

कार्यालय

पत्रांक: 2022/64313/जीबीएन/गौतमबुद्धनगर/18026/जे0डी0

उपनिदेशक

फायर सर्विस

मेरठ/सहारनपुर परिक्षेत्र।  
दिनांक: नवम्बर 12, 2022,

प्रबन्धक/स्वामी,  
मैसर्स राजहन्स इन्फ्रा प्रा0लि0,  
प्लॉट नं0-जी0एच0-06बी0, सेक्टर-01 ग्रेटर नौएडा,  
जनपद-गौतमबुद्धनगर।

विषय:

सन्दर्भ:  
महोदय,

मैसर्स राजहन्स इन्फ्रा प्रा0लि0, प्लॉट नं0-जी0एच0-06बी0, सेक्टर-01 ग्रेटर नौएडा, जनपद गौतमबुद्धनगर  
उ0प्र0 में ग्रुप हाऊसिंग आवासीय भवन के टावर-1 व टावर-2 को ऑनलाइन निर्गत प्रोवीजनल अनापत्ति  
प्रमाण पत्र में नाम संशोधन के सम्बन्ध में।  
यूआईडी: 2022/64313/जीबीएन/गौतमबुद्धनगर/18026/जे0डी0 दिनांक: 15-10-2022

कृपया उपरोक्त विषयक अपने प्रार्थना पत्र का सन्दर्भ ग्रहण करने का कष्ट करें, जिसके द्वारा अवगत  
कराया है कि यूआईडी: 2022/64313/जीबीएन/गौतमबुद्धनगर/18026/जे0डी0 दिनांक: 22-10-2022 के माध्यम से भवन को  
ऑनलाइन निर्गत प्रोवीजनल अनापत्ति प्रमाण पत्र के प्रारूप में भवन का नाम मैसर्स वृंदा होम्स प्रा0लि0, (हेरिटेज स्काईवर्ड) अंकित है,  
जबकि हमारे भवन का नाम मैसर्स राजहन्स इन्फ्रा प्रा0लि0 है, जिसको संशोधित पत्र निर्गत किये जाने का अनुरोध किया गया है।

उपरोक्त भवन को यूआईडी: 2022/64313/जीबीएन/गौतमबुद्धनगर/18026/जे0डी0 दिनांक: 22-10-2022  
के माध्यम से ऑनलाइन निर्गत प्रोवीजनल अनापत्ति प्रमाण पत्र में भवन का नाम मैसर्स वृंदा होम्स प्रा0लि0, हेरिटेज स्काईवर्ड अंकित  
है, जिसके स्थान पर मैसर्स राजहन्स इन्फ्रा प्रा0लि0 होने के सम्बन्ध में अग्निशमन विभाग को कोई आपत्ति नहीं है।

(अमन शर्मा) 12/11/22  
उपनिदेशक, फायर सर्विस,  
मेरठ/सहारनपुर परिक्षेत्र।

# प्रारूप-घ (संलग्नक-3) औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2022/64313/GBN/GAUTAM BUDDH NAGAR/18026/JD  
दिनांक: 15-10-2022

प्रमाणित किया जाता है कि मैसर्स **M-S Vrinda Homes Pvt. Ltd., Heritage Skyward** (भवन/प्रतिष्ठान का नाम) पता **PLOT NO-GH-06B, SECTOR-01, GREATER NODIA** तहसील - **DADRI** प्लॉट एरिया **20034.80 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया - (वर्गमीटर), ब्लॉकों की संख्या **2** जिसमें

ब्लॉक/टॉवर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
TOWER 1	31	1	108.50 mt.
TOWER 2	33	1	105.20 mt.

