 9		Invoice No. : NA/18-19/040 Invoice Date : 3-Jun-2019 State : Uttar Pradesh State Code : 09 Taxability on RCM : No Place of Supply : Ghaziabad (UP).	
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Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	70,408

Total amount before Tax 70,408

CGST @ 9%	:	6,337
SGST @ 9%	:	6,337
IGST @ 18%	:	-
Tax Amount : GST	:	12,673
Total Amount after Tax	:	83,081

Rupees Eighty Three Thousand Eighty One Only

Handwritten Signature

Authorised Sig.

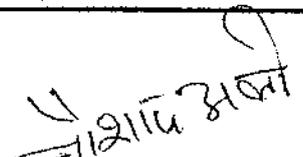
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN. : 09AKKPA6900F2ZE
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To Name : INFRA 13 PVT. LTD. Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD GSTIN : 09AABC18764R1ZL Ph.No. : 0120-4180500 State : Uttar Pradesh State Code : 9	Invoice No. : NA/18-19/041 Invoice Date : 24-Jul-2019 State : Uttar Pradesh State Code : 09 Taxability on RCM : No Place of Supply : Ghaziabad (UP).		
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	990521	61,377
Total amount			61,377
			IGST : 5,524
			CGST : 5,524
			SGST : -
			Amount : GST : 11,048
			Amount after Tax : 72,425
Rupees Seventy Two Thousand and			Twenty Five Only
 Authorised Sig.			

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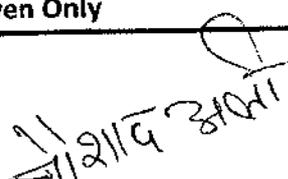
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasma
Teh. & Dist. Ghaziabad-201001

GSTIN : 09AKKPA6900F2ZE
Mobile No. : (91-9311592524)

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE																																												
TAX INVOICE																																												
Bill To Name : INFRA 13 PVT. LTD. Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD GSTIN : 09AABCI8764R1ZL Ph.No. : 0120-4180500 State : Uttar Pradesh State Code : 9	Invoice No. : NA/19-20/O44 Invoice Date : 14-Oct-2019 State : Uttar Pradesh State Code : 09 Taxability on RCM : No Place of Supply : Ghaziabad (UP).																																											
<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Name of Service</th> <th>SAC Code</th> <th>Value</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Supply of Water for Construction</td> <td>996521</td> <td>2,34,209</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3" style="text-align: right;">Total amount before Tax</td> <td style="text-align: right;">2,34,209</td> </tr> </tbody> </table>	Sr. No.	Name of Service	SAC Code	Value	1	Supply of Water for Construction	996521	2,34,209																	Total amount before Tax			2,34,209	<table border="1"> <tr> <td>CGST @ 9%</td> <td>:</td> <td style="text-align: right;">21,079</td> </tr> <tr> <td>SGST @ 9%</td> <td>:</td> <td style="text-align: right;">21,079</td> </tr> <tr> <td>IGST @18%</td> <td>:</td> <td style="text-align: right;">-</td> </tr> <tr> <td>Tax Amount : GST</td> <td>:</td> <td style="text-align: right;">42,158</td> </tr> <tr> <td>Total Amount after Tax</td> <td>:</td> <td style="text-align: right;">2,76,367</td> </tr> </table>	CGST @ 9%	:	21,079	SGST @ 9%	:	21,079	IGST @18%	:	-	Tax Amount : GST	:	42,158	Total Amount after Tax	:	2,76,367
Sr. No.	Name of Service	SAC Code	Value																																									
1	Supply of Water for Construction	996521	2,34,209																																									
Total amount before Tax			2,34,209																																									
CGST @ 9%	:	21,079																																										
SGST @ 9%	:	21,079																																										
IGST @18%	:	-																																										
Tax Amount : GST	:	42,158																																										
Total Amount after Tax	:	2,76,367																																										
Rupees Two Lakh(s) Seventy Six Thousand Three Hundred Sixty Seven Only																																												
 Authorised Sig.																																												

NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Dist. Ghaziabad-201001

GSTIN : 09AKKPA6900FZZE
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900FZZE

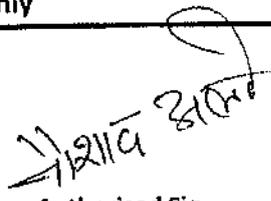
TAX INVOICE

Bill To		Invoice No. : NA/19-20/046
Name : INFRA 13 PVT. LTD.		Invoice Date : 9-Jan-2020
Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD		State : Uttar Pradesh
GSTIN : 09AABC18764R1ZL		State Code : 09
Ph.No. : 0120-4180500		Taxability on RCM : No
State : Uttar Pradesh State Code : 9		Place of Supply : Ghaziabad (UP).

Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	1,70,980
Total amount before Tax			1,70,980

CGST @ 9%	:	15,388
SGST @ 9%	:	15,388
IGST @ 18%	:	-
Tax Amount : GST	:	30,776
Total Amount after Tax	:	2,01,756

Rupees Two Lakh(s) One Thousand Seven Hundred Fifty Six Only


Authorized Sig.

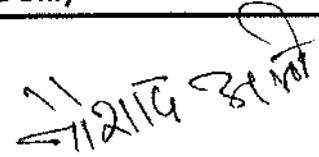
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasma
Teh. & Distt. Ghaziabad-201001

GSTIN. : 09AKKPA6900F2ZE
Mobile No. : 91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No.	: NA/19-20/048
Name	: INFRA 13 PVT. LTD.	Invoice Date	: 17-Feb-2020
Address	: KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	State	: Uttar Pradesh
GSTIN	: 09AABC18764R1ZL	State Code	: 09
Ph.No.	: 0120-4180500	Taxability on RCM	: No
State	: Uttar Pradesh State Code : 9	Place of Supply	: Ghaziabad (UP).
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	2,62,911
Total amount before Tax			2,62,911
		CGST @ 9%	: 23,662
		SGST @ 9%	: 23,662
		IGST @ 18%	: -
		Tax Amount : GST	: 47,324
		Total Amount after Tax	: 3,10,235
Rupees Three Lakh(s) Ten Thousand Two Hundred Thirty Five Only			
			
Authorized Sig.			

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NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabnd-201001

GSTIN : 09AKKPA6900F2ZE
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE

TAX INVOICE

Bill To		Invoice No.	: NA/19-20/050
Name : INFRA 13 PVT. LTD.		Invoice Date	: 31-Mar-2020
Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD		State	: Uttar Pradesh
GSTIN : 09AABCI8764R1ZL		State Code	: 09
Ph.No. : 0120-4180500		Taxability on RCM	: No
State : Uttar Pradesh State Code : 9		Place of Supply	: Ghaziabad (UP).

Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	2,50,318

Total amount before Tax 2,50,318

CGST @ 9%	:	22,529
SGST @ 9%	:	22,529
IGST @18%	:	-
Tax Amount : GST	:	45,057
Total Amount after Tax	:	2,95,375

Rupees Two Lakh(s) Ninety Five Thousand Three Hundred Seventy Five Only

11/12/19 3107
Authorized Sig.

NAUSHAD ALI

Ward No. 2, Village Yusingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN. : 09AKKPA6900F2ZE
Mobile No. : 491-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE

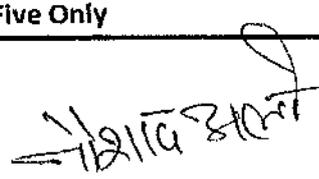
TAX INVOICE

Bill To		Invoice No.	: NA/20-21/002
Name	: INFRA 13 PVT. LTD.	Invoice Date	: 16-Jun-2020
Address	: KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	State	: Uttar Pradesh
GSTIN	: 09AABC18764R1ZL	State Code	: 09
Ph.No.	: 0120-4180500	Taxability on RCM	: No
State	: Uttar Pradesh State Code : 9	Place of Supply	: Ghaziabad (UP).

Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	3,66,886
Total amount before Tax			3,66,886

CGST @ 9%	:	33,020
SGST @ 9%	:	33,020
IGST @18%	:	-
Tax Amount : GST	:	66,039
Total Amount after Tax	:	4,32,925

Rupees Four Lakh(s) Thirty Two Thousand Nine Hundred Twenty Five Only


Authorised Sig.

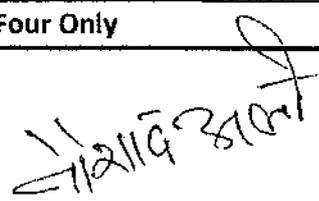
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dusna
Teh. & Distt, Ghaziabad-201001

GSTIN : 09AKKPA6900F2ZE
Mobile No. : 91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To <input type="checkbox"/> Name : INFRA 13 PVT. LTD. Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD GSTIN : 09AABC18764R1ZL Ph.No. : 0120-4180500 State : Uttar Pradesh State Code : 9	Invoice No. : NA/20-21/008 Invoice Date : 9-Aug-2020 State : Uttar Pradesh State Code : 09 Taxability on RCM : No Place of Supply : Ghaziabad (UP).		
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	2,51,919
Total amount before Tax			2,51,919
			CGST @ 9% : 22,673
			SGST @ 9% : 22,673
			IGST @18% : -
			Tax Amount : GST : 45,345
			Total Amount after Tax : 2,97,264
Rupees Two Lakh(s) Ninety Seven Thousand Two Hundred Sixty Four Only			
 Authorised Sig.			

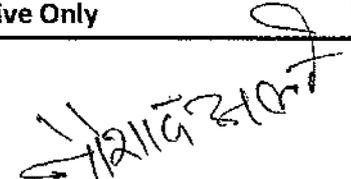
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F2ZE
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No.	: NA/20-21/010
Name	: INFRA 13 PVT. LTD.	Invoice Date	: 10-Sep-2020
Address	: KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	State	: Uttar Pradesh
GSTIN	: 09AABC18764R1ZL	State Code	: 09
Ph.No.	: 0120-4180500	Taxability on RCM	: No
State	: Uttar Pradesh State Code : 9	Place of Supply	: Ghaziabad (UP).
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	3,27,343
Total amount before Tax			3,27,343
		CGST @ 9%	: 29,461
		SGST @ 9%	: 29,461
		IGST @18%	: -
		Tax Amount : GST	: 58,922
		Total Amount after Tax	: 3,86,265
Rupees Three Lakh(s) Eighty Six Thousand Two Hundred Sixty Five Only			
 Authorised Sig.			

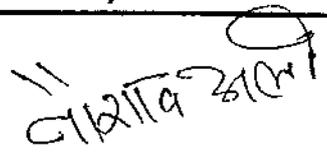
NAUSHAD ALI

Ward No. 2, Village Yasingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F2ZE
Mobile No. : 91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No.	: NA/20-21/011
Name	: INFRA 13 PVT. LTD.	Invoice Date	: 13-Oct-2020
Address	: KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	State	: Uttar Pradesh
GSTIN	: 09AABC18764R1ZL	State Code	: 09
Ph.No.	: 0120-4180500	Taxability on RCM	: No
State	: Uttar Pradesh State Code : 9	Place of Supply	: Ghaziabad (UP).
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	2,28,753
Total amount before Tax			2,28,753
		CGST @ 9%	: 20,588
		SGST @ 9%	: 20,588
		IGST @18%	: -
		Tax Amount : GST	: 41,176
		Total Amount after Tax	: 2,69,929
Rupees Two Lakh(s) Sixty Nine Thousand Nine Hundred Twenty Nine Only			
 Authorised Sig.			

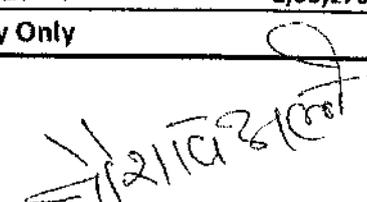
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Ward No. 2, Village Ynsingadhi
Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN : 09AKKPA6900F2ZE
Mobile No. : +91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No. : NA/20-21/014	
Name : INFRA 13 PVT. LTD.		Invoice Date : 4-Dec-2020	
Address : KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD		State : Uttar Pradesh	
GSTIN : 09AABCI8764R1ZL		State Code : 09	
Ph.No. : 0120-4180500		Taxability on RCM : No	
State : Uttar Pradesh State Code : 9		Place of Supply : Ghaziabad (UP).	
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	2,20,483
Total amount before Tax			2,20,483
		CGST @ 9%	19,843
		SGST @ 9%	19,843
		IGST @18%	-
		Tax Amount : GST	39,687
		Total Amount after Tax	2,60,170
Rupees Two Lakh(s) Sixty Thousand One Hundred Seventy Only			
 Authorised Sig.			

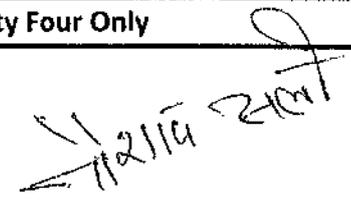
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Nagar Panchayat Dasna
Teh. & Distt. Ghaziabad-201001

GSTIN. : 09AKKPA6900F2ZE
Mobile No. : 91-9311592524

Ref. No.

Date:

GSTIN : 09AKKPA6900F2ZE			
TAX INVOICE			
Bill To		Invoice No.	: NA/20-21/015
Name	: INFRA 13 PVT. LTD.	Invoice Date	: 9-Jan-2021
Address	: KAZIPURA MOD. PLOT NO.757, NH-24 GHAZIABAD	State	: Uttar Pradesh
GSTIN	: 09AABCI8764R1ZL	State Code	: 09
Ph.No.	: 0120-4180500	Taxability on RCM	: No
State	: Uttar Pradesh State Code : 9	Place of Supply	: Ghaziabad (UP).
Sr. No.	Name of Service	SAC Code	Value
1	Supply of Water for Construction	996521	4,17,707
Total amount before Tax			4,17,707
		CGST @ 9%	: 37,594
		SGST @ 9%	: 37,594
		IGST @ 18%	: -
		Tax Amount : GST	: 75,187
		Total Amount after Tax	: 4,92,894
Rupees Four Lakh(s) Ninety Two Thousand Eight Hundred Ninety Four Only			
 Authorised Sig.			



