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CIN: L74120MH1985PLC035308

To,
The Director,
Regional Office (Central Zone),
MoEF & Climate Change, Government of India.
5th Floor, Kendariya bhavan, Sector-H
Aliganj, Lucknow-226024, UP.

Date: -24.11.2025

Subject: Submission of Six-monthly compliance reports of Proposed Group Housing Complex" at Plot No. - GH-01B, Sector- 146, Noida, District-Gautam Budh Nagar, U.P., M/s Godrej Properties Ltd.

EC Identification No. - EC24B039UP133762 dated 12.01.2024

Dear Sir,

This has reference to the State Environment Impact Assessment Authority, Uttar Pradesh **EC Identification No. - EC24B039UP133762 dated 12.01.2024** vide which we have been asked to submit the Compliance with the specific and general conditions.

In view of above, we are approaching you by submitting a copy of the following information/ documents for your kind perusal:

1. Point-wise compliance of the stipulated environmental conditions/ safeguards. (December 2025)
2. Environmental monitoring reports.

We fully assure you that we will comply with all conditions as specified in the Environment Clearance granted us.

Thanking you,
Yours faithfully,


M/s Godrej Properties Ltd.

Enclosed: Soft copy of the report in CD.

CC To:

- The Member Secretary, UPPCB, Building. No. TC-12V Vibhuti Khand, Gomti Nagar, Lucknow
- The Director, Directorate of Environment, Vineet Khand-1, Gomti Nagar, Lucknow, U.P.

 **PROPERTIES**

**HALF-YEARLY COMPLIANCE OF STIPULATED
ENVIRONMENTAL CONDITIONS/ SAFEGUARDS IN
THE ENVIRONMENTAL CLEARANCE LETTER**

For

**Proposed Group Housing Complex” at Plot No. - GH-01/B,
Sector-146, Noida, U.P.,**



Developed by

M/s Godrej Properties Ltd.

Dec- 2025

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Additional Conditions: -

S. No.	Conditions	Reply
1.	The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.	Noted. However, vendor finalization is under process and same will be submitted once it's finalized by the management.
2.	The project proponent shall ensure to plant broad leaf trees and their maintenance. The CPCB guidelines in this regard shall be followed.	Agreed. Plantation of broad leaf trees shall be ensured.
3.	The project proponent shall submit within the next 3 months the details on quantification of year wise CER activities along with cost and other details. CER activities must not be less 2% of the project cost. The CER activities should be related to mitigation of Environmental Pollution and awareness for the same.	CER Plan is already submitted at the time of Clearance to the department. Compliance to that will be submitted with subsequent compliance report.
4.	The project proponent shall submit within the next 3 months the details of estimated construction waste generated during the construction period and its management plan.	Duly Noted & Agreed.
5.	The project proponent shall submit within the next 3 months the details of segregation plan of MSW.	Agreed, however it is not applicable as of now. We will submit the details once it is started at site.
6.	The project proponent shall ensure that waste water is properly treated in STP and maximum amount should be reused for gardening flushing system and washing etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function. Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharge.	Duly Noted & Agreed. Provision for dual plumbing has been considered in the project and details of the same was submitted and explained at the time of Environment Clearance.
7.	Under any circumstances untreated sewage shall not be discharged to municipal sewer line.	Duly noted and agreed
8.	The project proponent will ensure that proper dust control arrangements are made during construction and proper display board is installed at the site to inform the public the steps taken to control air pollution as per air act 1981 (as amended) and the Construction and	<ul style="list-style-type: none"> • Water sprinkling is being done regularly to control dust during construction phase. The construction material is covered by tarpaulin and all other precautions are taken care to ensure that no dust particles are permitted to pollute air quality.

	Demolition Waste Management Rules, CAQM guidelines.	<ul style="list-style-type: none"> All the trucks or vehicles being used for construction purposes/or are carrying any construction material are fully covered.
9.	A certificate from Forest Department shall be obtained that no forest land is involved and if forest land is involved the project proponent shall obtain forest clearance and permission of Central and State Government as per the provisions of Van Sanrakshan evam Samvardhan Adhiniyam, 2023 and submit before the start of work.	Duly noted and agreed
10.	If the proposed project is situated in notified area of ground water extraction, where creation of new wells for ground water extraction is not allowed, requirement of fresh water shall be met from alternate water sources other than ground water or legally valid source and permission from the competent authority shall be obtained to use it.	Agreed, shall be compiled
11.	Provision for charging of electric vehicles as per the guidelines of GoI /GoUP should be submitted within the next 3 months.	Duly noted and agreed
12.	PP should display EC granted to them on their website. 6-monthly compliance report should be displayed on their website and to be given every six months to residents / occupants of the building.	Duly noted and agreed Annexure <i>Annexure 1 Environment Clearance Letter</i>
13.	EC is granted with the condition that EC is valid only for the building plan which has been submitted by PP for seeking EC. In case approved building plan is different from the one submitted for seeking EC then this EC will stand null and void.	Duly noted and agreed <i>Annexure 2- Building Plan Approval</i>
14.	In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta vs GOI and others) anti-smog guns shall be installed to reduce dust during excavation.	Duly noted and agreed, to suppress the dust generated anti-smog Gun will be used.
15.	DG sets shall be gas based and Guidelines issued by CAAQMS for NCR region regarding the use of DG	Duly noted and agreed