है। भवन का अधिभोग मैसर्स **M-S Vrinda Homes Pvt. Ltd., Heritage Skyward** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **M-S Vrinda Homes Pvt. Ltd., Heritage Skyward** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

**Note :** In view of the recommendation reports of cfo and fso. The NOC is being issued

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

हस्ताक्षर (निर्गमन अधिकारी)



Digitally Signed By  
(AMAN SHARMA)

[6F3173ACF1282848601D36130C6B4188B05EE040]

22-10-2022

निर्गत किये जाने का दिनांक : 22-10-2022  
स्थान : LUCKNOW



ENVIRONMENTAL  
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,  
and Virtuous Environmental Single-Window Hub)



Government of India  
Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment  
Authority(SEIAA), Uttar Pradesh)

To,

The Director  
MS RAJHANS INFRATECH PVT. LTD.  
A3/310 Purvanchel Height Zeta 1, Greater Noida -201306

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity  
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/UP/MIS/253023/2022 dated 01-Feb-2022. The particulars of the environmental  
clearance granted to the project are as below.

- |   |   |
|---|---|
| 1. EC Identification No.                      | EC22B038UP151623                                      |
| 2. File No.                                   | 6908  |
| 3. Project Type                               | Modernization   |
| 4. Category                                   | B2  |
| 5. Project/Activity including<br>Schedule No. | 8(a) Building and Construction projects               |
| 6. Name of Project                            | Revision and Modification of Group<br>Housing Project |
| 7. Name of Company/Organization               | MS RAJHANS INFRATECH PVT. LTD                         |
| 8. Location of Project                        | Uttar Pradesh   |
| 9. TOR Date                                   | N/A   |

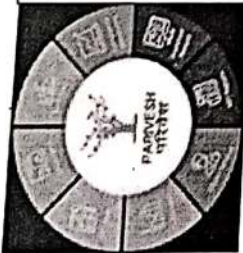
The project details along with terms and conditions are appended herewith from page  
no 2 onwards.

Date: 06/05/2022

(e-signed)  
Member Secretary  
Member Secretary  
SEIAA - (Uttar Pradesh)

*Note: A valid environmental clearance shall be one that has EC identification  
number & E-Sign generated from PARIVESH. Please quote identification  
number in all future correspondence.*

*This is a computer generated cover page.*





**State Level Environment Impact Assessment Authority, Uttar Pradesh**

Directorate of Environment, U.P.  
Vineet Khand-1, Gomti Nagar, Lucknow- 226010  
E-Mail- doeuplko@yahoo.com, selaup@yahoo.com  
Phone no- 0522-2300541

Reference- MoEFCC Proposal no- SIA/UP/MIS/253023/2022 & SEIAA, U.P File no- 6908

**Sub: Environmental Clearance for Proposed Revision and Modification of Group Housing Project at Plot No.- GH-6B, Sector-1, Greater Noida, U.P., M/s. Rajhans Infratech Pvt. Ltd.**

Dear Sir,

This is with reference to your application / letter dated 01-02-2022, 03-03-2022 on above mentioned subject. The matter was considered by SEAC in meeting held on 15-03-2022 and SEIAA in meeting held on 20-04-2022.

A presentation was made by the project proponent along with their consultant M/s Ambiantal Global Pvt. Ltd. to SEAC on 20-04-2022.

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

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

1. The environmental clearance is sought for Revision and Modification of Group Housing Project at Plot No.- GH-6B, Sector-1, Greater Noida, U.P., M/s. Rajhans Infratech Pvt. Ltd.
2. Salient features of the project:

S. n	Description	Area
1.	Plot Area	20034.8 m2 (4.95 acre)
2.	Built-up Area	1,10,283.39 m2 (As per earlier EC)
3.	Green Area	1,07,211.97 m2 (Modified Built up area)
4.	Estimated Water Requirement with source:	8565.822 Sq.m
		512 KLD
		Domestic Water Requirement-326 KLD
		Horticulture-51.39 KLD
		Swimming Pool Makeup Water-135 KLD
5.	Estimated wastewater generation and treatment	258 KLD (STP with capacity of 310 KLD based on MBBR)
6.	Power Demand and Source Power Back-up	2229 Kva by Uttar Pradesh Power Corporation Limited (UPPCL). 2 Nos. of DG sets of (2x 500 KVA) total capacity-1000 KVA
7.	Solid Waste Generation	During operation phase total 1952 Kg/day solid waste will be generated.
8.	Parking Facilities Required Total Parking required Total Parking Proposed	Required : 877 ECS. Provided: 883 ECS. (As per earlier EC) Provided : 8998 ECS (Post Modification)
9.	RWH Pits	6 pits