भारत सरकार
केन्द्रीय भूमि जल प्राधिकरण
जल संसाधन, नदी विकास
और गंगा संरक्षण मन्त्रालय
Government of India
Central Ground Water Authority
Ministry of Water Resources,
River Development & Ganga Rejuvenation

NO OBJECTION CERTIFICATE (NOC) FOR GROUND WATER ABSTRACTION

Project Name	M/s Uppal Chadha Hi Tech Developers Pvt. Ltd. (Wave Hi-Tech Township)		
Project Address:	NH-24		
Village:	Dasna Dehat	Block:	Rajapur
District:	Ghaziabad	State:	Uttar Pradesh
Pin Code:			
Communication Address:	C - 1, Sector - 3, Noida, District - Gautam Buddha Nagar, Uttar Pradesh - 201301		
Address of CGWB Regional Office :	Regional Director, Central Ground Water Board, Northern Region, Bhujal Bhawan, Sector - B, Sitapur Road Yojana, Ram Ram Chauraha, Lucknow, Uttar Pradesh - 226021		

1. NOC No.:	CGWA/NOC/INF/ORIG/2019/5285									
2. Application No.:	21-4/4196/UP/INF/2017			3. Category:	Infrastructure					
4. Project Status:	New Project			5. NOC Type:	New					
6. Valid from:	08/05/2019			7. Valid up to:	07/05/2021					
8. Ground Water Abstraction Permitted:										
	Fresh Water		Saline Water		Dewatering		Total			
	m ³ /day	m ³ /year	m ³ /day	m ³ /year	m ³ /day	m ³ /year	m ³ /day m ³ /year			
	38772	14151780					38772 14151780			
9. Details of ground water abstraction /Dewatering structures										
	Total Existing No.:31					Total Proposed No.:14				
	DW	DCB	BW	TW	MP	DW	DCB	BW	TW	MP
Abstraction Structure*	0	0	0	31	0	0	0	0	14	0
*DW- Dug Well; DCB-Dug-cum-Bore Well; BW-Bore Well; TW-Tube Well; MP-Mine Pit										
10. Quantum of ground water recharge(m ³ /year):	2401778									
11. Number of Piezometers (Observation wells) to be constructed/ monitored & Monitoring mechanism.	No. of Piezometers		Monitoring Mechanism							
			Manual	DWLR**	DWLR With Telemetry					
**DWLR - Digital Water Level Recorder	2		0	1	1					

(Compliance Conditions given overleaf)

**THIS NOC IS VALID ONLY FOR DRINKING
/DOMESTIC USES AND/OR GREEN BELT.**

Digitally signed by
NANDAKUMARAN P
Date: 2019.05.17 14:44:35 +05'30'

Member (CGWA)

18/11, Jamnagar House, Mansingh Road, New Delhi-110011
Phone: (011) 23383561 Fax: 23382051, 23386743
Website: cgwa-noc.gov.in

स्वच्छ सुरक्षित जल - खुशहाल कल
CONSERVE WATER - SAVE LIFE

Validity of this NOC shall be subject to compliance of the following mandatory conditions:

- 1) No additional ground water abstraction and/or de-watering structures shall be constructed for this purpose without prior approval of the Central Ground Water Authority (CGWA).
- 2) The proponent shall seek prior permission from CGWA for any increase in quantum of groundwater abstraction (more than that permitted in NOC for specific period).
- 3) All new as well as existing ground water abstraction/ de-watering structures shall be fitted with digital water flow meters by the firm at its own cost immediately on completion of their construction or grant of NOC as the case may be. In case of renewal of NOCs, all existing ground water abstraction structures shall continue to be fitted with digital water flow meters. Intimation of installation of flow meters shall be sent by the proponent to the Regional Director of CGWB within 6 months of grant of NOC. Daily ground water abstraction data shall be monitored / continue to be monitored (in case of renewal) by the firm and recorded in a log book. Details of month-wise ground water abstraction shall be submitted to the Regional Director, CGWB, once every year.
- 4) In case the ground water abstraction is more than 10 m³/d, monthly water level monitoring data shall be maintained and submitted annually to the Regional Office of CGWB. Wherever groundwater withdrawal is more than 500 m³/d, the firm shall install telemetry system in one of the piezometers and share USER ID and password of the telemetry system with the Regional Director, CGWB.
- 5) In case ground water abstraction is more than 10 m³/d, ground water quality shall be monitored once in a year (during pre-monsoon period) and the report submitted to the Regional Office, CGWB. Wherever the extraction is less than 10 m³/day, ground water quality report shall be submitted by the proponent at the time of submission of self-compliance report.
- 6) Ground water augmentation measures, as stipulated in the NOC, shall be implemented (in new cases) / continue to be maintained (in case of renewal) in consultation with the concerned Regional Director, CGWB.
- 7) Proof of recharge/water harvesting structures constructed (photographs of structures) shall be submitted to the concerned Regional Director, CGWB within 6 months from the date of issue of NOC. The firm shall also undertake periodic maintenance of recharge structures at its own cost.
- 8) The project proponent shall take all necessary measures to prevent contamination of ground water in the premises falling which the firm shall be responsible for any consequences arising thereupon.
- 9) In case of industries that are likely to contaminate the ground water, no recharge measures shall be taken up by the firm inside the plant premises. The runoff generated from the rooftop shall be stored and put to beneficial use by the firm.
- 10) The firm shall optimize water use through recycling/ reuse of waste water after proper treatment.
- 11) Wherever the NOC is for abstraction of saline water and the existing wells (s) is /are yielding fresh water, the same shall be sealed and new tubewell(s) tapping saline water zone shall be constructed within 3 months of the issuance of NOC. The firm shall also ensure safe disposal of saline residue, if any.
- 12) In case of mining projects, additional key wells shall be established in consultation with the Regional Director, CGWB for ground water level monitoring four (4) times a year (January, May, August and November) in core as well as buffer zones of the mine.
- 13) Unexpected variations in inflow of ground water into the mine pit, if any, shall be reported to the concerned Regional Director, Central Ground Water Board.
- 14) The firm shall report compliance of the NOC conditions online in the website (www.cgwa-noc.gov.in) within one year from the date of issue of this NOC.
- 15) This NOC is subject to prevailing Central/State Government rules/laws/norms or Court orders related to construction of tube well/ground water abstraction structure / recharge or conservation structure/discharge of effluents or any such matter as applicable.
- 16) This NOC does not absolve the proponents of their obligation / requirement to obtain other statutory and administrative clearances from appropriate authorities.
- 17) The issue of this NOC does not imply that other statutory / administrative clearances shall be granted to the project by the concerned authorities. Such authorities would consider the project on merits and take decisions independently of the NOC.
- 18) This NOC is being issued without any prejudice to the directions of the Hon'ble NGT/court orders in cases related to ground water or any other related matters.
- 19) Application for renewal can be submitted online from 90 days before the expiry of NOC. Ground water withdrawal, if any, after expiry of NOC shall be illegal & liable for legal action as per provisions of Environment (Protection) Act, 1986.

(Non-compliance of the conditions mentioned above is likely to result in the cancellation of NOC and legal action against the proponent.)



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

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

CONSENT ORDER

Ref No. -
120002/UPPCB/Ghaziabad(UPPCBRO)/CTO/wat
er/GHAZIABAD/2021

Dated : 05/08/2021

To ,

Shri SACHIN SHARMA

M/s UPPAL CHADHA HI TECH DEVELOPERS PVT LTD

Village Mehrauli, Shahpur Bamhaita, Duryayi, Dasna, Sadiqpur/Kazipur, Bayana, Naiphai and expansion in villages Arifpur, Sadat Nagar Iqlalnayatpur, Talabpur, Kachera Warsabad, Dujana Girdharpur, Ghaziabad, GHAZIABAD, 201002

GHAZIABAD

Sub : Consent under Section 25/26 of The Water (Prevention and control of Pollution) Act, 1974 (as amended) for discharge of effluent to M/s. UPPAL CHADHA HI TECH DEVELOPERS PVT LTD

Reference Application No :11183990

Dated :05/08/2021

1. For disposal of effluent into water body or drain or land under The Water (Prevention and control of Pollution) Act, 1974 as amended (here in after referred as the act) M/s. UPPAL CHADHA HI TECH DEVELOPERS PVT LTD is hereby authorized by the board for discharge of their industrial effluent generated through ETP for irrigation/river through drain and disposal of domestic effluent through septic tank/soak pit subject to general and special conditions mentioned in the annexure ,in refrence to their foresaid application .
2. This consent is valid for the period from 01/01/2021 to 31/12/2025 .
3. In spite of the conditions and provisions mentioned in this consent order UP Pollution Control Board reserves its right and powers to reconsider/amend any or all conditions under section 27(2) of the Water (Prevention and Control of Pollution) Act, 1974 as amended .

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

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

CEO-1

Enclosed : As above
(condition of consent):

Copy to: Regional Officer, UPPCB, Ghaziabad.

CEO-1

Annexure to Consent issued to M/s.UPPAL CHADHA HI TECH DEVELOPERS PVT LTD vide

Consent Order No. 11183990/ Water

Dated : 05/08/2021

CONDITIONS OF CONSENT

- This consent is valid only for the approved production capacity of Integrated Township (Total land Area 4494.31 Acre, total proposed builtup area 51578130.39 SQM (As per EC dated 31-07-2014) at present total existing builtup area is 336025 SQM.
- The quantity of maximum daily effluent discharge should not be more than the following :

Effluent Discharge Details			
S.No	Kind of Effluent	Maximum daily discharge, KL/day	Treatment facility and discharge point
1	Domestic	995 KLD presently (Total waste water generation proposed once fully occupied - 73249 KLD)	STP

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

Domestic Effluent		
S.No	Parameter	Standard
1	Total Suspended Solids	As per EP Act, 1986
2	BOD	As per EP Act, 1986
3	COD	As per EP Act, 1986
4	Oil & Grease	As per EP Act, 1986
5	Quantity of Discharge	995 KLD

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

Industrial Effluent		
S.No	Parameter	Standard

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

Specific Conditions:

1. Unit shall comply with Uttar Pradesh Groundwater (Management and Regulation) Act 2019. If the project fails to comply with this condition then this consent shall automatically stand revoked.
2. The Unit shall comply with various provisions of Air (Prevention and Control of Pollution) Act 1981 as amended, Water (Prevention and Control of Pollution) Act 1974 as amended and all other applicable rules notified under E.P. Act 1986.
3. The Unit shall dispose the hazardous waste through authorized recyclers/TSDf and comply with the provisions of Hazardous and Other Wastes (Management and Trans-boundary Movement) Amendment Rules, 2016 and The Solid Waste Management Rules, 2016.
4. The treated effluent/sewage shall be used for irrigation purposes as much as possible. The guidelines developed by the CPCB for the utilization of treated effluent for the irrigation purposes is available at the URL <http://cpcb.nic.in/NGT/Guidelines-UTE-Irrigation.pdf>
5. The Unit shall comply with the provisions of notification dt. 07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation, GOI.
6. The Unit shall submit the point wise compliance report of the CTO issued by the Board for the year 2020 and the audited balance sheet for the current year and the details of fees deposited during last year within a month failing which consent would be deemed void.
7. At the site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
8. The Unit shall ensure proper operation and maintenance of Sewage Treatment Plant. Also independent flow meters, logbook and electric meter should be installed for Sewage treatment plant.
9. The Unit should be operated in such a way so that there is no adverse impact on public and environment.
10. The Unit shall develop proper green belt and rain water harvesting system as per guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and maneuvering arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
11. This consent is valid only for products and quantity mentioned above. The Unit shall obtain prior approval before making any modification in product/process /fuel/ Plant machinery failing which consent would be deemed void.
12. The Unit shall submit quarterly monitoring reports of treated effluent from a certified / approved laboratory under E.P. Act 1986
13. The Unit will ensure the installation and continuous uninterrupted data supply from the OCEEMS to the CPCB server within a month failing which consent would be deemed void. The unit shall maintain strict supervision on fluctuations in operating parameters with respect to each treatment unit of the Effluent treatment plant.
14. If the CPCB or UPPCB issues the Closure order against the Unit this consent order stands automatically suspended for that period.
15. The Unit shall abide by orders / directions issued by Hon'ble Supreme Court Hon'ble High Court, Hon'ble National Green Tribunal, Central Pollution Control Board and U.P Pollution Control Board for protection and safe guard of environment from time to time.
16. This CTO will be subject to the order of Hon'ble NGT in OA no. 549/2019 in the matter of Mahakar Singh Vs State of UP.

Issued with the permission of competent authority .

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

CEO-1



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

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

CONSENT ORDER

Ref No. - 117805/UPPCB/Ghaziabad(UPPCBRO)/CTO/air/GHAZIABAD/2021

Dated : 05/08/2021

To ,

Shri Naresh Patel for Uppal Chaddha Hi tech Developers Pvt Ltd
M/s UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
Kazipur More, Nh-24
GHAZIABAD

Sub : Consent under section 21/22 of the Air (Prevention and control of Pollution) Act, 1981 (as amended) to M/s. UPPAL CHADHA HI TECH DEVELOPERS PVT LTD

Reference Application No. 10869806

Dated : 05/08/2021

1. With reference to the application for consent for emission of air pollutants from the plant of M/s UPPAL CHADHA HI TECH DEVELOPERS PVT LTD. under Air Act 1981. It is being authorised for said emissions, as per the standards, in environment, by the Board as per enclosed conditions .
 2. This consent is valid for the period from 01/01/2021 to 31/12/2025 .
 3. In spite of the conditions and provisions mentioned in this consent order UP Pollution Control Board reserves its right and powers to reconsider/amend any or all conditions under section 21 (6) of the Air (Prevention and Control of Pollution) Act, 1981 as amended.
- This consent is being issued with the permission of competent authority .

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

CEO-1

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

Copy to: Regional Officer, UPPCB, Ghaziabad.

CEO-1

Dated : 05/08/2021

CONDITIONS OF CONSENT

1. This consent is valid only for the approved production capacity of Integrated Township (Total land Area 4494.31 Acre, total proposed builtup area 51578130.39 SQM (As per EC dated 31-07-2014) at present total existing builtup area is 336025 SQM.
2. This consent is valid only for products and quantity mentioned above. Industry shall obtain prior approval before making any modification in product/ process /fuel/ plant machinery failing which consent would be deemed void.
- 3(a) The maximum rate of emission of flue gas should not be more than the emission norms for the stacks.
- 3(b) Air Pollution Source Details.

Air Pollution Source Details					
S.No	Air Pollution Source	Type of Fuel	Stack No.	Parameters	Height
1	2x500 KVA DG Sets.	HSD		Sulphur Dioxide	As per EP Act, 1986
2	1x400 KVA	HSD		Sulphur Dioxide	As per EP Act, 1986
3	2x380 KVA	HSD		Sulphur Dioxide	As per EP Act, 1986
4	1x320 KVA DG Set	HSD		Sulphur Dioxide	As per EP Act, 1986
5	1x250 KVA DG Set	HSD		Sulphur Dioxide	As per EP Act, 1986
6	1x200 KVA DG Set	HSD		Sulphur Dioxide	As per EP Act, 1986
7	7x125 KVA DG Set	HSD		Sulphur Dioxide	As per EP Act, 1986
8	1x180 KVA	HSD		Sulphur Dioxide	As per EP Act, 1986
9	1x140 KVA DG Sets	HSD		Sulphur Dioxide	As per EP Act, 1986
10	1x82.5 KVA DG Sets	HSD		Sulphur Dioxide	As per EP Act, 1986
11	2x40 KVA DG Sets	HSD		Sulphur Dioxide	As per EP Act, 1986
12	4x63 KVA DG Set	HSD		Sulphur Dioxide	As per EP Act, 1986

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

Emission Quality Details Detail			
S.No	Stack No	Parameter	Standard
1	1....12	Sulphur Dioxide	As per EP Act, 1986

4. Quantity of other pollutants should also be as per the norms prescribed by the Board/MOEF & CC/or otherwise mandatory .
5. The equipment for air pollution control system and monitoring ,as proposed by the industry and approved by the Board should be installed in their premises itself .
6. The modification or installation in the existing pollution control equipments should be done only by prior approval of Board .

7. The operation of air pollution control system and maintenance be done in such a **388** quantity of pollutants should be in accordance with the standards prescribed by the Board/MoEF & CC/or otherwise mandatory .
8. Unit should do provisions for fugitive emissions chimney/stack as per the norms of the Board/MOEF & CC/or otherwise mandatory .
9. The unit should submit the stack emissions monitoring report within one month from issuance of consent order along with the point wise compliance report of the consent order . Further quarterly monitoring report should be submitted .