	sets during construction and operational phase should be followed.	
16.	The project proponent shall install organic bio converter.	Duly noted and agreed
17.	Project proponent is advised to explore the possibility and getting the cement in a closed container rather through the plastic bag to prevent dust emissions at the time of loading/unloading.	Duly noted and agreed
18.	Project proponent should ensure that there will be no use of “Single use of Plastic” (SUP).	Duly noted and agreed
19.	In compliance to Hon’ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs. GoI and others) anti-smog guns shall be installed to reduce dust during excavation.	Duly noted and agreed, to suppress the dust generated anti-smog Gun will be used
20.	The project proponent will ensure that there is no mismatch/deviation between the project proposal submitted to SEIAA for environmental clearance and maps/drawings were approved by concerned development authority. In case of any mismatch/deviation, amended environmental clearance will be obtained by project proponent. In case of failure, the granted environmental clearance shall automatically deem to be cancelled.	Duly noted and agreed
21.	The proponent should provide the sufficient electric vehicle charging points as per the requirements at ground level and allocate the safe and suitable place in the premises for the same.	Duly noted and agreed
22.	The project proponent should develop green belt in the housing scheme as per the plan submitted and also follow the guidelines of CPCB/Development authority for green belt as per the norms. The project proponent will prepare working plan of plantation/green belt development showing type of plant species and their spacing in consultation with subject expert/ forest department and submit to the forest department and concerned regulatory authority and ensure their survival and sustainability.	Duly noted and agreed

23.	Project proponent should invest the CSR amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.	Duly noted and agreed
24.	Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water not to be discharged outside the premises without the permission of the concerned authority.	Dual pipeline network will be provided in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water will not be discharged outside the premises without the permission of the concerned authority.
25.	The project proponent will ensure full exploitation of potential of rain water harvesting for storage and recharging and also treated wastewater in order to reduce the withdrawal of fresh water and accordingly use the three sources of water supply namely stored rain water, treated wastewater and the fresh water. The project proponent shall also provide a flow measuring device along with flow integrator for monitoring the various sources of water supply namely fresh water, treated waste water and stored harvested rain water.	Duly noted and agreed
26.	The project proponent will ensure the quality of construction water as per standards and specifications of relevant codes in order to prevent possible corrosion in concrete, reinforcements and other structural components in order to avoid adverse social and environmental impacts.	Duly noted and agreed
27.	The project proponent will ensure exploitation of maximum possible potential of solar energy generation in the proposed project area and prefer to use it instead of conventional electricity in order to reduce the Green House Gas Emission causing climate change.	Duly noted and agreed
28.	The project proponent will make necessary arrangement to get Structural auditing conducted by an expert institution once in 5 years during life span of the building to ensure safe life of the residents and prevent environmental and social hazards.	Duly noted and agreed

29.	The project proponent shall plan for stormwater management drained with appropriate slope and length so that the flood water could get a passage to release in a short span of time.	Duly noted and agreed
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Statutory compliance: -

S. No.	Conditions	Reply
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.	Duly noted and agreed. However, all the necessary permissions are in place and attached as annexures
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.	Agreed. Structural Safety certificate is in place.
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.	Not applicable as the land allotted is as per the Master Plan of the Noida Development Authority <i>Annexure 3 Land Documents</i> <i>Annexure 4 Possession Certificate</i> <i>Annexure 5 Allotment Letter</i>
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	NA
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.	Consent to Establish/Operate for the project from the State Pollution Board/Committee as required under the Air (Prevention and Control of Pollution) Act, 1981 and the Water (Prevention and Control of Pollution) Act, 1974 has been obtained before the start of the construction and attached as <i>Annexure 6 CTE Certificate</i>
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	Duly noted and agreed
7.	A certificate of adequacy of available power from the agency supplying	Duly noted and agreed.

	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, and Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	Duly noted and agreed. However, all the clearances/permission are in place and attached as annexure. <i>Annexure 7 AAI NoC</i> <i>Annexure 8 Fire NoC</i>
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.	Duly noted and agreed.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Duly noted and agreed.

2. Air quality monitoring and preservation: -

S. No.	Conditions	Reply
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.	Duly noted and agreed.
2.	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Duly noted and agreed.
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.	Duly noted and agreed.
4.	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	Duly noted and agreed. Photographs are attached for your kind perusal.

	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.	
5.	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	Duly noted and agreed. Photographs are attached for your kind perusal.
6.	Wet jet shall be provided for grinding and stone cutting.	Duly noted and agreed
7.	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Duly noted and agreed
8.	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.	Duly noted and agreed
9.	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.	Duly noted and agreed
10.	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. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Duly noted and agreed
11.	For indoor air quality the ventilation provisions as per National Building Code of India.	Duly noted and agreed

3. Water quality monitoring and preservation: -

S. No.	Conditions	Reply
1.	The natural drain system should be maintained for ensuring	Duly noted and agreed

	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.	Duly noted and agreed & Same has been Complied
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.	Duly noted and agreed
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.	Agreed and same will be done once the project start its operation.
5.	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	Duly noted and agreed.
6.	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Duly noted and agreed, project is being developed as per the approved building plan by Noida Development Authority.
7.	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc. and other for supply of recycled water for flushing, landscape irrigation car washing, thermal cooling, conditioning etc. shall be done.	Provision for dual plumbing has been taken into cognizance and dual plumbing line also being installed in the project for maximum reuse of treated water to reduce the demand of fresh water requirement.

8.	Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc.) for water conservation shall be incorporated in the building plan.	Duly noted and agreed.
9.	Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc.) for water conservation shall be incorporated in the building plan.	Duly noted and agreed.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Duly noted and agreed.
11.	The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.	Duly noted and agreed.
12.	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	Duly noted and agreed.
13.	All recharge should be limited to shallow aquifer.	Duly noted and agreed.
14.	No ground water shall be used during construction phase of the project.	STP treated water is being purchased for the use of construction, no ground water will be used for construction.
15.	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.	Agreed, in case of ground water, proper permission from the competent authority will be obtained.