10.	Project Cost	120 crores
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### 3. Detailed area statement:

S.No.	Description	As per Existing EC (m <sup>2</sup> )	As per Proposed Modified EC
1.	Total Plot Area		
2.	permissible Ground Coverage	20034.8	20034.8
3.	Proposed Ground Coverage	7012.18	7012.18
4.	Total Permissible F.A.R. @ 3.5	5,236.27	4362.53
4.	Permissible F.A.R for group housing @ 2.75	70,121.8	70,121.8
	Permissible FAR for Commercial @1 of FAR 2.75	55095.70	55095.70
	Purchasable F.A.R Residential @ 0.75	0	550.96
	Purchasable F.A.R for Commercial @1% of FAR@0.75	150.26	150.26
		0	150.26
5.	Total Proposed F.A.R. Area	70,101.38	70004.72
	FAR for housing	69402.35	69304.52
	Commercial F.A.R area	699.03	700.2
6.	Total Non F.A.R. Area	29,717.33	26,744.27
	Basement Area	16,611.13	15542.37
	Stilt Area & Podium Area	13,106.29	11115.507
	NON far Area	0	86.4
7.	Services/Ancillary Area	10464.682	10473.14
8.	Built Up Area	1,10,283.39	1,07,211.97
9.	Landscape Area	8084.281 @40.35% of total plot area	8565.822 (100 Trees proposed to be planted)
10.	Total Permissible Units	935 Units	722 units
11.	Maximum Height of the Building	66.15m	110M

### 4. Comparative water calculation details:

S. No.	Description	As Per Earlier EC	Post Expansion
1	Total water Requirements	502 KLD	512 KLD
2	Domestic Water Requirement	343 KLD	326KLD
3	Fresh Water Requirement	375KLD	242 KLD
4	Waste Water	295 KLD	258 KLD
	STP capacity	460 KLD	310 KLD

### 5. Solid waste generation details:

S. No.	Category	Norms (kg/c/day)	Total Waste (kg/day)
1.	Domestic Waste:		
	Residents	3610 @ 0.5	1805
	Total Staff	235 @ 0.25	58.75
	Total Visitors	580 @ 0.15	87
2.	Landscape waste	2.11acre @ 0.2 kg/acre/day	0.422
	TOTAL SOLID WASTE GENERATED		1,951.172say 1952kg/day

### 6. Parking details:



S. No.	Type of Parking	Area	Norms	No. of ECS
1	Basement (B1)	15171.153	30	506
2	Podium	10909.162	30	364
3	Surface	585.165	20	29
Total No. of ECS				898

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

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 15-03-2022 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held 20-04-2022 and decided to grant the environmental clearance for the above project proposal along with following standard environmental clearance conditions prescribed by MoEF&CC, Govt:

1. Statutory compliance:
  1. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
  2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightning etc.
  3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
  4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
  5. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
  6. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
  7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
  8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
  9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
  10. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
1. Air quality monitoring and preservation:
  1. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
  2. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

3. The project proponent shall include common/criterion parameters (as per MoEF&CC and MoEF&CC) covering up to 1000 m radius around the project site.
4. Diesel power generating capacity of the project shall not exceed 1000 kW.
5. Construction shall be completed within 18 months from the date of grant of clearance.



3. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.
4. Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
5. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
6. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
7. Wet jet shall be provided for grinding and stone cutting.
8. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
9. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
10. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise mission standards.
11. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low Sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
12. For indoor air quality the ventilation provisions as per National Building Code of India.
3. Water quality monitoring and preservation:
1. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.