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

Specific Conditions:

1. The Unit shall comply with various provisions of Air (Prevention and Control of Pollution) Act 1981 as amended, Water (Prevention and Control of Pollution) Act 1974 as amended and all other applicable rules notified under E.P. Act 1986.
2. The Unit shall dispose the hazardous waste through authorized recyclers/TSDf and comply with the provisions of Hazardous and Other Wastes (Management and Trans-boundary Movement) Amendment Rules, 2016 and The Solid Waste Management Rules, 2016
3. The Unit shall submit the point wise compliance report of the conditions imposed in the CTO issued by the Board for the year 2019 and the audited balance sheet for the current year and the details of fees deposited till date within a month failing which consent would be deemed void.
4. At the Unit site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
5. This consent is only valid for the emission from the diesel based D.G sets of above mentioned capacities only and the Unit should ensure that there is no adverse impact on public and environment.
6. The Unit shall develop proper green belt and rain water harvesting system as per guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and maneuvering arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
7. This consent is valid only for products and quantity mentioned above. The Unit shall obtain prior approval before making any modification in product/process /fuel/ Plant machinery failing which consent would be deemed void.
8. The Unit will ensure the continuous and uninterrupted data supply from the OCEMS to the CPCB server.
9. If the CPCB or UPPCB issues the Closure order against the Unit this consent order stands automatically suspended for that period.
10. The Unit shall abide by orders / directions issued by Hon'ble Supreme Court Hon'ble High Court, Hon'ble National Green Tribunal, Central Pollution Control Board and U.P Pollution Control Board for protection and safeguard of environment from time to time.
10. This CTO will be subject to the order of Hon'ble NGT in OA no. 549/2019 in the matter of Mahakar Singh Vs State of UP.
11. This CTO shall be valid for built up area 1,49,292 sqmt. Unit shall obtained revised CTO for the rest part of integrated project for which Environmental Clearance dated 31.07.2014 was obtained.

Issued with the permission of competent authority .

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

CEO-1



गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

MP

पत्रांक: 272/अनुसूचना/2013

दिनांक: 03/10/2013

सेवा में,

मै० उप्पल चडढा हाईटैक डवलपर्स प्रा०लि०
प्लॉट न० 757, डासना काजीपुरा मोड़
एन०एच०-24, गाजियाबाद।

विषय: हाईटैक टाउनशिप के विकास हेतु प्रस्तुत 4494.31 एकड़ भूमि की पुनरीक्षित कन्सेप्चुअल डी०पी०आर० के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक आप द्वारा हाईटैक टाउनशिप के विस्तारित क्षेत्र सहित सम्पूर्ण क्षेत्रफल 4494.31 एकड़ पर प्रस्तुत पुनरीक्षित कन्सेप्चुअल डी०पी०आर० पर प्राधिकरण बोर्ड द्वारा दिनांक 20.09.2013 को निम्न शर्तों के साथ स्वीकृति प्रदान की गयी है :-

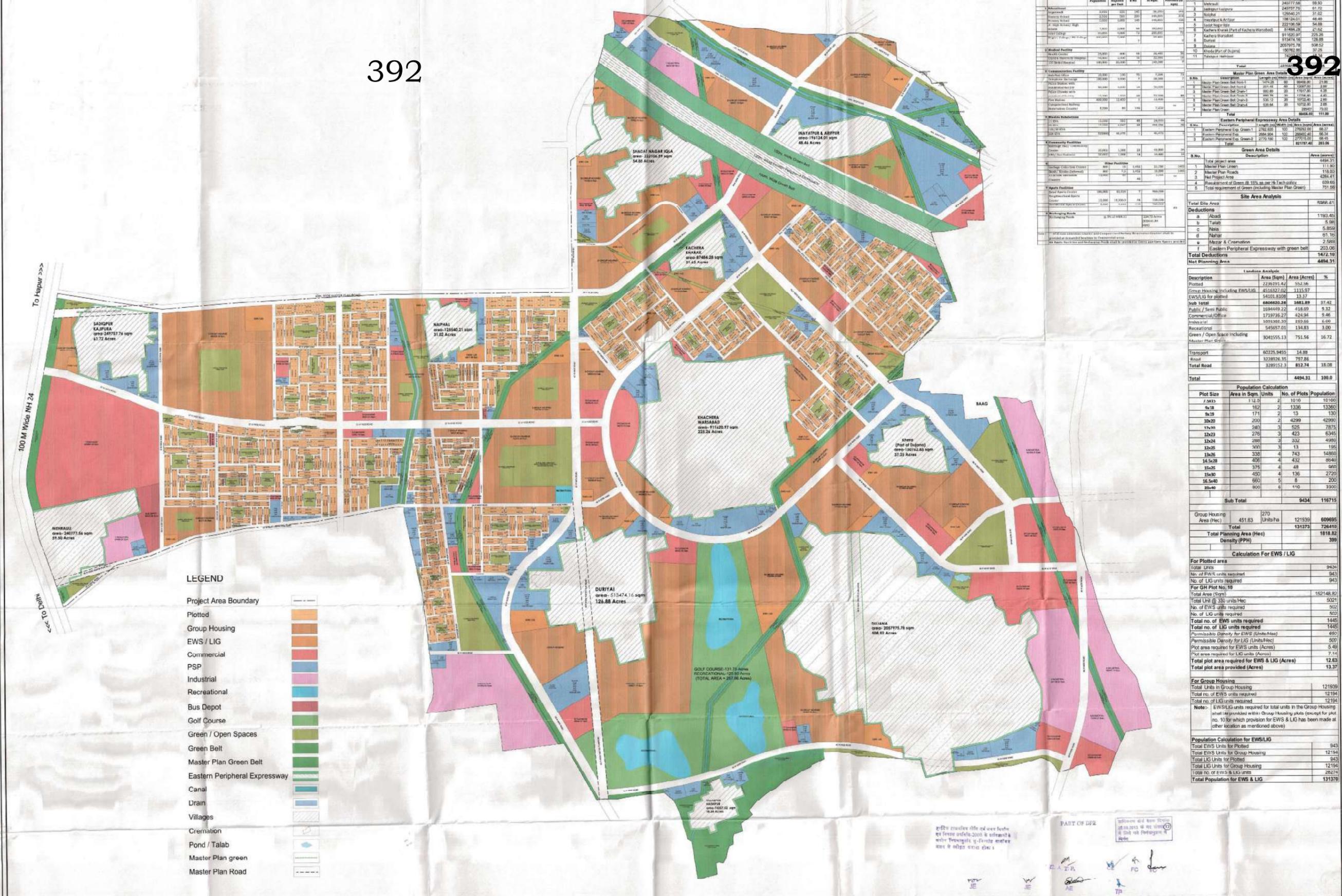
1. योजना में सम्मिलित कुल क्षेत्रफल 4494.31 एकड़ में से महायोजना 2021 में दर्शित कृषि क्षेत्र की 1019.22 एकड़ भूमि के भू-उपयोग परिवर्तन की शासन द्वारा दिनांक 19.10.2012 को जारी की गई अधिसूचना में वर्णित ग्रीन बेल्ट की भूमि के सम्बन्ध में, राष्ट्रीय राजधानी क्षेत्र योजना बोर्ड, नई दिल्ली के सुझावों को समाहित करने सम्बन्धी एवं जनहित याचिका सं० 5493 (एम.बी.)/2012 सच्चिदानन्द गुप्ता बनाम उ०प्र० राज्य व अन्य में मा० उच्च न्यायालय के निर्णय को अनुपालन करने सम्बन्धी समस्त शर्तों का पालन करना होगा।
2. योजना के अन्तर्गत गाजियाबाद विकास क्षेत्र में सम्मिलित किये गये नये ग्राम आरिफपुर व इनायतपुर की 490.06 एकड़ भूमि पडती है। उक्त ग्रामों को सम्मिलित करते हुए प्रस्तावित नगरीयकरण योग्य क्षेत्र हेतु तैयार की जा रही गाजियाबाद विस्तारित क्षेत्र की महायोजना अभी स्वीकृति की प्रक्रिया में है, जिस पर तलपट मानचित्र उक्त क्षेत्र का भू-उपयोग आवासीय होने के उपरान्त ही स्वीकृत किया जाये।
3. योजना के विकास की अवधि बोर्ड बैठक दिनांक 12.07.11 के निर्णय के क्रम में प्रथम डवलपमेन्ट एग्रीमेन्ट दिनांक 10.07.09 की तिथि से 10 वर्ष होगी।
4. पूर्व अनुमोदित डी०पी०आर०/तलपट मानचित्र की स्वीकृति के क्रम में विकासकर्ता द्वारा स्थल पर किये गये विकास कार्यों के क्रम में यदि भूखण्ड/परिसम्पत्तियों का अंतरण/विक्रय/विकास किया गया है एवं पुनरीक्षित डी०पी०आर० के मानचित्र में उनकी भूमि की उपयोगिता का परिवर्तन/संशोधन हो रहा है, तो विकासकर्ता का दायित्व होगा कि नयी पुनरीक्षित डी०पी०आर० के अधीन इन्हें समयोजित करना होगा तथा भूखण्ड हस्तान्तरण न करने तथा अपार्टमेन्ट एकट का उल्लंघन न करने सम्बन्धी शपथपत्र प्रस्तुत करना होगा। तत्क्रम में आप द्वारा दिये गये शपथ पत्र दिनांक 04.09.2013 का पालन करना होगा।
5. योजना के अन्तर्गत प्रस्तावित ईस्टर्न पैरीफेरियल एक्सप्रेस वे पर दर्शाये गये दो अण्डर पासों के एलाइनमेन्ट व चौड़ाई को एन.एच.ए.आई. के प्रस्तावित एलाइनमेंट के अनुरूप दर्शाते हुए एन.एच. ए.आई. से अनापत्ति प्राप्त करनी होगी तथा उक्त अण्डरपासों की निर्माण की विकासकर्ता को लागत वहन करनी होगी।

[Handwritten Signature]

6. विकासकर्ता कम्पनी/कन्सॉर्शियम द्वारा योजनान्तर्गत 10 प्रतिशत भूखण्ड/भवन आर्थिक दृष्टि से दुर्बल आय वर्ग एवं 10 प्रतिशत भूखण्ड/भवन अल्प आय वर्ग के लाभार्थियों को शासकीय अभिकरण द्वारा निर्धारित लागत पर एवं पूर्व निर्धारित मानकों के अनुसार विकसित/निर्मित कर उपलब्ध कराये जाने वाले भूखण्डों/ भवनों का आवंटन उक्त आय वर्गों के लाभार्थियों को उपाध्यक्ष गाजियाबाद विकास प्राधिकरण की अध्यक्षता में आवास एवं शहरी नियोजन विभाग द्वारा गठित समिति के माध्यम से किया जाएगा। इसके अतिरिक्त शासनादेश दिनांक 10.05.2011 की अपेक्षानुसार योजनान्तर्गत अन्य विकास कार्य/ निर्माण कार्य के साथ-साथ ई.डब्ल्यू.एस./एल.आई.जी. श्रेणी के भवनों एवं सामुदायिक सुविधाओं का निर्माण एवं विकास कार्य समानुपातिक रूप से करना होगा।
7. ई.डब्ल्यू.एस./एल.आई.जी. भवनों के निर्माण हेतु योजना में अलग से प्रस्तावित भूखण्डों के आकार के कारण यदि उक्त भूखण्डों पर वांछित ईकाइयों की पूर्ति नहीं हो पाती है तो उक्त श्रेणी के भवनों की पूर्ति योजनान्तर्गत प्रस्तावित ग्रुप हाउसिंग के अन्य भूखण्डों में विकासकर्ता की स्वामित्व की भूमि पर करनी होगी।
8. प्रस्तावित हाई-टेक टाउनशिप के अन्तर्गत आने वाली ग्रामीण आबादियों के विकास के लिए विकासकर्ता द्वारा शासनादेश संख्या- 2157/आठ-1-11-184 विविध/2010, दिनांक 22.07.2011 के प्राविधानों का पालन करना होगा।
9. टाउनशिप/कालोनियों में एस.टी.पी./म्युनिसिपल सॉलिड वेस्ट का निस्तारण योजनाबद्ध रूप से कराए जाने विषयक पर्यावरण विभाग के शासनादेश संख्या-3333/55-पर्या./2008, दिनांक 29 सितम्बर, 2008 के अनुपालन में उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड से सहमति/अनापत्ति प्रमाण पत्र प्राप्त किया जाना होगा, तथा प्रस्तावित टाउनशिप परियोजना के सम्बन्ध में सक्षम स्तर से पर्यावरणीय स्वीकृति प्राप्त की जानी होगी।
10. योजनान्तर्गत गुजर रहे ईस्टर्न पैरीफेरल एक्सप्रेसवे हेतु एन.एच.ए.आई. से, गैस पाइप लाईन हेतु इण्डियन ऑयल कारपोरेशन से तथा सिंचाई विभाग के नियंत्रणाधीन भूमि के सम्बन्ध में सिंचाई विभाग से एन.ओ.सी. प्राप्त करनी होगी।
11. रेन वाटर हेतु प्रस्तावित स्ट्रक्चर्स की प्रश्नगत क्षेत्र की हाईड्रोलोजी के आधार पर उपयुक्तता के सम्बन्ध में सेन्ट्रल ग्राउण्ड वाटर बोर्ड अथवा उत्तर प्रदेश भूजल विभाग से अनापत्ति प्राप्त करनी होगी।
12. विद्युत-आपूर्ति यू0पी0पी0सी0एल0 से प्राप्त की जानी प्रस्तावित है। जिसके लिए यू0पी0पी0सी0एल0 से सहमति/अनुमति प्राप्त करनी होगी।
13. बढ़ी हुई जनसंख्या के अनुसार सॉलिड वेस्ट निस्तारण स्थल (डम्पिंग यार्ड) हेतु आवश्यक क्षेत्रफल की व्यवस्था विकासकर्ता को स्वयं करनी होगी।
14. व्यवसायिक भूखण्डों की प्रस्तावना डिटेल्ड ले-आउट की स्वीकृति के समय उनके उपयोग (जोनल,सेक्टर एवं कन्विनिेंट शॉप्स आदि) के अनुसार की जाये।
15. प्रस्तावित योजना के फलस्वरूप विस्थापित होने वाले (यदि हो) व्यक्तियों के लिए प्रदेश सरकार की प्रचलित पुनर्वास नीति के अनुसार व्यवस्था की जानी होगी।
16. टाउनशिप हेतु शासन द्वारा जारी शासकीय नीतियों का अनुपालन विकासकर्ता को करना होगा। अनुमोदित पुनरीक्षित कन्सेप्चुअल डी0पी0आर0 की प्रति पत्र के साथ संलग्न है।
संलग्नक : यथोपरि।

भवदीय

(संतोष कुमार यादव)
उपाध्यक्ष



LEGEND

- Project Area Boundary
- Plotted
- Group Housing
- EWS / LIG
- Commercial
- PSP
- Industrial
- Recreational
- Bus Depot
- Golf Course
- Green / Open Spaces
- Green Belt
- Master Plan Green Belt
- Eastern Peripheral Expressway
- Canal
- Drain
- Villages
- Cremation
- Pond / Talab
- Master Plan green
- Master Plan Road

Village Area Details

S.No.	Village	Area (Sqm)	Area (Acres)
1	Mehrauli	242777.06	59.52
2	Pathar Khajura	242777.79	61.72
3	Highland	125450.21	31.52
4	Chandigarh & Anjar	138124.51	34.49
5	Chandigarh (Part of Kacheri Waksabad)	222109.58	55.88
6	Kacheri Waksabad (Part of Kacheri Waksabad)	81484.25	21.52
7	Kacheri Waksabad	911620.97	225.28
8	Chandigarh	113474.16	28.88
9	Chandigarh	207771.79	52.52
10	Khanda (Part of Duriyal)	150762.86	37.25
11	Pathar Khajura	73	0.02
Total		430000	107.52