16.	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.	Duly noted and agreed
17.	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, not related water shall be disposed in to municipal drain.	Agreed, In house STP is proposed at the site which will treat waste water up to the tertiary level and treated water will be re used for flushing, landscaping and other purposes within the site premises.
18.	No sewage or untreated effluent water would be discharged through storm water drains.	Duly noted and agreed.
19.	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	Duly noted and same has been proposed
20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.	Duly noted and agreed.
21.	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Centre Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Duly noted and agreed.

4. Noise monitoring and prevention: -

S. No.	Conditions	Reply
1.	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Duly noted and agreed. Ambient air and noise quality is being closely monitored at the site. Noise level at the site is within the limit however, proper mitigation measures are being made for the air and noise pollution control.
2.	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Duly noted and being submitted with six-monthly compliance report periodically.
3.	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Duly noted and agreed.

5. Energy Conservation measures: -

S. No.	Conditions	Reply
1.	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	Duly noted and agreed.
2.	Outdoor and common area lighting shall be LED.	Duly noted and agreed.
3.	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated	Agreed. The concept of passive solar design emphasizes architectural design approaches that minimize building energy consumption by integrating conventional energy-efficient devices, such as mechanical and electrical pumps, fans, lighting fixtures, and other equipment, with passive design elements, such as

	in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	<p>building sitting, an efficient envelope, appropriate amounts of fenestration, increased day lighting design, and thermal mass. The basic idea of passive solar design is to allow daylight, heat, and airflow into a building only when beneficial.</p> <ul style="list-style-type: none"> • The project layout has been finalized after careful sitting consideration of various components to optimize availability of natural sunlight. Advanced Solar Passive Techniques are employed to achieve energy efficiency. • The orientation of the building will be done in such a way that maximum daylight is available. • Lesser opening will be provided on the west facing walls. • Landscape and greens areas will be so spaced so as to cool the surrounding environment, which will reduce energy consumption.
4.	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Duly noted and agreed
5.	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.	Duly noted and agreed
6.	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	Duly noted and agreed and same will be done to the maximum extent.

6. Waste Management: -

S. No.	Conditions	Reply
1.	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	Duly noted and agreed.
2.	Disposal of muck during construction phase shall 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.	Duly noted and agreed and same being complied.
3.	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Duly noted and agreed during the construction and operational phase.
4.	Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.	Duly noted and agreed
5.	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	Duly noted and agreed
6.	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Duly noted and agreed
7.	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Duly noted and agreed
8.	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25 th January,	Duly noted and agreed

	2016. Ready mixed concrete must be used in building construction.	
9.	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.	Construction and demolition waste generated at site is carefully stored and is being transported and disposed as per the C&D management rules 2016.
10.	Used 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.	Duly noted and agreed

7. Green Cover: -

S. No.	Conditions	Reply
1.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	Duly noted and agreed
2.	A minimum of 1 tree for every 80 sqm. of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.	Duly noted and agreed
3.	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.	Duly noted and agreed

4.	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	Duly noted and agreed
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8. Transport: -

S. No.	Conditions	Reply
1.	<p>A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.</p> <ol style="list-style-type: none"> Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. Traffic calming measures. Proper design of entry and exit points. Parking norms as per local regulation. 	Duly noted and agreed
2.	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.	Duly noted and agreed
3.	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios	Duly noted and agreed

	of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	
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9. Human health issues: -

S. No.	Conditions	Reply
1.	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	Duly noted and same being complied.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.	Duly noted and agreed.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Duly noted and agreed.
4.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Duly noted and agreed.
5.	Occupational health surveillance of the workers shall be done on a regular basis.	Duly noted and agreed.
6.	A First Aid Room shall be provided in the project both during construction and operations of the project.	First aid room facility for the construction worker has been given at the site same will be provided in the operational stage also

10. Corporate Environment Responsibility: -

S. No.	Conditions	Reply
1.	The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.	Duly noted and agreed
2.	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any Infringements /deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	Duly noted and agreed
3.	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.	Duly noted and agreed
4.	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.	Duly noted and agreed.

11. Miscellaneous: -

S. No.	Conditions	Reply
1.	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.	Duly noted and agreed Annexure <i>Annexure 9 News Paper Cutting</i>
2.	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	Duly noted and agreed
3.	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Duly noted and agreed
4.	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.	Duly noted & agreed
5.	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Duly noted and agreed
6.	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Duly noted and agreed

7.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Duly noted and agreed
8.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.	Duly noted and agreed
9.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).	Duly noted and agreed
10.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	Duly noted and agreed
11.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Duly noted and agreed
12.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Duly noted and agreed
13.	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.	Duly noted and agreed
14.	The above conditions shall 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, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and	Duly noted and agreed

	Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.	
15.	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.	Duly noted and agreed

Annexure 1

EC Letter



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

To,

The -1

GODREJ PROPERTIES LIMITED

Godrej One, 5th Floor, Pirojshanagar Eastern Express Highway, Vikhroli
(East), Mumbai -400079

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/INFRA2/450310/2023 dated 27 Oct 2023. The particulars of the
environmental clearance granted to the project are as below.