Master Plan Green Area Details

S.No.	Description	Length (M)	Width (M)	Area (Sqm)	Area (Acres)
1	Master Plan Green Belt Zone-1	1474.28	60	88464.00	21.98
2	Master Plan Green Belt Zone-2	380.48	60	22828.80	5.70
3	Master Plan Green Belt Zone-3	880.89	30	26426.70	6.58
4	Master Plan Green Belt Zone-4	536.12	30	16083.60	4.03
5	Master Plan Green Belt Zone-5	536.12	30	16083.60	4.03
6	Master Plan Green Belt Zone-6	536.12	30	16083.60	4.03
7	Master Plan Green Belt Zone-7	536.12	30	16083.60	4.03
Total				147426.30	36.78

Eastern Peripheral Expressway Area Details

S.No.	Description	Length (M)	Width (M)	Area (Sqm)	Area (Acres)
1	Eastern Peripheral Exp. Green-1	2176.00	100	217600.00	54.14
2	Eastern Peripheral Exp. Green-2	2176.00	100	217600.00	54.14
3	Eastern Peripheral Exp. Green-3	2176.00	100	217600.00	54.14
Total				652800.00	162.42

Green Area Details

S.No.	Description	Area (Sqm)	Area (Acres)
1	Total green area	111.90	0.28
2	Master Plan Green	118.00	0.30
3	Not Plotted Area	526.41	1.31
4	Provisioning of Green @ 10% as per H-Tech policy	639.69	1.61
5	Total requirement of Green (including Master Plan Green)	751.95	1.89

Site Area Analysis

Total Site Area	Area (Sqm)	Area (Acres)
a	1193.42	2.96
b	5.98	0.01
c	5.859	0.01
d	91.70	0.23
e	2.569	0.00
f	203.06	0.51
Total Deductions	1472.19	3.72
Net Planning Area	4894.31	12.19

Population Analysis

Description	Area (Sqm)	Area (Acres)	%
Plotted	222109.58	55.88	4.55
Group Housing including EWS/LIG	451632.02	111.97	9.23
EWS/LIG for plotted	54101.8108	13.37	1.11
Sub Total	606820.26	183.19	12.44
Public / Semi Public	1994409.22	4986.89	40.78
Commercial Office	171278.27	42.84	0.35
Industrial	1021302.35	255.66	2.10
Recreational	545957.01	134.83	1.11
Green / Open Spaces including Master Plan Green	304155.13	75.16	0.62
Transport	60725.9455	14.88	0.12
Road	322826.15	797.86	6.55
Total Road	322826.15	812.74	6.67
Total	4494.31	109.0	0.90

Population Calculation

Plot Size	Area in Sqm	Units	No. of Plots	Population
7.3x15	112.5	2	1010	10100
9x18	162	2	1336	13360
9x19	171	2	133	1330
10x20	200	2	4299	42990
11x21	240	3	525	7875
12x23	276	3	423	6345
13x24	308	3	332	4980
13x25	300	3	13	195
13x26	338	4	743	14860
14.5x28	406	4	432	6480
15x25	375	4	48	860
15x30	450	4	136	2720
16.5x40	660	5	8	200
18x40	720	6	110	3300
Sub Total			9434	116715

Group Housing

Area (Hec)	Units/Ha	Total Units	Total Area (Hec)
451.63	270	121939	609995
Total	131373	726410	1819.82
Total Planning Area (Hec)			399

Calculation For EWS / LIG

Total Units	Area (Hec)
9434	1819.82
No. of EWS units required	943
No. of LIG units required	943
Total Area (Hec)	182148.82
Total Unit @ 230 units/Hec	5021
No. of EWS units required	502
No. of LIG units required	502
Total no. of EWS units required	1445
Total no. of LIG units required	1445
Permissible Density for EWS (Units/Hec)	650
Permissible Density for LIG (Units/Hec)	500
Plot area required for EWS units (Acres)	5.49
Plot area required for LIG units (Acres)	7.14
Total plot area required for EWS & LIG (Acres)	12.63
Total plot area provided (Acres)	13.37

For Group Housing

Total Units in Group Housing	Total no. of EWS units required	Total no. of LIG units required
121939	12194	12194
Total	12194	12194
Total EWS Units for Group Housing	943	943
Total LIG Units for Group Housing	12194	12194
Total no. of EWS & LIG units	28274	131373

<p>Project Name:</p> <p>WAVE City</p>	<p>Developer Company:</p> <p>Uppal Chadha Hi-Tech Developers Pvt. Ltd.</p> <p>Plot No -757, Village Dasna, Kazipura More, NH-24 Ghaziabad</p>	<p>Notes:</p> <ol style="list-style-type: none"> 1. Compensatory F.A.R. shall be given as per applicable norms. 2. The location and distribution of layout green areas shown in Group Housing & Commercial is tentative & might change at the time of preparation of detailed plan for the properties. 3. The locations and sizes of EWS/LIG areas shown in Group Housings are tentative & might change at the time of preparation of detailed plan for the properties as per norms. 4. The location and distribution of Recreational areas shown in Green areas is tentative & might change at the time of preparation of detailed plan for the properties. 	<p>SCALE</p> <p>1:8000</p>	<p>DATE</p> <p>03-09-2015</p>	<p>OWNER'S SIGN</p> <p>ARCHITECT'S/ TOWN PLANNER'S SIGN</p>	<p>LANDUSE PLAN</p>
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समिति द्वारा हर पांच वर्ष बाद और तत्पश्चात विस्तारित पर्यावरण मंजूरी, जैसा आवश्यक समझा जाए, परिवर्तन प्रस्तावक से अधिकथित प्रोफार्मा में ऐसे आवेदन की वैधता अवधि के भीतर प्राप्त होने पर पर्यावरण प्रबंधन योजना में ऐसे अतिरिक्त पर्यावरण सुरक्षा उपायों को शामिल करने के लिए हर पांच वर्ष में, खनन पट्टे की वैधता या खनन जीवन की समाप्ति या पचास वर्ष, जो भी पहले हो, तक की जाएगी।";

(ख) "(iii) जहां उप-पैरा (i) और (ii) के अधीन विस्तार के लिए आवेदन फाइल किया गया है" कोष्ठक, अंक और शब्दों के लिए, निम्नलिखित रखा जाएगा, अर्थात्: -

"(v) जहां उप-पैरा (ii), (iii) और (iv) के अधीन विस्तार के लिए आवेदन अधिकथित प्रोफार्मा में फाइल किया गया है।"

[फा. सं. आईए 3-22/10/2022-आईए.III]

तन्मय कुमार, अपर सचिव,

टिप्पण: मूल अधिसूचना भारत के राजपत्र, असाधारण, भाग II खंड 3, उप-खंड (ii), संख्या का.आ. 1533(अ), तारीख 14 सितंबर, 2006 में प्रकाशित की गई थी और अधिसूचना संख्या का.आ. 2859(अ), तारीख 16 जुलाई, 2021 के अधीन अंतिम बार संशोधित किया गया था।

MINISTRY OF ENVIRONMENT, FOREST AND CLIMATE CHANGE

NOTIFICATION

New Delhi, the 12th April, 2022

S.O. 1807(E).—WHEREAS, the Central Government in the erstwhile Ministry of Environment and Forests, in exercise of its powers under sub-section (1) and clause (v) of sub-section (2) of section (3) of the Environment (Protection) Act, 1986 has published the Environment Impact Assessment Notification, 2006 (hereinafter referred to as the said notification), vide number S.O.1533 (E), dated the 14th September, 2006 for mandating prior environmental clearance for certain category of projects;

And whereas, based on the past experiences, it is noted that Nuclear Power Projects and Hydro Power Projects have high gestation period due to various issues such as geological surprises, delay in Forest Clearance, land acquisition, local issues, rehabilitation and resettlement, etc., which are often beyond the control of project proponent and in this context, the Central Government deems it necessary to extend the validity of Environmental Clearance (EC) for such projects;

And whereas, for other projects also, considering the time taken for addressing local concerns including environmental issues related to the implementation of such projects, the Central Government deems it necessary to extend the validity of such ECs;

And whereas, as per the provisions of Mines and Minerals (Development and Regulation) Act, 1957 (67 of 1957), on and from the date of commencement of the Mines and Minerals (Development and Regulation) Amendment Act, 2015, all mining leases are being granted for a period of fifty years, and accordingly, the Central Government deems it necessary to align the validity of mining ECs which is currently permissible up to a maximum duration of thirty years, subject to review and appropriate environmental safeguards;

Now therefore, in exercise of the powers conferred by sub-section (1) and clause (v) of sub-section (2) of section 3 of the Environment (Protection) Act, 1986 (29 of 1986), read with sub-rule (4) of rule 5 of the Environment (Protection) Rules, 1986, the Central Government, after having dispensed with the requirement of notice under clause (a) of sub-rule (3) of rule 5 of the said rules in public interest, hereby makes the following further amendments in the notification of the Government of India, in the erstwhile Ministry of Environment and Forests, number S.O. 1533 (E), dated the 14th September, 2006, namely:-

In the said notification,-

(i) in paragraph 9,-

(a) for sub paragraphs (i) and (ii), the following sub-paragraphs shall be substituted, namely:-

(i) The "Validity of Environmental Clearance" is meant the period from which a prior Environmental Clearance is granted by the regulatory authority, or may be presumed by the applicant to have been granted under sub-paragraph (ii) of paragraph 8, to the start of production operations by the project or activity; or completion of all construction

operations in case of construction projects relating to item 8 of the Schedule, to which the application for environmental clearance refers: **394**

Provided that in the case of mining projects or activities, the validity shall be counted from the date of execution of the mining lease.

(ii) The prior environmental clearance granted for an existing or new project or activity shall be valid for a period of,-

(a) thirteen years in the case of River Valley projects or activities [item 1(c) of the Schedule];

(b) fifteen years in the case of Nuclear power projects or activities and processing of nuclear fuel [item 1(e) of the Schedule];

(c) ten years in the case of all other projects and activities other than the Mining projects and River Valley Projects and Nuclear power projects referred to in clauses (a) and (b).

(iii) In the case of Area Development projects and Townships [item 8(b)], the validity period of ten years shall be limited only to such activities as may be the responsibility of the applicant as a developer:

Provided that the period of validity of Environmental Clearance with respect to the Projects and Activities listed in this sub-paragraph and sub-paragraphs (ii) may be extended in respect of valid Environmental Clearance, by the regulatory authority concerned by a maximum period of two years in the case of River Valley projects, five years in the case of Nuclear power projects and processing of nuclear fuel and one year in the case of all other projects, if an application is made in the laid down proforma to the regulatory authority by the applicant within the validity period of the existing Environment Clearance:

Provided further that the regulatory authority may also consult the concerned Expert Appraisal Committee before grant of such extension.

(iv) The prior Environmental Clearance granted for mining projects shall be valid for the project life as laid down in the mining plan approved and renewed by competent authority, from time to time, subject to a maximum of thirty years, whichever is earlier:

Provided that the period of validity of Environmental Clearance with respect to projects or activities included in this sub-paragraph may be extended by another twenty years, beyond thirty years, subject to the condition that the adequacy of the existing environmental safeguards laid down in the existing Environmental Clearance shall be examined by concerned Expert Appraisal Committee every five years beyond thirty years, on receipt of such application in the laid down proforma from the Project Proponent within the maximum validity period of Environmental Clearance of thirty years, and subsequently on receipt of such application in the laid down proforma from the Project Proponent within the validity period of the extended Environment Clearance, every five years for incorporating such additional environment safeguards in the Environmental Management Plan, as may be deemed necessary, till the validity of the mining lease or end of life of mine or fifty years, whichever is earlier.”;

(b) for the brackets, figures and words “(iii) Where the application for extension under sub-paragraphs (i) and (ii) has been filed”, the following shall be substituted, namely:-

“(v) Where the application for extension under sub-paragraphs (ii), (iii) and (iv) has been filed in the laid down proforma”.

[F. No. IA3-22/10/2022-IA.III]

TANMAY KUMAR, Add. Secy.

Note:- The principal notification was published in the Gazette of India, Extraordinary, Part II, section 3, sub-section (ii), vide, number S.O. 1533(E), dated the 14th September, 2006 and was last amended, vide the notification number S.O. 2859(E), dated the 16th July, 2021.

Annexure R-41
State Level Environment Impact Assessment Authority, Uttar Pradesh
395

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.com

To,

Shri Rakesh Garg,
M/s Uppal-Chadha Hi-Tech Developers Pvt. Ltd,
33, Community Centre, New Friends Colony,
New Delhi.

Ref. No. 99 /Parya/SEIAA/2069/2021

Date 06/6'
May, 2022

Sub: Extension of validity regarding- Environmental Clearance of Revision in "Wave Hi Tech Township" (Expansion) at Vill-- Mehrauli, ShahpurBamheta, Duriyai, Dasna, Sadiqpur/Qazipur, Bayana, aiphal & Expansion in Vill--Arifpur, Sadat Nagar Iqla&Inayatpur, Talabpur, Kachhehra, Warisabad, Dujana & Girdharpur, Ghaziabad., M/s Uppal-Chadha Hi-Tech Developers Pvt. Ltd., File No. 2069/Proposal No. SIA/UP/MIS/257454/2022

Dear Sir,

Please refer to your application dated 19-02-2022 addressed to the Chairman/Secretary, State Level Environment Impact Assessment Authority (SEIAA) and Director, Directorate of Environment Govt. of UP regarding Extension of validity of Environmental Clearance of Revision in "Wave Hi Tech Township" (Expansion) at Vill-- Mehrauli, ShahpurBamheta, Duriyai, Dasna, Sadiqpur/Qazipur, Bayana, aiphal & Expansion in Vill--Arifpur, Sadat Nagar Iqla&Inayatpur, Talabpur, Kachhehra, Warisabad, Dujana & Girdharpur, Ghaziabad., M/s Uppal-Chadha Hi-Tech Developers Pvt. Ltd.

The committee noted that the environmental clearance for the above proposal was issued by SEIAA, U.P. vide letter no. 918/Parya/SEAC/2069/2013/JDCA(S) dated 31/07/2014 for plot area 4494.31 Ha and built-up area 51578130.39 m². The validity of the Environment clearance letter dated 31/07/2014 expired on 30/07/2021.

A presentation was made by the project proponent along with their consultant M/s Ascenso Enviro Pvt. Ltd. During the presentation the project proponent informed that the validity of Environmental Clearance is valid for period of Seven Years, but one year environment clearance validity extension has also been provided by MoEF&CC, Govt. of India vide notification dated 18/01/2021 due to COVID outbreak. As per EIA Notification, 2006 (as amended) also read along with Notification No. S.O. 221 (E) dated 18/01/2021 which mentions that:

... "Notwithstanding anything contained in this notification, the period from the 1st April, 2020 to the 31st March, 2021 shall not be considered for the purpose of calculation of the period of validity of Prior Environmental Clearances granted under the provisions of this notification in view of outbreak of Corona Virus (COVID-19) and subsequent lockdowns (total or partial) declared for its control, however, all activities undertaken during this period in respect of the Environmental Clearance granted shall be treated as valid."