1. EC Identification No.	EC24B039UP133762
2. File No.	8401-7603
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(b) Townships and Area Development projects.
6. Name of Project	"Group Housing Complex"
7. Name of Company/Organization	GODREJ PROPERTIES LIMITED
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: 12/01/2024

(e-signed)
Sanjeev Kumar Singh (IFS)
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.*

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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, seiaaup@yahoo.com

Phone no- 0522-2300541

Reference- MoEFCC Proposal no- SIA/UP/INFRA2/450310/2023 & SEIAA, U.P. & File no-8401

Sub: Environmental Clearance for Proposed Group Housing Complex" at Plot No. - GH-01/B, Sector-146, Noida, District-Gautam Budh Nagar, U.P., M/s Godrej Properties Ltd.

Dear Sir,

This is with reference to your application / letter dated 01-02-2023, 06-02-2023, 27-10-2023, 29-11-2023 on above mentioned subject. The matter was considered by 811th SEAC in meeting held on 30-11-2023 and 787th SEIAA meeting held on 29-12-2023.

A presentation was made by the project proponent along with their consultant M/s Perfect Enviro Solutions Pvt. Ltd to SEAC on 30-11-2023.

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 "Group Housing Complex" at Plot No. - GH-01/B, Sector-146, Noida, District-Gautam Budh Nagar, U.P., M/s Godrej Properties Ltd.
2. The terms of reference in the matter were issued through online Parivesh Portal on 08/02/2023 and EIA report submitted by the project proponent on 27/10/2023.
3. The total plot area of the project is 25,000.01 m² (6.177 Acre) and the built-up area of the project is 267,596.00 m².
4. Land was allotted by New Okhla Industrial Development Authority vide letter no No. NOIDA/GH/2022/15414 dated 16/11/2022.
5. Possession certificate was granted by New Okhla Industrial Development Authority to M/s Godrej Properties Ltd. vide letter no. NOIDA/2023/2766 dated 16.03.2023.
6. The project will include activities such as 5 Residential Towers with 700 no of Dwelling Units, Community Facility (Club) & Convenience Shopping.
7. Total F.A.R Area of the project will be 105,003.00 m² and Non-FAR Area of the project will be 118,593.00.00 m². The basement area of the project will be 44,000.00m². The total built-up area of the project will be 267,596.00 m² and the total no. of floors will be 2B+2P+35. The maximum height of the building will be 140m.
8. During the construction phase, total requirement will be 16 KLD, out of which 11 KLD of water is required for domestic purposes which will be sourced through tankers and 05 KLD of water will be required for construction use which will be taken from STP treated water from Municipal Supply from NOIDA authority. Mobile STP of 10 KLD will be provided for the treatment of wastewater.
9. During the operation phase, the total water requirement for the project will be 735 KLD during the non-monsoon season and 721 KLD during monsoon season, out of which fresh water requirement will be 456 KLD. The fresh water requirement will be met by NOIDA Supply. The total quantity of wastewater generation will be 596 KLD. The generated sewage will be treated in the Sewage Treatment Plant of 720 KLD. Total 536 KLD of treated water will be generated from

STP during the non-monsoon season, out of which 279 KLD will be utilized for flushing & gardening. Excess treated water of 257 KLD will be given to nearby green areas & park, after meeting the discharged standards during the non-monsoon season. During monsoon season, 265 KLD will be reused for flushing & gardening. Excess treated water of 271 KLD will be given to nearby green areas & park, after meeting the discharged standards of CPCB. The STP is based on MBBR technology.

10. About 2,576 kg/day solid waste has been estimated to be generated from the complex. The biodegradable waste (1549 kg/day) will be processed in OWC and the generated non-biodegradable waste will be (1,027 kg/day) which will be handed over to the approved recycler.
11. The total power requirement will be 4408 KW, which will be provided by Uttar Pradesh Power Corporation Limited (UPPCL). DG sets of capacity 1 x 625 kVA (with retrofitting) & 3 x 2000 kVA will be installed.
12. 01 no. of Rain water collection tank of 83 cubic metre will be constructed.
13. The total parking requirement for the proposed complex is 1320 ECS and total parking provision is 1470 ECS.
14. 2 % of total power load i.e. 88KW of Solar panels will be installed within the project, solar lights will be used for street lighting & common areas.
15. There is no court case pending against the project.
16. Cost of the Project is estimated to be Rs. 983 Crores.
17. Area details of the project:

Particulars	Unit	Area Details
Plot Area	m ²	25,001.000
Ground Coverage		
Ground Coverage (Permissible)	m ²	8,750.00 (35%)
Ground Coverage (Ach) Residential + Club	m ²	8,750.00 (35%)
Floor area Ratio		
FAR Permissible	m ²	87,500.00 (3.5%.)
Purchasable FAR for Metro	m ²	12,500.00 (0.5%)
FAR for green building (5 % of permissible)	m ²	5,000.00
Total Permissible Residential FAR	m ²	105,000.00 (4.2%)
Proposed FAR(A)	m ²	104,128.00
Permissible FAR Area for Commercial	m ²	875.00
Proposed FAR Area for Commercial	m ²	875.00
Total FAR proposed (Residential + commercial)	m ²	105,003.00
Non FAR (Stilt + Podium +Ancillary Service area+Balcony Area+other Non FAR Area)		
Permissible Ancillary Area (Service Area i.e. 15% of Permissible FAR) - Non FAR Area	m ²	15,750.00
Proposed Ancillary Area (Service Area)- Non FAR Area	m ²	15,593.00
Balcony Area	m ²	28,000.00
Podium / Stilt Area	m ²	40,000.00
Other Non FAR Area	m ²	35,000.00
Non FAR (Stilt + Podium +Ancillary Service area)	m ²	118,593.00
NON FAR AREA - Basement Area		

First level basement	m ²	22,000
Second level Basement	m ²	22,000
Total Basement area(C)	m ²	44,000.00
Built up Area		
Built-up Area (FAR + Total Non FAR)	m ²	267,596.00
Green Area (Softscape + hardscape)	m ²	7,500.00
Total Open & Road Area	m ²	8,751.000
Towers	no.	5 residential tower +community/Club + convenient shopping/ Retail
Maximum Floors	no.	2B + 2P + 35
Max. height of building (upto top level)	m	140.0
Basement	no	2
Dwelling Units	no	700
2 BHK	no	30
3BHK	no	530
4BHK	no	140

18. Salient features of the project:

Particulars	Unit	Details
Power load	KW	4408 KW
DG sets	kVA	1 x 625 kVA (with retrofitting) & 3 x 2000 kVA
Parking Required	ECS	1320
Parking Provision	ECS	1470
Rainwater Collection Tank	No.	01 (83 cum)
Total Water Requirement	KLD	735
Fresh Water Requirement	KLD	456
Waste Water Generation	KLD	596
STP Capacity	KLD	720
Treated Water Generation	KLD	536
Treated Water Reuse	KLD	279
Excess treated water given to nearby green area & parks (will be given to nearby green areas and parks after consultation with Noida Authority. The project will be ZLD)	KLD	257
Solid Waste	kg/day	2,576
Biodegradable Waste	kg/day	1,549
Non-Biodegradable Waste	kg/day	1,027
Parking Required	ECS	1,320
Parking Provision	No.	1,470

19. Action Plan as per Ministry's O.M. dated 30/09/2020:

Proposed Activities	Sub Activities with Description	Year 1 (Rs. in Lakhs)	Year 2 (Rs. in Lakhs)	Year 3 (Rs. in Lakhs)	Total (Rs. in Lakhs)
Infrastructure Development of Government school at Sector 141, Noida	Standalone Solar panels	14.0	-	-	20.0
	Sanitary Waste management (incinerator of 50 Kg)	6.0	-	-	

	Distribution of computer and Laptops in the school	10.0	10.0	-	20.0
	Water Cooler	-	5.0	5.0	10.0
Plantation Programme	Sector 156 Main Road nearby to the project		15.0	15.0	30.0
	Sub total	30.0	30.0	20.0	80.0

20. The project proposal falls under category–8(b) of EIA Notification, 2006 (as amended).

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 30-11-2023 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held 29-12-2023 discussed the matter and recommended grant of environmental clearance on the proposal as above alongwith standard environmental clearance conditions prescribed by MoEF&CC, GoI and following additional conditions:

Additional Conditions:

1. The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.
2. The project proponent shall ensure to plant broad leaf trees and their maintenance. The CPCB guidelines in this regard shall be followed.
3. The project proponent shall submit within the next 3 months the details on quantification of year wise CER activities along with cost and other details. CER activities must not be less 2% of the project cost. The CER activities should be related to mitigation of Environmental Pollution and awareness for the same like water harvesting pits and carbon sequestration parks / designed ecosystems .At least one school in the vicinity of project area should be provided with rooftop solar plant, toilets in public place or in school of nearby villages and if there is a girl's school then girls toilet properly equipped with overhead water tank should be constructed.
4. The project proponent shall submit within the next 3 months the details of estimated construction waste generated during the construction period and its management plan.
5. The project proponent shall submit within the next 3 months the details of segregation plan of MSW.
6. The project proponent shall ensure that waste water is properly treated in STP and maximum amount should be reused for gardening flushing system and washing etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function. Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharge.
7. Under any circumstances untreated sewage shall not be discharged to municipal sewer line.
8. The project proponent will ensure that proper dust control arrangements are made during construction and proper display board is installed at the site to inform the public the steps taken to control air pollution as per air act 1981 (as amended) and the Construction and Demolition Waste Management Rules, CAQM guidelines.
9. A certificate from Forest Department shall be obtained that no forest land is involved and if forest land is involved the project proponent shall obtain forest clearance and permission of Central and State Government as per the provisions of Van Sanrakshan evam Samvardhan Adhiniyam,2023 and submit before the start of work.
10. If the proposed project is situated in notified area of ground water extraction, where creation of new wells for ground water extraction is not allowed, requirement of fresh water shall be met from alternate water sources other than ground water or legally valid source and permission from the competent authority shall be obtained to use it.
11. Provision for charging of electric vehicles as per the guidelines of GoI / GoUP should be submitted within the next 3 months.
12. PP should display EC granted to them on their website. 6-monthly compliance report should be