The project proponent also informed that in view of above notification the validity of existing Environment Clearance is valid up to 07 July, 2022 and we have applied for an extension of the validity on 19/02/2022 within validity period. The project proponent requested to extend the validity of EC letter for the period of 03 years as per provision made in MoEF&CC notification no. S.O. 4254(E) dated 27th November 2020.

A

The committee discussed the matter and recommended to extend the validity of the Environmental Clearance letter no. 918/Parya/SEAC/2069/2013/JDCA(S) dated 31/07/2014 for the period of 03 years i.e. 31/07/2022 to 30/07/2025. 396

SEIAA agreed with the recommendation of SEAC-2 to extend the validity of the Environmental Clearance letter no. 918/Parya/SEAC/2069/2013/JDCA(S) dated 31/07/2014 for the period of 03 years i.e. 31/07/2022 to 30/07/2025.

Rest All the contents mentioned in Environmental Clearance letter no. 918/Parya/SEAC/2069/2013/JDCA(S) dated 31/07/2014 shall remain the same.

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



(Ajay Kumar Sharma)
Member Secretary, SEIAA

No..... /Parya/SEIAA/2069/2021 dated: As above

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

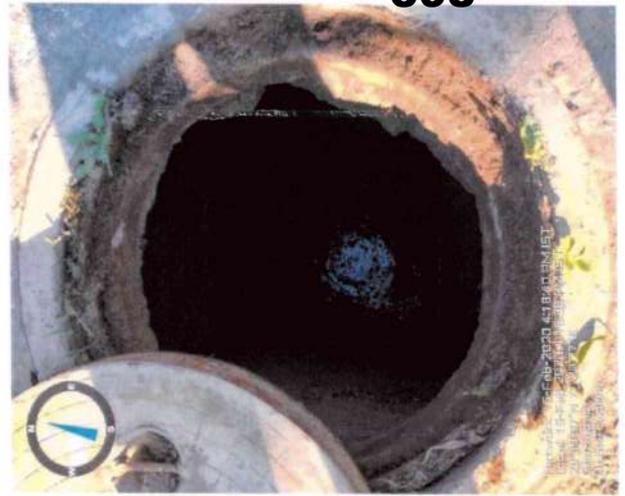
1. The Principal Secretary, Department of Environment, Forest and Climate Change, Government of Uttar Pradesh, Lucknow (email – soenvups@rediffmail.com)
2. Joint Secretary, Ministry of Environment, Forest and Climate Change, Government of India, 3rd Floor, Prithvi-Block, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003 (email – sudheer.ch@gov.in)
3. Deputy Director General of Forests (C), Integrated Regional Office, Ministry of Environment, Forest and Climate Change, Kendriya Bhawan, 5th Floor, Sector "H", Aliganj, Lucknow – 226020 (email – rocz.lko-mef@nic.in)
4. District Magistrate, Ghaziabad, Uttar Pradesh.
5. Member Secretary, Uttar Pradesh Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow-226010 (email – ms@uppcb.com)
6. Copy to Web Master for uploading on PARIVESH Portal.
7. Copy for Guard File.

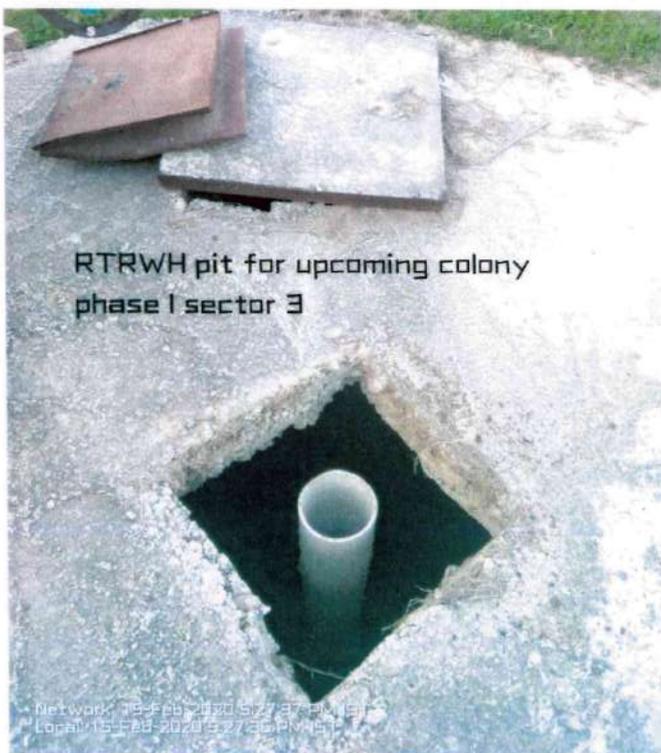
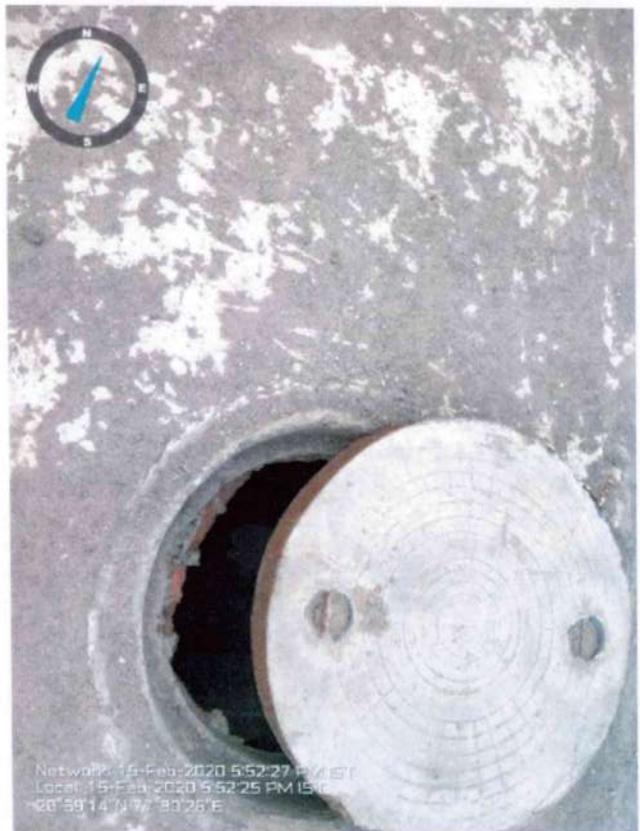


(Ajay Kumar Sharma)
Member Secretary, SEIAA

RWH Pits in Ph-1, Wave City

S.no	Sector	Pit no	Location	RWH Capacity (In Cu.M.)	Capacity built
1		2	12G-6	89.0	89
2		4	19G-16	112.0	112
3		4	20G-13	106.0	106
4		4	22G-56	85.0	85
5		5	2G-100	63.0	63
6		5	4G-37	48.0	48
7		5	5G-39	48.0	48
8		5	6G-34	77.0	77
9		5	7G-32	66.0	66
10		6	1G-54	46.0	46
11		6	3G-57	36.0	36
12		6	4G-52	29.0	29
13		7	5G-58	38.0	38
14		7	6G-67D	28.0	28
15		7A	1G-62	36.0	36
16		7A	2G-63	28.0	28
17		1	1G-1A	67.9	68
18		1	2G-1A	76.4	76
19		2	13G-7	84.4	84
20		2	17G-12	51.1	51
21		5	1G-36	44.5	45
22		6	2G-53	62.8	63
23	6 New pocket		3G-49C	75.2	75
24	6 New pocket		4G-49E	80.3	80
25		2	11G-3	50.3	50
26		2	15G-5	118.8	119
27		2	16G-11	68.7	69
28		2	18G-10	118.8	119
29		3	6G-24	24.7	25
30		3	7G-23	44.0	44
31		3	9G-29	78.5	79
32		3	10G-30	78.5	79
33		4	21G-55	78.5	79
34		5	3G-45	78.5	79
35		3	1Wave Galleria	37.5	38
36		3	2Wave Galleria	37.5	38
37		3	3Wave Galleria	37.5	38
38		5	1Dream Home	15	15
39		5	2Dream Home	15	15
40		5	3Dream Home	15	15
41		5	4Dream Home	15	15
42		5	1Wave executive Floors	12.215	12
43		5	2Wave executive Floors	12.215	12
44		5	3Wave executive Floors	12.215	12
45		5	4Wave executive Floors	12.215	12
46		5	5Wave executive Floors	12.215	12
47		5	6Wave executive Floors	12.215	12
48		5	7Wave executive Floors	12.215	12
49		5	8Wave executive Floors	12.215	12
50		5	9Wave executive Floors	12.215	12
51		5	10Wave executive Floors	12.215	12
52		5	11Wave executive Floors	12.215	12
53		5	12Wave executive Floors	12.215	12
54		5	13Wave executive Floors	12.215	12
55		5	14Wave executive Floors	12.215	12
56		5	1EWS	20.24	20
57		5	2EWS	20.24	20
58		5	3EWS	20.24	20
59		5	1LIG	20.24	20
60		5	2LIG	20.24	20
61		5	3LIG	20.24	20
62		6RWH-1	Sawamanorath	22.01	22
63		6RWH-2	Sawamanorath	22.01	22
		Total		2726.0	2726.03







RTRWH pit sector 3 phase I for upcoming colony

Network: 15-Feb-2020 6:05:00 PM IST
 Local: 15-Feb-2020 6:04:59 PM IST
 28°39'27"N 77°29'32"E



RTRWH structure phase I sector 4 park G23 **400**

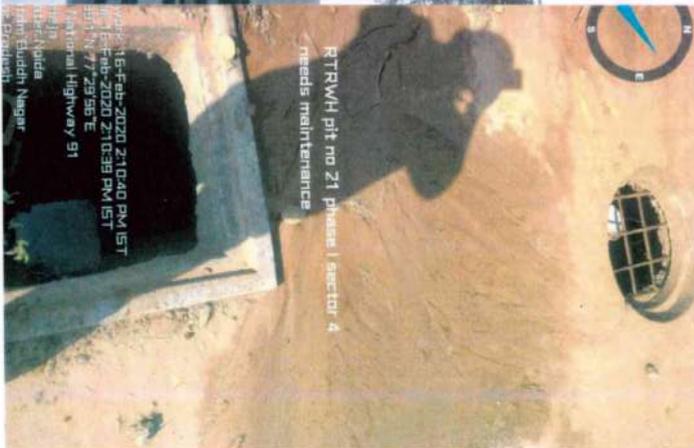
Network: 15-Feb-2020 1:51:28 PM IST
 Local: 15-Feb-2020 1:51:28 PM IST
 28°39'21"N 77°20'57"E
 Unnamed Road
 Girdharpur, Sagarwati



Network: 15-Feb-2020 3:03:38 PM IST
 Local: 15-Feb-2020 3:03:38 PM IST
 28°38'25"N 77°30'37"E
 Unnamed Road
 Ghazalabad, Uttar Pradesh

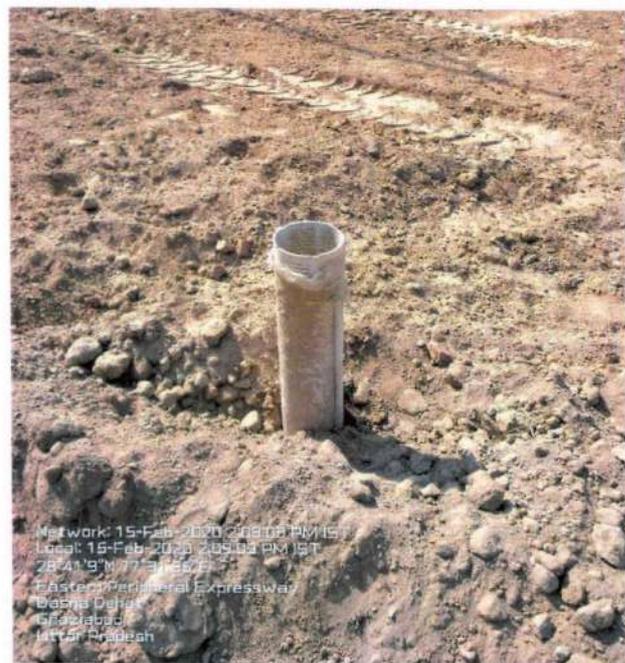
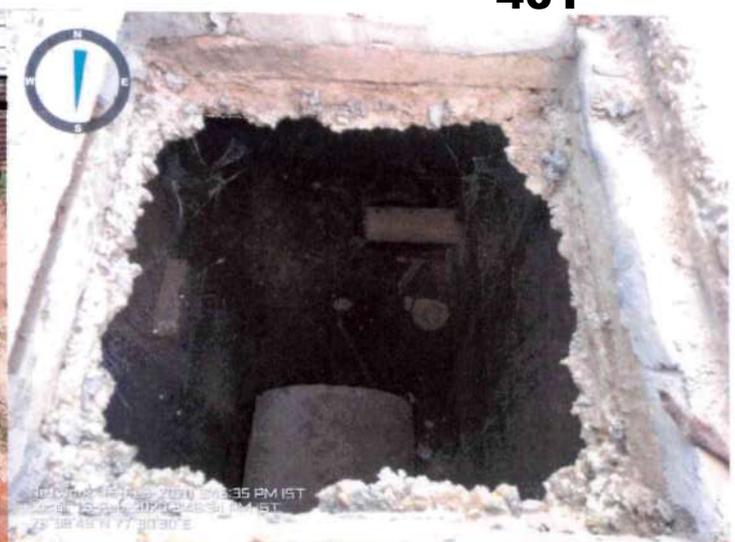


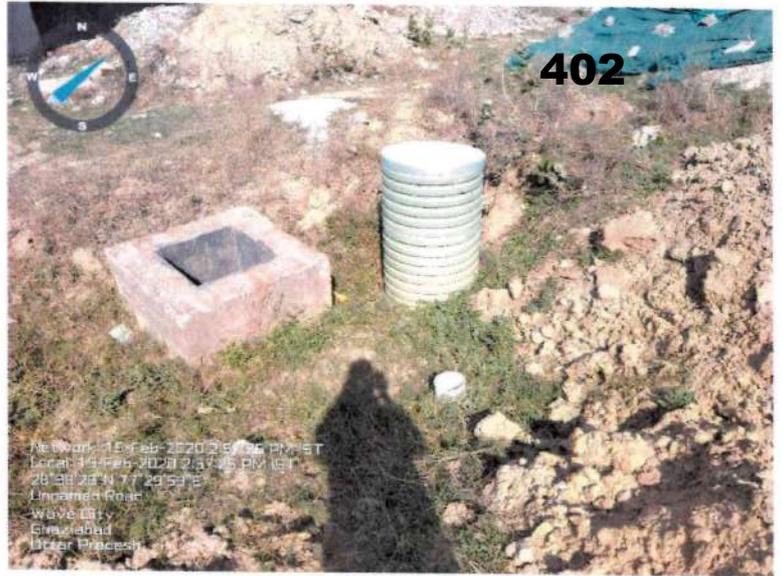
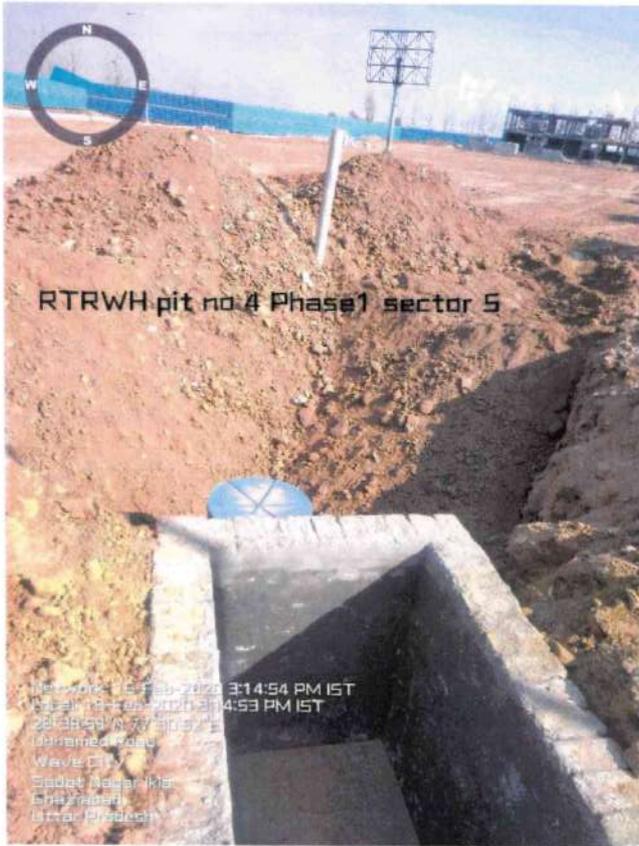
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 Local: 15-Feb-2020 3:03:38 PM IST
 28°38'25"N 77°30'37"E
 Unnamed Road
 Ghazalabad, Uttar Pradesh

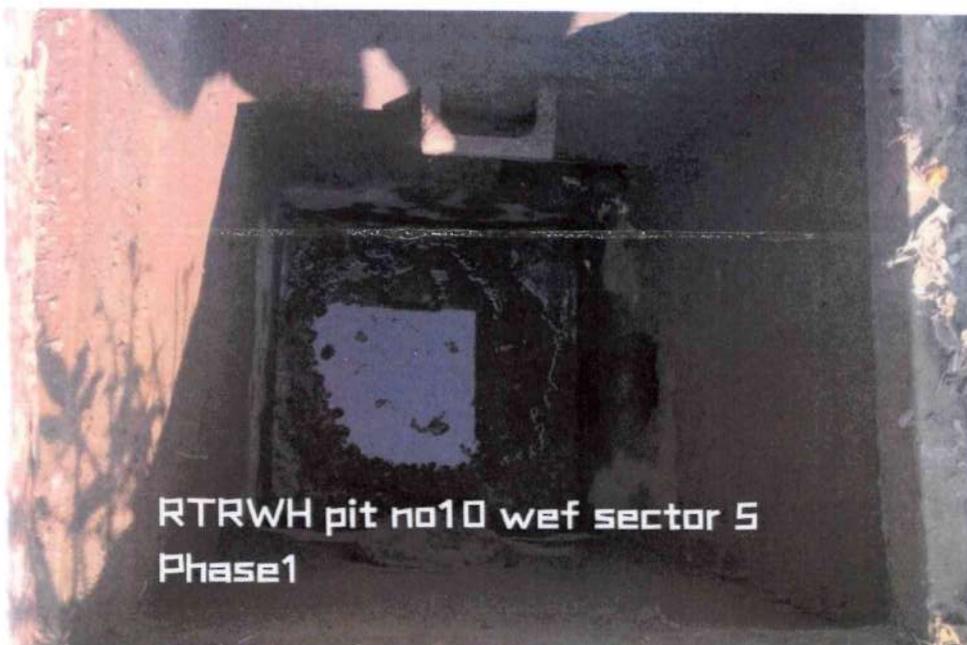


RTRWH pit no 21 phase I sector 4 needs maintenance

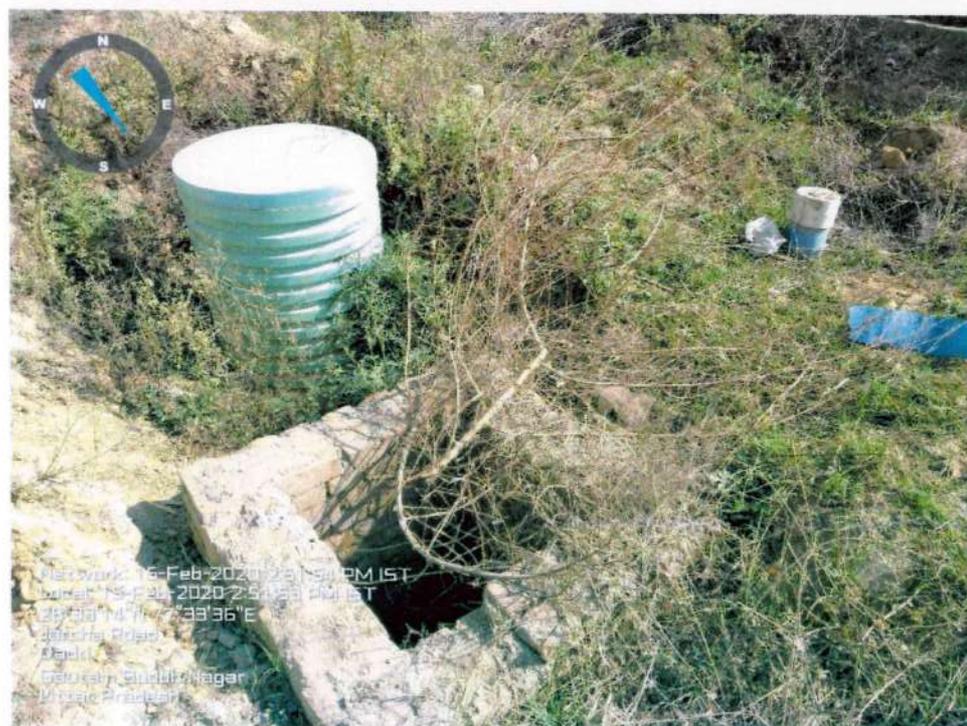
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 Local: 15-Feb-2020 2:10:39 PM IST
 28°39'27"N 77°29'56"E
 National Highway 91
 Sector 4, Ghazalabad, Uttar Pradesh





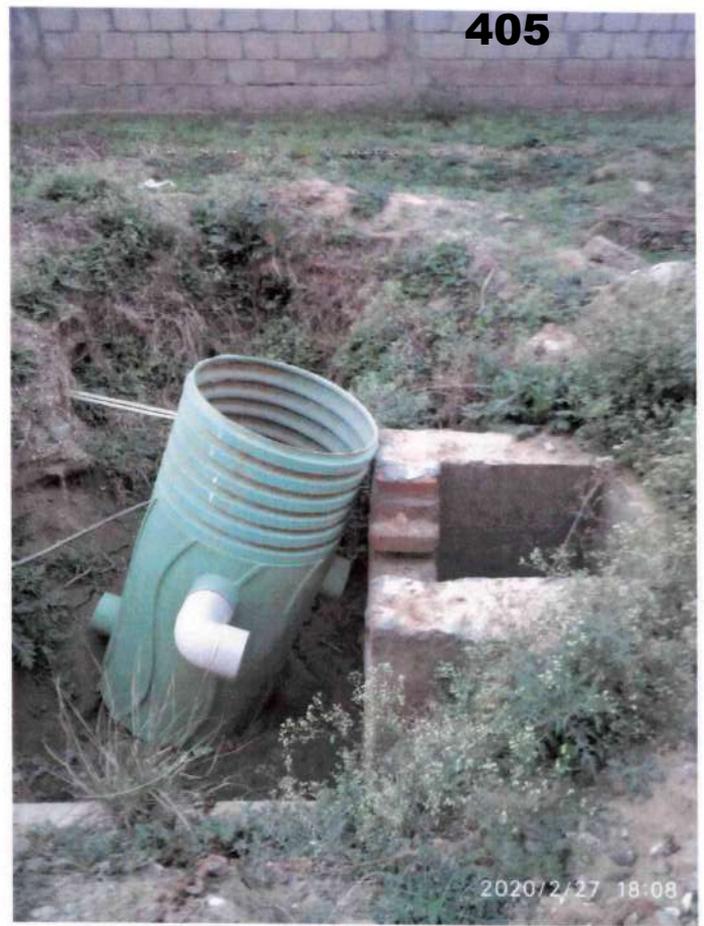


RTRWH pit no10 wef sector 5
Phase1



Network: 16-Feb-2020 2:31:58 PM IST
Local: 15-Feb-2020 2:51:58 PM IST
28° 06' 14" N 77° 33' 36" E
Jankha Road
Mandi
Gaurain, Shikhar Nagar
Muscat, Oman





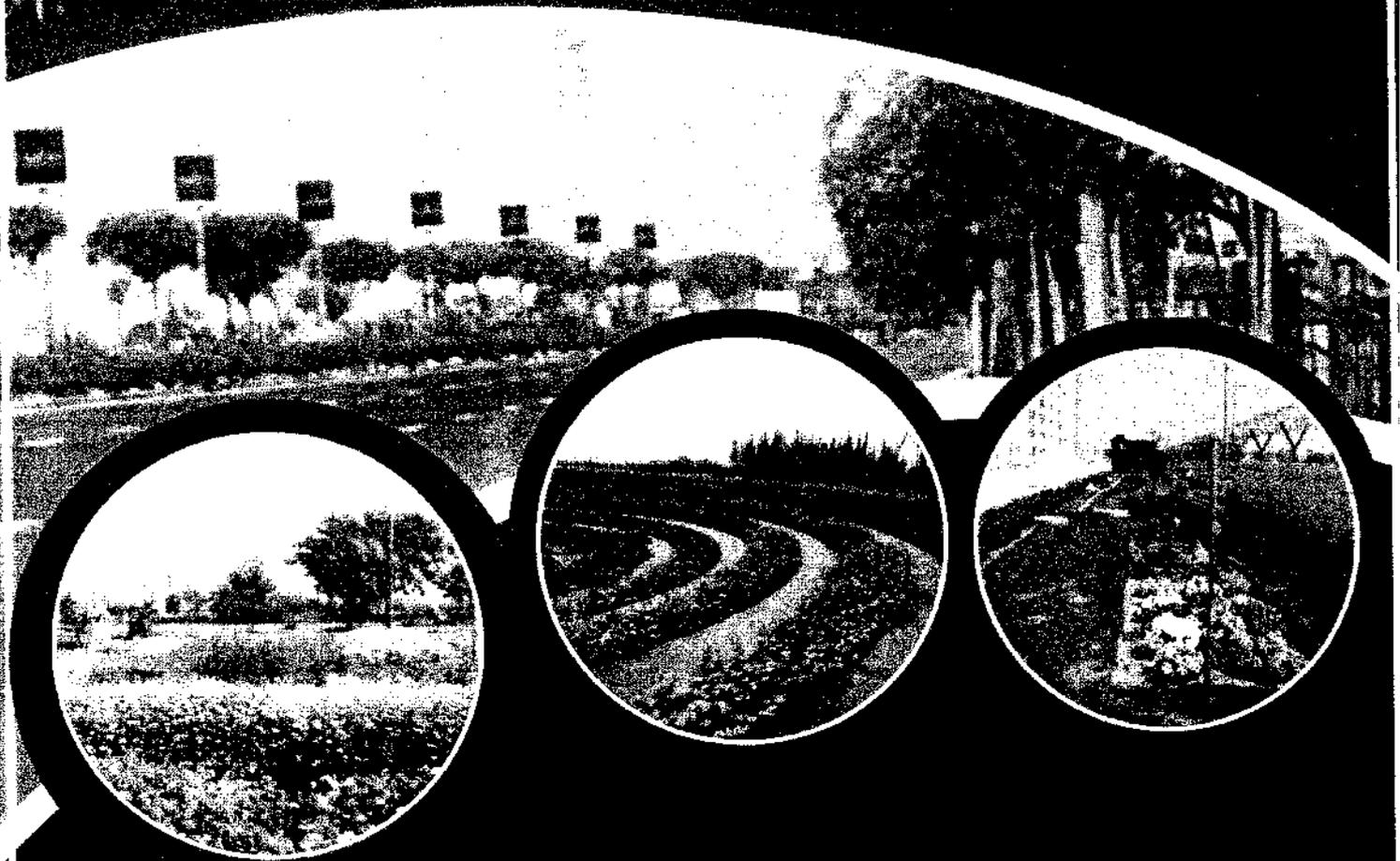
Annexure R-43

Environmental Compliance Audit Report

Of

Hi-tech Township

WAVE



M/s Uppal Chadha Hi Tech Developer Pvt. Ltd.

At

**Village- Mehruhi, Shahpur, Bamhaita, Durrvai, Sadiqpur/kazipur, Bavana And Wapthal,
U.P. Along Between Gaziabad And Napur.**

Prepared by

JM J.M. EnviroNet Private Limited

At

**Edaar Digital Greens, Tower - B, Unit No. 1517, Golf Course Ext. Road, Sector - D1,
Gurgaon (Haryana) - 122 011 E-mail: jmenviron@hotmail.com**

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1.0 INTRODUCTION

An environmental compliance audit is a review of environmental legal compliance criteria on a particular site. The audit takes into account what specific environmental aspects are present on site and therefore what is required by legislation in order to meet these legal obligations.

Environmental compliance audit is an investigation of the compliance status of a facility and/or the extent of environmental liability. This process is a systematic, documented evaluation of a facility, focusing on current operating and administrative procedures and processes.

Environmental Compliance Audit can be simplified into three steps:

1. Pre-Audit. The auditor will determine which environmental laws, policies, and procedures are applicable to the operations of the business, as well as determine the scope and objectives of the audit.
2. On-site Audit.
3. Documentation Audit and report preparation.

2.0 BACKGROUND OF PROJECT

The Hi-Tech Township of M/s Uppal Chadha Hi Tech Developer Pvt. Ltd. located at Village- Mehruli, Shahpur, Bamhaita, Durrvai, Sadiqpur/Kazipur, Bavana and Nayphal, U.P. along between Gaziabad and Hapur.

As per the environment clearance, built up area of township is 51578130.39 sqm, the total land area of township is proposed as 4494.31 ha. Provision for plots, EWS/LIG plots, Group housing, industrial area, Commercial complex, Education, Medical,

Community, and other Recreation activities have been proposed in this township. The plot area of residential plots will be 2236174 sqm & Built up area will be 10733635.2 sqm. The plot area of EWS/LIG will be 54107.51 sqm. and built up area will be 292180.554 sqm. The plot area of residential group housing will be 4516257 sqm and built up area will be 24387787.8 sqm. The plot area of public and semipublic areas will be 1694410.796 sqm and built up area will be 49137991.31 sqm. The plot area of commercial and office areas will be 1719704.134 sqm. and builtup area will be 9286402.323 sqm. The plot area of Industrial area will be 10911296.222 sqm. and built up will be 1309555.467 sqm. The plot area of recreational area will be 545648.112 sqm. and built up area will be 654777.7335 sqm. The total water requirement is anticipated as 92144 KLD and fresh water requirement as 59581 KLD which will be sourced from Ghaziabad Development Authority. 73249 KLD waste water to be generated which will be treated in 60 number of STP, capacity of 88 MLD has been proposed. The 354 TPD municipal waste, 4 liter/ day used oil and 8 kg per day E waste is estimated to be generated. The energy requirement 822 MW is estimated which will be met through the UPPCL. The backup power will be provided by 17 DG sets (14 x 400 KVA, 2 x 750 KVA, 1 x 1500 KVA). Parking norms as per Ghaziabad Development Authority shall be followed. 143053 cum volume of rain water will be harvested by providing RWH during peak hours and 4494 no of rain water harvesting pits shall be proposed. At present possession for 6038 units have been issued out of total sold unit 12090. A water supply distribution has been developed for 24 X 7 water supply, available from

overhead water tank. Abstraction of underground through tube well for water requirement is proposed.