- displayed on their website and to be given every six month to residents / occupants of the building.
13. EC is granted with the condition that EC is valid only for the building plan which has been submitted by PP for seeking EC. In case approved building plan is different from the one submitted for seeking EC then this EC will stand null and void.
 14. In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs GOI and others) anti-smog guns shall be installed to reduce dust during excavation.
 15. DG sets shall be gas based and Guidelines issued by CAAQMS for NCR region regarding the use of DG sets during construction and operational phase should be followed.
 16. The project proponent shall install organic bio converter.
 17. Project proponent is advised to explore the possibility and getting the cement in a closed container rather through the plastic bag to prevent dust emissions at the time of loading/unloading.
 18. Project proponent should ensure that there will be no use of "Single use of Plastic" (SuP).
 19. In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs. GoI and others) anti-smog guns shall be installed to reduce dust during excavation.
 20. The project proponent will ensure that there is no mismatch/deviation between the project proposal submitted to SEIAA for environmental clearance and maps/drawings were approved by concerned development authority. In case of any mismatch/deviation, amended environmental clearance will be obtained by project proponent. In case of failure, the granted environmental clearance shall automatically deem to be cancelled.
 21. The proponent should provide electric vehicle charging facility as per the requirements at ground level and allocate the safe and suitable place in the premises for the same.
 22. The project proponent should develop green belt in the housing scheme as per the plan submitted and also follow the guidelines of CPCB/Development authority for green belt as per the norms. The project proponent will prepare working plan of plantation/green belt development showing type of plant species and their spacing in consultation with subject expert/ forest department and submit to the forest department and concerned regulatory authority and ensure their survival and sustainability
 23. Project proponent should invest the CSR amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.
 24. Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water not to be discharged outside the premises without the permission of the concerned authority.
 25. The project proponent will ensure full exploitation of potential of rain water harvesting for storage and recharging and also treated wastewater in order to reduce the withdrawal of fresh water and accordingly use the three sources of water supply namely stored rain water, treated wastewater and the fresh water. The project proponent shall also provide a flow measuring device along with flow integrator for monitoring the various sources of water supply namely fresh water, treated waste water and stored harvested rain water.
 26. The project proponent will ensure the quality of construction water as per standards and specifications of relevant codes in order to prevent possible corrosion in concrete, reinforcements and other structural components in order to avoid adverse social and environmental impacts.
 27. The project proponent will ensure exploitation of maximum possible potential of solar energy generation in the proposed project area and prefer to use it instead of conventional electricity in order to reduce the Green House Gas Emission causing climate change.
 28. The project proponent will make necessary arrangement to get Structural auditing conducted by an expert institution once in 05 years during life span of the building to ensure safe life of the residents and prevent environmental and social hazards.
 29. The project proponent shall plan for stormwater management drained with appropriate slope and length so that the flood water could get a passage to release in a short span of time

Standard Environmental Clearance Conditions prescribed by MoEF&CC:

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.

2. 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 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. 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.
5. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
6. Wet jet shall be provided for grinding and stone cutting.
7. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
8. 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.
9. 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.
10. 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.

The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

11. 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.
 5. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
 6. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
 7. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation car washing, thermal cooling, conditioning etc. shall be done.
 8. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
 9. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
 10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
 11. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
 12. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
 13. All recharge should be limited to shallow aquifer.
 14. No ground water shall be used during construction phase of the project.
 15. Any ground water dewatering should be properly managed and shall conform to the a approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
 16. 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.

17. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, not related water shall be disposed in to municipal drain.
18. No sewage or untreated effluent water would be discharged through storm water drains.
19. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
20. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.
21. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Centre Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
4. Noise monitoring and prevention:
 1. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
 2. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
 3. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
5. Energy Conservation measures:
 1. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
 2. Outdoor and common area lighting shall be LED.
 3. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
 4. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
 5. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
 6. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
6. Waste Management :
 1. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

2. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
 3. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
 4. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
 5. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
 6. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
 7. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
 8. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
 9. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
 10. Used 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.
7. Green Cover:
1. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
 2. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
 3. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
 4. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
8. Transport:
1. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b. Traffic calming measures.
 - c. Proper design of entry and exit points.
 - d. Parking norms as per local regulation.
 2. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

3. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
9. Human health issues :
 1. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
 2. For indoor air quality the ventilation provisions as per National Building Code of India.
 3. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
 4. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
 5. Occupational health surveillance of the workers shall be done on a regular basis.
 6. A First Aid Room shall be provided in the project both during construction and operations of the project.
10. Corporate Environment Responsibility:
 1. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
 2. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
 3. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
 4. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.
11. Miscellaneous:
 1. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
 2. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

3. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
5. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
6. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
7. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
8. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
9. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
10. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
12. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
13. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
14. The above conditions shall 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, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
15. 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.

Concealing factual data and information or submission of false/fabricated data and failure to comply with any of the conditions stipulated in the Prior Environmental Clearance attract action under the provision of Environmental (Protection) Act, 1986.

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

The project proponent has to ensure that the proposed site is not a part of any no-development zone as required/prescribed/identified under law. In case of the violation this permission shall automatically be deemed to be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this Clearance shall automatically be deemed to be cancelled.

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

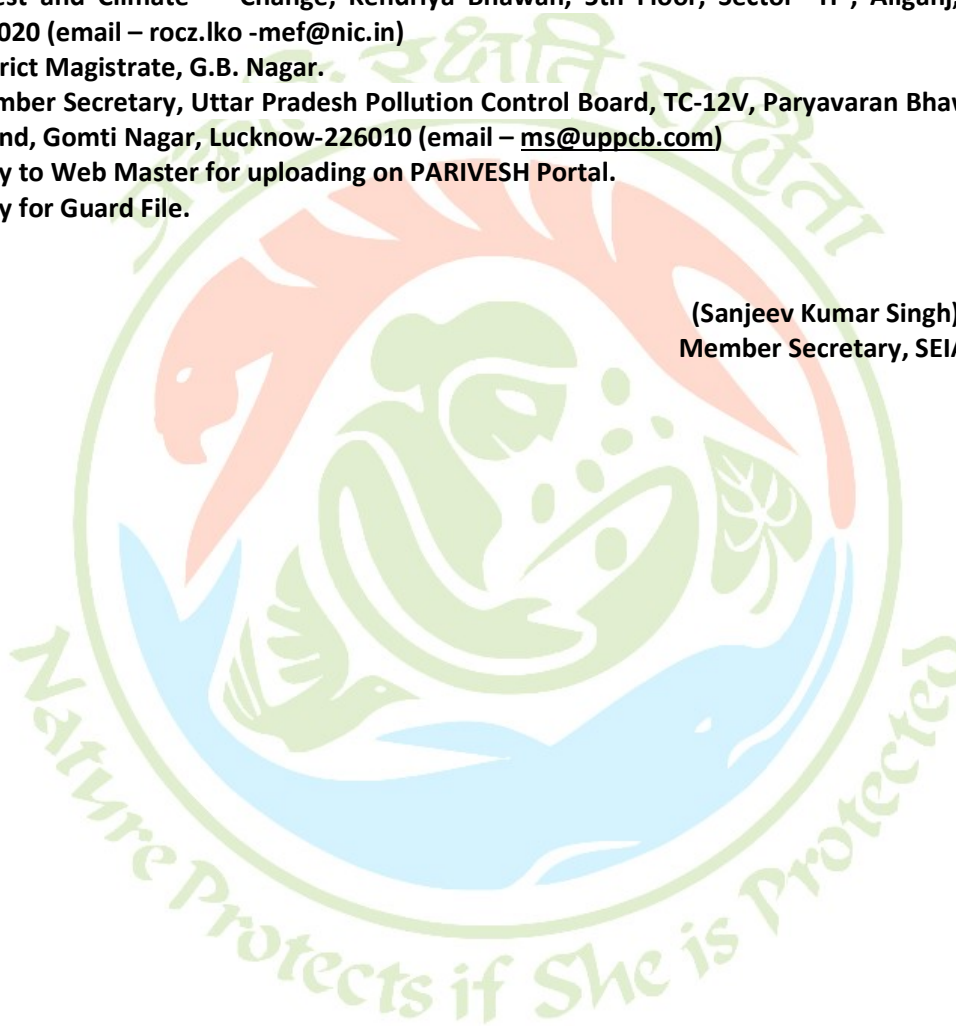
These stipulations would be enforced among others under the provisions of Water (Prevention

and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006 including the amendments and rules made thereafter.

Copy, through email, for information and necessary action to –

1. **Additional Chief Secretary, Department of Environment, Forest and Climate Change, Government of Uttar Pradesh, Lucknow (email – psforest2015@gmail.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, G.B. Nagar.**
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.**

(Sanjeev Kumar Singh)
Member Secretary, SEIAA



Signature Not Verified

Digitally signed by: Sanjeev Kumar Singh (IFS)
Designation: Member Secretary
Date and Time: 1/12/2024 6:45:31 PM

Annexure 2
Building Plan Approval

New Okhla Industrial Development Authority

Main Administrative Building

Sector-06, Noida-201301, Uttar Pradesh

Website: www.noidaauthorityonline.com

Online Building Plan Approval System (OBPAS)

Date : 04-12-2023

From
The Chief Executive Officer,
New Okhla Industrial Development Authority,
NOIDA Uttar Pradesh

To
GODREJ PROPERTIES LIMITED
GH - U.M HOUSE, TOWER-A, PLOT NO:-35, 3RD FLOOR, SECTOR-44, GURGAON, HARYANA

Sir / Madam,

With reference to your application no. **2023/08/18/9428** dated **2023-08-18 12:51:38** for grant of sanction of Group Housing building plan for **plot no. - 01B, block no. GH, in Sector - 146, NOIDA U.P, Total Proposed Area-167481.05, Proposed Ground Coverage-8750 , Proposed FAR-104371.96, Permissible Ground Coverage-8381.060, Permissible FAR-105004.200,.** It is to inform that the sanction request is being conceded by the Noida Authority under the following conditions mentioned below for your ready reference.

1. This sanction is granted under the provision of the New Okhla Industrial Development Area Building regulations-2010 (As Amended).
2. This map is valid upto 5 years from the date of issue of sanction letter (as per time per time provided lease deed).
3. After completion of the construction, allottee have to apply for occupancy certificate within validity period along with necessary documents as mentioned in the Apendix-9 (Checklist 9A) of the New Okhla Industrial Development Area Building regulations-2010 (As Amended).
4. If demanded by the Authority, allottee shall be liable to pay charges for the provision of any further facilities/development/improvement.
5. A copy of the sanction drawing and letter shall always be kept at site and shall be made available to any officer of the Authority on demand.
6. No addition/alteration is permitted in the sanctioned drawings. For any changes, prior permission is required from the Authority.
7. Allottee and Architect shall be responsible for carrying out the work in accordance with the provision of the New Okhla Industrial Development Area building regulation-2010 (As Amended).
8. Allottee shall be required to follow the terms & condition as mentioned in various NOC's issued by different organization of State/Central Government from time to time.
9. No activities/Use shall be permitted in the premises other than as prescribed in Broucher / Allotment letter/Lease deed.
10. Building shall not be occupied before getting completion certificate from the Authority.
11. If there is any dispute arises related with ownership of the property, it would be sole responsibility of the owner.
12. During construction period, building material shall be placed in such a way that no traffic movement should be blocked.
13. The allottee has to follow all directions/ orders issued by National Green Tribunal/ Code/Commissions from time to time
14. No parking of any kind shall be permitted outside premises and adjoining road of the plot.
15. No ground water shall be allowed to extract for construction of the building, without prior permission of Central Ground Water Authority.
16. Provision of Rain Water Harvesting and solid waste Management shall be made as per norms.
17. At the time of completion of project, Service shall be provided as per norms in service floor otherwise area of service floor shall be counted in main FAR.
18. Allottee has to take STP water from NOIDA Authority for building construction.
19. The construction work will be started only after getting Environmental NOC under relevant act. (If Applicable).