The waste water from each household is treated in STPs and treated effluent generated from STP is used to watering in parks, greenbelts and other green area through separate network.

Project is cover under category 8(b) of EIA notification 2006 as amended.

Project is still under development stage, hence few residents have occupied the township and slowly the occupancy is increasing and other amenities are being developed by the developer.

Project proponent has obtained Environmental clearance from MoEE &CC vide letter no 918/Parya/SEAC/2069/2013/JDCA(S) dated 31 July 2014.

Consent to establish has been obtained by Project proponent from UPPCB vide letter no H12767/C-1/NOC-688/2017 dated 29.11.2017.

Consent to operate has been obtained by project proponent under Air and water Act from UPPCB vide letter no 117805/UPPCB/Ghaziabad (UPPCBRO)/CTO /air/GHAGIABAD/2021dated05/08/2021

120002/UPPCB/Ghaziabad (UPPCBRO)/CTO/water/GHAGIABAD/2021 dated 05/08/2021.

Ground water NOC has also been obtained for ground water extraction for 11 number of tube wells.

JM EnviroNet Pvt. Ltd. has been issued Service order by the Project Proponent vide their letter no WO/D&C/WC/GZB/JME/22/194 dated- 21 March 2022 this to carry out

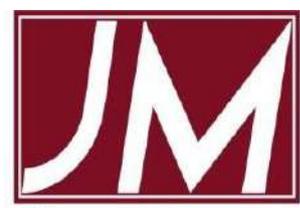
Environmental Compliance Audit .Team of JM EnviroNet Pvt. Ltd.has visited the site on dated 12 March 2022 along with site officials and Senior Management officials to see the ground level Environmental Compliances of EC, CTE, CTO and CGWA NOC. sewage treatment system , Municipal solid waste Management system , Rain water Harvesting system , water supply system , DG sets , Storm water system , construction waste , E waste and Hazardous waste system were also visited. Construction work going on and horticulture work done by Project proponent was also inspected by the JM EnviroNet Pvt. Ltd. team.

In second stage of the Compliance Audit team visited the Site again on dated 15 March 2022 to verify the documentation related to site like log book , Energy meter readings , Rain water harvesting pit related records etc. , particularly those records were examined which were related to site.

JM EnviroNet Pvt. Ltd. team again visited the Head office of Project proponent on dated 23 March 2022 to verify the documents related to statutory compliances like EC, CTE, CTO, CGWA NOC and other documents related to conditions prescribed by Ministry of Environment and Forests Government of India.

Based on these three visits of our team and discussions with officials of Project proponent we have prepared point wise compliances of the conditions imposed by various government Authorities on the project Proponent.

The Point wise compliances of EC, CTE, CTO and CGWA NOCs is given below in these tables.



25 years of success

J.M. ENVIRONET PVT. LTD.

413

CIN No.:- U45201RJ1993PTC007449

Annexure R-44

413

Dear Sir,

We would like to take this opportunity to briefly introduce ourselves as a well-known top of the line Environment Management Services provider consultant in India, working in the field of environment for past 28 years and have obtained various accreditation & certification from Nodal Government Agencies like **National Accreditation Board for Education and Training (NABET) Certificate No.- NABET/EIA/2023/RA 0186**, SEIAA, ISO, MSME, NSIC, MoUD & MoWR etc. JMEPL brings to its valued customers more than 200 experts of National and International repute from regulatory, academia, industry, R & D and policy planning background in the field of environment, social & economics supported by young, dynamic and highly qualified team.

We have our own NABL (National Accreditation Board for Testing & Calibration Laboratories) & MoEFCC approved Environmental Laboratory i.e. J.M. EnviroLab Pvt. Ltd. The laboratory is located at Gurugram (NCR) and is one of the CPCB's approved Instrument Suppliers for Real-Time Emission and Effluent Monitoring System in India.

EHS Management and Compliance have a critical role to play in ensuring that organizations fulfil their commitments towards the environment, society and stakeholders. Effective management can help identify regulatory non-compliances and areas of poor management and control, which otherwise may result in environmental incidents and damage, operational disruption, costs, damage to reputation and prosecution. This is gaining a lot of importance in today's scenario because of the environmental concerns shown by Governments, Courts, and various NGO's, general awareness amongst the public and ESG requirements. Also evolving nature of environmental laws in accordance with global commitments are making compliance conditions dynamic.

The details about our presence across the nation, Accreditations and Empanelments, and comprehensive range of services and the list of experts are enclosed for your reference.

We would also like to highlight our major clients for compliances include Fortis Hospital Ltd., One Qube Realtors Ltd. (Formerly known as Akshit Properties Ltd.), DLF India, Crest Condominium Association Luxury Residential Group Housing, Grasim Industries Limited, Vedanta Limited, UTCL, Lafarge India Private Limited etc.

Thanking you in anticipation and hoping for your positive response.

Yours Sincerely,

For J.M. ENVIRONET (P) LTD.

Himanshu Tilwankar

Regd. Office

Jaipur Centre, 403, 4th Floor,
B2 Bye pass, Tonk Road, Jaipur-302018 (Rajasthan) India
E-mail: jmenviron@hotmail.com www.jmenvironet.org

Corporate Office

Emaar Digital Greens, Tower-B,
Unit No.1517, Golf Course Ext. Road,
Sector-61, Gurugram-122011 (Haryana) India

1. OUR OFFICES

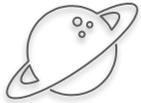
- ▶ **Mumbai:** Enva Plax Office, Cowrks, Wing B, 3rd floor, Birla Centurion, Worli, Mumbai, Maharashtra 400030
- ▶ **Gurugram:** Unit No.1517, Tower - B, Emaar Digital Greens, Golf Course Ext. Road, Sector-61, Gurugram, Haryana, 122 011.
- ▶ **Gurugram:** JM Enviro Lab., 424, Ground Floor, Udyod Vihar, Phase IV, Gurgaon(Haryana) - 122015
- ▶ **Jaipur:** Registered Office 403, 4th Floor, Jaipur Centre, B2 Bye Pass, Tonk Road, Jaipur, Rajasthan, 302 018
- ▶ **Hyderabad:** REJIG GREENLOGIC PRIVATE LIMITED: SY-320/1&315/3, FLAT NO-301, 4th Floor, Ashish Myspace, Chanda Nagar, Serilingampally, Rangareddi (Telangana) - 500 050

2. ACCREDITATIONS & EMPANELMENTS

- ▶ **National Accreditation Board for Education and Training (NABET)**
Accredited with NABET in 20 sectors and in house experts for various functional areas
- ▶ **National Small Scale Industrial Corporation Limited**
National Small Scale Industrial Corporation Limited (NSIC) Registration
- ▶ **National Accreditation Board for Testing and Calibration Laboratories (NABL)**
Registered Environmental Laboratory under NABL.
- ▶ **Ministry of Environment, Forest & Climate Change (MoEFCC)**
Empaneled with MoEFCC (Ministry of Environment, Forest & Climate Change) QCI-NABET (GWC)
- ▶ **Ground Water Consultant Organisation under the QCI-NABET Scheme**

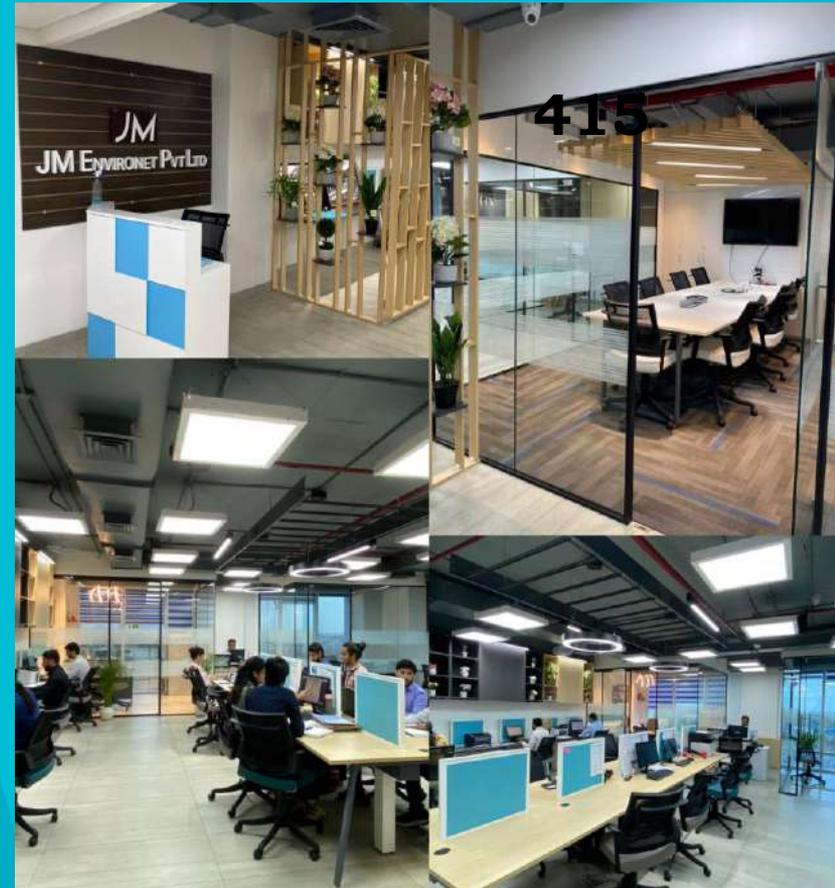
3. A COMPREHENSIVE RANGE OF SERVICES

- ▶ Environmental consultancy for Environmental Clearances, Consents, Authorizations;
- ▶ EIA Study & Environment Management Plan
- ▶ Technical environmental consultancy services for different projects;
- ▶ Sustainability studies.
- ▶ Water audits and Energy audits
- ▶ Total waste management
- ▶ Post project EC compliances & regulatory monitoring.
- ▶ CEQMS for air & water; Stratification study, Calibration, Performance evaluation & Audit for Continuous Effluent Quality Monitoring Systems (CEQMS);
- ▶ Corporate EHS (Environment, Health & Safety) Compliance Audit (CECA);
- ▶ Execution, monitoring and compliance filing of Remediation Plan, Community and Natural resource augmentation plan;
- ▶ Implementation & Execution of the terms mentioned in OM dated 30.09.2020, i.e. "Physical terms of concerns raised during the public consultation as specific terms as a part of Environment Management Plan"



J.M. EnviroNet Pvt. Ltd.

*-Providing Solutions:
“Environment & Safety
Concerns”*



ABOUT US

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A leading Environmental Services and Solution provider from past 29 years

MISSION:

To be a worldwide Environmental solution provider. To create and deliver most innovative services with its best technical and economical performance

VISION:

To be premier organization operating nationally as well as internationally to provide a range of environmental services to various industries under one roof.

REGISTERED OFFICE:

Registered Office 403, 4th Floor, Jaipur Centre, B2 Bye Pass, Tonk Road, Jaipur, Rajasthan, 302 018.

CORPORATE OFFICE:

Unit No.1517, Tower - B, Emaar Digital Greens, Golf Course Ext. Road, Sector-61, Gurugram, Haryana, 122 011.

REGIONAL OFFICE:

- ❑ Enva Plax Office, Cowrks, Wing B, 3rd floor, Birla Centurion, Worli, Mumbai, Maharashtra 400030
- ❑ REJIG GREENLOGIC PRIVATE LIMITED, Rangareddi (Telangana) - 500 050

For more info visit our website www.jmenvironet.org or email us at jmenviron@hotmail.com

ACCREDITATIONS & EMPANELMENTS

National Accreditation Board for Education and Training (NABET)

Accredited with NABET in 20 sectors and in house experts for various functional areas

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QCI-NABET (GWC)

Ground Water Consultant Organisation under the QCI-NABET Scheme

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NABET Certificate



QUALITY COUNCIL OF INDIA
Creating an Ecosystem for Quality



**National Accreditation Board
for Education and Training**



Certificate of Accreditation

JM EnviroNet Pvt. Ltd.

Unit No. 1517, Tower – B, Emmar Digital Greens, Golf Course Ext. Road, Sector – 61, Gurugram-122011

*The organization is accredited as **Category-A** under the QCI-NABET Scheme for Accreditation of EIA Consultant Organization, Version 3; for preparing EIA-EMP reports in the following Sectors –*

S. No	Sector Description	Sector (as per)		Cat.
		NABET	MoEFCC	
1	Mining of minerals including opencast/ underground mining	1	1 (a) (i)	A
2	Thermal power plants	4	1 (d)	A
3	Mineral beneficiation	7	2 (b)	A
4	Metallurgical Industries (ferrous & nonferrous)- both primary & secondary	8	3 (a)	A
5	Cement Plants	9	3(b)	A
6	Coke oven plants	11	4 (b)	A
7	Chlor- Alkali Industry	13	4 (d)	A
8	Chemical fertilizers	16	5 (a)	A
9	Petro-chemical complexes	18	5 (c)	A
10	Manmade fibers manufacturing	19	5 (d)	A
11	Petrochemical based processing	20	5 (e)	A
12	Synthetic organic chemicals industry	21	5 (f)	A
13	Distilleries	22	5 (g)	A
14	Pulp & paper industry excluding manufacturing of paper from wastepaper and manufacture of paper from ready pulp without bleaching	24	5(i)	A
15	Sugar Industry	25	5 (j)	B
16	Industrial estates/ parks/ complexes/areas, export processing Zones (EPZs), Special Economic Zones (SEZs), Biotech Parks, Leather Complexes	31	7(c)	A
17	Building and construction projects	36	8 (a)	B
18	Townships and Area development projects	39	8 (b)	B

Note: Names of approved EIA Coordinators and Functional Area Experts are mentioned in SAAC minutes dated May 13, 2022 posted on QCI-NABET website.

The Accreditation shall remain in force subject to continued compliance to the terms and conditions mentioned in QCI-NABET's letter of accreditation bearing no. QCI/NABET/ENV/ACO/22/2483 dated August 16, 2022. The accreditation needs to be renewed before the expiry date by JM EnviroNet Pvt. Ltd., Gurugram following due process of assessment.



Sr. Director, NABET
Dated: August. 16, 2022

Certificate No.
NABET/EIA/2023/SA 0172

Valid up to
Aug. 07, 2023

For the updated List of Accredited EIA Consultant Organizations with approved Sectors please refer to QCI-NABET website

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NABL Certificate



National Accreditation Board for
Testing and Calibration Laboratories

CERTIFICATE OF ACCREDITATION

J.M. ENVIRO LAB PRIVATE LIMITED

has been assessed and accredited in accordance with the standard

ISO/IEC 17025:2017

**"General Requirements for the Competence of Testing &
Calibration Laboratories"**

for its facilities at

424, GROUND FLOOR, UDYOG VIHAR, PHASE-IV, GURGAON, HARYANA, INDIA

in the field of

TESTING

Certificate Number: TC-6821

Issue Date: 24/05/2021

Valid Until:

23/05/2023

This certificate remains valid for the Scope of Accreditation as specified in the annexure subject to continued satisfactory compliance to the above standard & the relevant requirements of NABL.
(To see the scope of accreditation of this laboratory, you may also visit NABL website www.nabl-india.org)

Name of Legal Identity : J.M. ENVIRO LAB PRIVATE LIMITED

Signed for and on behalf of NABL



N. Venkateswaran
Chief Executive Officer

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GWCO Certificate

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Quality Council of India
National Accreditation Board for Education and Training
ITPI Building, 6th Floor, 4 - A, Ring Road, I P Estate, New Delhi - 110002





CERTIFICATE OF ACCREDITATION

Under the QCI-NABET Scheme
for
Ground Water Consultant Organisation

★ ★

J.M. EnviroNet Private Limited

Address: Unit No. 1517, Tower - B, EMAAR DIGITAL GREENS, Golf Course Extension Road, Sector-61,
Gurgaon-122011 (Haryana)

S.No.	SCOPE COVERAGE		
	Industrial Use	Mining Projects	Infrastructure Projects
1	Hydrogeological report: Comprehensive report on groundwater condition/situation		
2	Impact Assessment Reports with modelling studies		

Note: Names of approved Project Coordinators and Technical Area Experts are mentioned in IA AC Minutes dated Sep 09, 2021 on QCI-NABET website.

The Accreditation shall remain in force subject to continued compliance to the terms and conditions mentioned in NABET's letter of accreditation bearing no. QCI/NABET/ENI/GWCO/ACO/21/51 dated Sep 23, 2021. The accreditation needs to be renewed before the expiry date by Sep 08, 2026 following due process of assessment.



Sr. Director, NABET
Issue Date : Sep 23, 2021



Certificate No.
NABET/GWCO/IA/GWB18

Valid Upto
Sep 08, 2026



INTRODUCTION TO OUR WORKING FORCE

Technical Crew

48
Employees

Field Officers

36
Employees

Lab Experts

24
Employees

Auxiliary Staff

15
Employees

120+
421+
Employees



NOTE

- We are approved in 18 sectors
- We have a total of **17** EIA Coordinators for NABET approved sector
- We have a total of **26** Functional Area Experts (FAE)

3100+

Environmental initiatives globally in diverse sectors

2700+ 'A'

Category Large Scale Projects

120+

Post Compliance Technical Environmental Consultancy

50+ Corporate EHS

Compliance Audits for Chemical/Pharma, Smelters, Power Plants, Man-made fibre, Mining and Cement Industries

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A COMPREHENSIVE **RANGE** OF SERVICES

423

- ▶ Environmental consultancy for Environmental Clearances, Consents, Authorizations;
- ▶ EIA Study & Environment Management Plan
- ▶ Technical environmental consultancy services for different projects;
- ▶ Total waste management;
- ▶ Post project EC compliances & regular monitoring;
- ▶ CEQMS for air & water; Stratification study, Calibration, Performance evaluation & Audit for Continuous Effluent Quality Monitoring Systems (CEQMS);
- ▶ Corporate EHS (Environment, Health & Safety) Compliance Audit (CECA);
- ▶ Execution, monitoring and compliance filing of Remediation Plan, Community and Natural resource augmentation plan;
- ▶ Implementation & Execution of the terms mentioned in OM dated 30.09.2020, i.e. “Physical terms of concerns raised during the public consultation as specific terms as a part of Environment Management Plan”

TECHNICAL STUDIES CARRIED OUT FOR OTHER PROJECTS

424

S. No.	Service Description
1.	Environmental Clearance Consultancy Service for Integrated Plant per project
2.	Environmental Clearance Consultancy Service for Mine per project
3.	Environmental Clearance Consultancy Service for Grinding Unit per project
4.	Post Environmental Monitoring & Compliance Services of each Integrated Cement Unit (In Rs. Lacs)
5.	Post Environmental Monitoring & Compliance Services of each Grinding Unit (In Rs. Lacs)
6.	Consultancy services for conducting corporate Environment compliance audit (CECA) for integrated plant per EC
7.	Consultancy services for conducting corporate Environment compliance audit (CECA) for grinding unit per EC letter
8.	Consultancy services for conducting corporate Environment compliance audit (CECA) for mines per EC Letter
9.	Compliance report submission per EC letter for each Year (In Rs. Lacs per report submission, Required twice in a year)
10.	Obtaining certified compliance per EC letter for each Year

TECHNICAL STUDIES CARRIED OUT FOR OTHER PROJECTS

425

S. No.	Service Description
11.	CGWA compliance report for each year
12.	Calibration of Online Opacity meter per plant/year for- Particulate matter, Frequency- Half yearly, No. of Stacks - 13 (Quantity considered Per line, may vary considering plant capacity & no. of stacks) (In Rs. Per sample)
13.	Calibration of Online Opacity meter per plant/year for- SO ₂ , NO ₂ , Frequency- Half yearly, No. of Stack - 4 (Quantity considered Per line, may vary considering plant capacity & no. of stacks) (In Rs. Per sample)
14.	Preparation of land use/land cover maps by satellite imagery
15.	Hydrogeological study & rain water harvesting plan
16.	Social impact assessment
17.	Biological study
18.	Preparation of wildlife conservation plan
19.	Preparation of Rehabilitation and resettlement plan
20.	Name change in Environmental clearance (EC) letter
21.	Providing consultancy services for NOC from CGWA/ CGWB per project
22.	Preparation of Environment Statement Report- Form-V per EC Letter
23.	Stratification Study (selecting a location for installation) of Online Continuous Emission Monitoring Systems (OCEMS) as per CPCB Guidelines per OCEMS
24.	Validity Extension in Environmental Clearance Letter for Cement Plant and Limestone Mine per project
25.	Validity Extension in Environmental Clearance Letter for Grinding Unit per project

TECHNICAL STUDIES CARRIED OUT FOR OTHER PROJECTS

426

S. No.	Service Description
26.	Validity Extension in Terms of Reference (ToR) Letter for Limestone Mine, Cement Plant and Grinding Unit per project(In Rs. Lacs)
27.	Performance Audit of Online Continuous Emission Monitoring System (OCEMS) installed - Rate per instrument/ Stacks/ Ducts for PM
28.	Performance Audit of Online Continuous Emission Monitoring System (OCEMS) installed - Rate per instrument/ Stacks/ Ducts for SO ₂ , NO _X
29.	Environmental Clearance Under Section 7 (ii) of EIA Notification, 2006 & subsequent amendments for Cement Plant and Limestone Mine per project
30.	Environmental Clearance Under Section 7 (ii) of EIA Notification, 2006 & subsequent amendments for Grinding Unit per project
31.	Name Change in ToR Letter for Limestone Mine, Cement Plant and Grinding Unit
32.	Mineralogical & Chemical Comp Study/ Trace Metal Analysis as per ToR Letter per Project
33.	Ground Water Modelling Study per project as per CGWA Guidelines and Public Notice dated 24.09.2020
34.	Impact Assessment Report per project as per CGWA Guidelines and Public Notice dated 24.09.2020
35.	Road Traffic Study Report per project
36.	Air Quality Modelling Considering Cumulative Impact of Nearby Area per project
37.	Water Audit per project as per CGWA Guidelines and Public Notice dated 24.09.2020
38.	Preparation of Mining Plan along with Progressive Mine Closure Plan per project
39.	EC compliance Physical verification for once and preparation of the detail action plan with suggestions per EC letter
26.	Validity Extension in Terms of Reference (ToR) Letter for Limestone Mine, Cement Plant and Grinding Unit per project



OUR CLIENTELE



THANKS!

You can contact us at jmenviro@hotmai.com

ANNEXURE R-45

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List of experts in JM EnviroNet Pvt. Ltd.

S. No.	Name of Expert	Area of Expertise	Years of Experience	Profile (Positions Held)
1	Dr. Somnath Mukherjee	Waste management, EHS	41	<ul style="list-style-type: none"> • Former Executive Director, AECOM India Pvt. Ltd. • During the work career, worked for more than 500 projects related to EIA, SIA, Waste Management, water resource projects, Thermal (Coal and gas) and Hydro projects, lively hood restoration projects etc. • Member of Technology Evaluation Panel, Georgia Institute of Technology, USA, 1996-2000 • Member of Bureau of Indian Standards, on river valley projects, (2000-2002) • Member of Bureau of Indian Standards for water quality (1993-1995) • Member of Technical Committee of National Accreditation Board for Education and Training NABET, (Quality Council of India)
2	Dr. Manoranjan Hota	Environmental Health and Safety	31	<ul style="list-style-type: none"> • Ex-Director & Member Secretary Tamil Nadu Pollution Control Board. • Ex-Member Secretary State Environmental Impact Assessment Authority, Tamil Nadu. • In regulatory & appraisal authority of Tamil Nadu Pollution Control Board from 1986 to 2016. • Environmental Specialist in Impact Assessment, Environmental Safe Guards & Environmental Health & Safety. • Key Environmental Expert on water, wastewater treatment and disposal, modelling.
3	Dr. R.P. Sharma	Environment Health, and Safety (EHS), Climate Change & Green Building, Waste Management Expert	50	<ul style="list-style-type: none"> • Former Chief (Environment and Occupational Health) for Tata Steel, Jamshedpur, Bihar and Member EAC (I-1), MoEFCC, New Delhi • Expert in Plastic Waste Management, Solid Waste Management, Hazardous Waste, Management, Water conservation, Pollution control measures, E- waste. • Experience in Renewable energy, Corporate Social Responsibility and Environmental Due Diligence. Environmental Policy, Environment Health, and Safety (EHS) National E&S legal compliance. Sustainability and sustainable development.

S. No.	Name of Expert	Area of Expertise	Years of Experience	Profile (Positions Held)
4	Mr. Himanshu Tilwankar	Environmental Health & Safety (EHS), Plastic waste management & sustainability expert	40	<ul style="list-style-type: none"> • Ex Senior Official of MP Pollution Control Board and Chairman of Plastic Waste Management Committee. • Member of REIA (Recycling and Environment Industry Association of India). Worked with leading Environmental Consultants of India. • Public health engineering and ETP expert. • Diploma in Industrial Fire and Safety MIT Pune Maharashtra 2014
5	Dr. P.K. Bahera	Environmental Monitoring and safety, Assessor & Auditor	34	<ul style="list-style-type: none"> • Ex- Additional Director, Central Pollution Control • Board (Ministry of Environment Forests and CC). Currently serving as the Head of the department, JM ENVIROLAB. • Served as Regional Director (Central Region) for three states, (MP, Rajasthan & Chhattisgarh).
6.	Dr. Jitendra Yadav	Environmental Health & safety (EHS), EIA	20	<ul style="list-style-type: none"> • Experience in various sectors such as Mining of Mineral including Opencast/Underground Mining, Cement Plants, Man Made fibers, Distilleries, Meteorology, Air Quality Modeling & Prediction, Air Pollution Monitoring, Prevention, and Control, Water Pollution Monitoring, Prevention and Control, Soil Conservation and Environmental Due Diligence.
7.	Ms. Nisha Sharma	NAEBT Approved EIA Coordinator for Metallurgy, mining and Pulp & Paper; NAEBT Approved FAE for SHW & NV, EHS, Corporate Auditing	14	<ul style="list-style-type: none"> • Sr. Vice president in JM Environet Pvt. Ltd. • Science (Environment Science) from University of experienced in the field of Environmental Consultancy services. Well experienced to handle the projects related to Environmental Impact Assessment & Management, post project compliance monitoring, corporate EHS Audits and allied services. • Certified Internal Auditor for ISO: 9001 – 2015 • Software used for EIA: <ul style="list-style-type: none"> (a) AERMOD 10.2.1 dispersion model (b) inoise (64-bit) V2022
8.	Mr. Dinesh Yadav		14	<ul style="list-style-type: none"> • Vice- President at JM Environet Private Limited • Environment Impact Assessment (EIA) and Environmental Due Diligence.

S. No.	Name of Expert	Area of Expertise	Years of Experience	Profile (Positions Held)
				<ul style="list-style-type: none"> • National Accreditation Board of Education & Training (NABET)/ Quality Council of India (QCI) accredited Environment Impact Assessment (EIA) Coordinator & Functional Area Expert (FAE) • Technical assistance to the proponent for implementation of the conditions stipulated in EC and consent letters. Compliance Report preparation as per conditions stipulated in EC/CTE/CTO. Handled successfully more than 30 Public Hearing of different type of industries i.e. Cement, Mining, Power Plant, Distillery, Steel Plant, Coal Beneficiation, Oil & Gas, Pharmaceuticals etc. in many states of India
9.	Ms. Etkar Arora	Corporate EHS Compliance Audit (CECA).	14	<ul style="list-style-type: none"> • Vice President, J.M. EnviroNet Pvt. Ltd. • Environment Impact Assessment (EIA) and Corporate EHS Compliance Audit (CECA). National Accreditation Board of Education & Training (NABET)/ Quality Council of India (QCI) accredited Environment Impact Assessment (EIA) Coordinator & Functional Area Expert (FAE) for Air Quality Modelling & Prediction (AQ) for Category 'A' Projects . <p>Professional Trainings:</p> <ul style="list-style-type: none"> • Training on "Remote Sensing" conducted by B.M. Birla Science and Technology Center, Jaipur (Rajasthan), May-July 2007 • Workshop on Water scenario, Efficient Use and Management in Rajasthan conducted by Central Ground Water Board, Jaipur (Rajasthan), March 2009 • Integrated Management System – Awareness & Internal Audit as per IS/ASO 9001:2015, 14001:2015 and IS 18001: 2007 conducted by NITS, BIS at Jaipur, July 2017 • Environmental Management in Cement Industry conducted by Centre for Science and Environment (CSE), New Delhi, Dec 2017
10.	Ms. Ishita Bhatt	Quality Management System, Business	12	<ul style="list-style-type: none"> • AVP, J.M. EnviroNet Pvt. Ltd. • Environment Impact Assessment (EIA) and Environmental Due Diligence.

S. No.	Name of Expert	Area of Expertise	Years of Experience	Profile (Positions Held)
		Development, Environmental Impact Assessment Report Preparation.		<ul style="list-style-type: none"> • National Accreditation Board of Education & Training (NABET)/ Quality Council of India. (QCI) accredited Environment Impact Assessment (EIA) Coordinator & Functional Area Expert (FAE). • Waste management (MSW, SHW) expert, involved in Corporate Environmental Health & Safety (EHS) Auditing, Environment Planning Services, Quality Management System, Business Development, Environmental Impact Assessment Report Preparation, Post-Project Compliance Monitoring.
11.	Ms. Sony Gangwar	Corporate Sustainability, Environment, health& safety	6	<ul style="list-style-type: none"> • Environment & Sustainability Manager at J M EnviroNet Pvt. Ltd. • Environment Impact Assessment (EIA) for various Sectors (Area development, River valley, Mining). National Accreditation Board of Education & Training (NABET)/ Quality Council of India (QCI) accredited Functional Area Associate- water Pollution (FAA-WP) • Experience in Environment and Social Impact Assessment (ESIA) for Renewable Energy (Wind and Solar) Projects in compliance with International Finance Corporation-Performance Standards (IFC-PS), and Asian Developmental Bank (ADB) safeguard policies. • National E&S legal compliance World Bank Group's EHS Guidelines. Verification and validation of the Environment Health and Safety (EHS) & Occupational Health data in compliance with GRI-G4 standards. Sustainability MIS and Data management for Sustainability Report. Corporate sustainability assistance and compliance audit.
12.	Dr. Nisha Yadav	R&D related to Environmental Management, Environmental Compliances.	7	<ul style="list-style-type: none"> • Assistant Manager JM EnviroLab Pvt. Ltd. • 6 years of experience in research related to Environmental Management and Protection. • Post-Project Compliance Monitoring - report préparations, online submissions. • Solid waste management expert. • Business Development- Drafting project proposals and presentations.