20. The construction work beyond the height of 30 mtrs. Shall be done after getting NOC from Airport Authority (If Applicable)

The details of Floor wise proposed area is as follows:

PLOT AREA- 25001
PERMISSIBLE GROUND COVERAGE- **8381.060**
PROPOSED GROUND COVERAGE- **8750**
PERMISSIBLE FAR- **105004.200**
PROPOSED FAR- **104371.96**
No. of DWELLING UNITS-
TOTAL PROPOSED AREA- (FAR+NON FAR)- **167481.05**

Yours Faithfully,

For New Okhla Industrial Development Authority

(Ishtiyak Ahmed)

GM (Planning)

Annexure 3

Land documents

भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिवन्धक सदर द्वितीय गौतम बुद्ध नगर क्रम 2023147005606

आवेदन संख्या : 202300743015395

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-03-14 00:00:00

प्रस्तुतकर्ता या प्रार्थी का नाम रजत पाठक

लेख का प्रकार पट्टा विलेख(30 वर्ष से

प्रतिफल की धनराशि 2214377000 / 2214377000.00

1 . रजिस्ट्रीकरण शुल्क 22143870

2 . प्रतिलिपिकरण शुल्क 100

3 . निरीक्षण या तलाश शुल्क

4 . मुख्तार के अधिप्रमाणी करण लिए शुल्क

5 . कमीशन शुल्क

6 . विविध

7 . यात्रिक भत्ता

1 से 6 तक का योग 22143970

शुल्क वसूल करने का दिनांक 2023-03-14 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-03-14 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp

Signature

Acc Name VIJAY KUMAR GARG ACC Code UP-14003604
ACC Address Sup-Reg. Office Noida Mobile 9810992234
License No. 36 Tehsil & District NOIDA G.B. NAGAR

Certificate No. : IN-UP52913387588120V
Certificate Issued Date : 06-Mar-2023 03:05 PM
Account Reference : NEWIMPACC (SV)/ up14003604/ NOIDA/ UP-GBN
Unique Doc. Reference : SUBIN-UPUP1400360499697482646093V
Purchased by : GODREJ PROPERTIES LIMITED
Description of Document : Article 35 Lease
Property Description : PLOT NO.GH-01B,SECTOR-146,NOIDA
Consideration Price (Rs.) :
First Party : NOIDA
Second Party : GODREJ PROPERTIES LIMITED
Stamp Duty Paid By : GODREJ PROPERTIES LIMITED
Stamp Duty Amount(Rs.) : 11,07,19,000
(Eleven Crore Seven Lakh Nineteen Thousand only)



₹11,07,19,000



IN-UP52913387588120V

Please write or type below this line

AC

प्रमोद कुमार
सहायक
नीएडा

GODREJ PROPERTIES LTD.
T. K. Thakur
Authorized Signatory

JD 0020171736

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shreeramp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority



SHOL



OTI 25019390

मार्क प्रिंटर
कॉपी
प्रिंटर



LEASE DEED



This Lease Deed made on 14th day of March, 2023 (Two Thousand and Twenty Three) between the New Okhla Industrial Development Authority, a body corporate constituted under Section 3 read with 2 (d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976 hereinafter called the Lessor which expression shall unless the context does not so admit, include its successors, assigns) of the one part and M/s Godrej Properties Ltd, Company, within the meaning of Companies Act, 1956 having its registered office at U.M. House, 2nd Floor, Tower A, Plot No. 35, Sector 44, Gurgaon 122003 through Authorized signatory Sh. Rajat Pathak S/o Sh Pradeep Kumar Pathak R/o H.NO-112, Sector-06 Chiranjeev Vihar, Ghaziabad, duly authorized by the board of Directors vide Resolution dated 02nd February 2023 (hereinafter called the Lessee which expression shall unless the context does not so admit, include Society representatives, administrators and permitted assigns of the other part.)

WHEREAS the plot hereinafter described forms part of the land acquired under the Land Acquisition Act 1894 and development by the Lessor for the purpose of setting up an urban and industrial township.

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the Plot No. GH-01B, SECTOR-146 on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats according to the setbacks and building plan approved by the lessor.

AND WHEREAS the Lessor has through an E-Bid tender System awarded to M/s Godrej Properties Ltd lessee the Plot No. GH-01B, Sector-146, Noida after fulfilling the terms and conditions prescribed in the brochure of group housing scheme

प्रमोद कुमार
सहायक
नौएडा

1



GODREJ PROPERTIES LTD.

Authorized Signatory



GODRED PROPERTIES LTD

Authorized Signature

STAFF

code No – GH-2022-23 (Group Housing-1) and its corrigendum, vide Reservation/ Allotment Letter No. NOIDA/GH/2022/15414, Dated 16th November, 2022 & for the development and marketing of Group Housing Pockets/ Flats on the detailed terms and conditions set out in the said allotment letter and brochure of the said Scheme.

AND WHEREAS the Lessor and Lessee have agreed in so far as the present sub lease deed is concern the terms of the brochure shall contain a binding effect for any present or future interpretation.

(i) NOW THIS LEASE DEED WITNESSETH AS FOLLOWS: -

1. CONSIDERATION

The premium of 1,88,45,75,380/- (Rupees One Hundred Eighty Eight Crore Forty Five Lakh Seventy Five Thousand Three Hundred and Eighty Only) out of which 100% i.e. Rs1,88,45,75,380/- has been paid in full by lessee to the lessor of the plot will be paid within 90 days from the date of issuance of allotment letter.

All FUTURE payment should be made through a Demand Draft/ Pay Order/RTGS/NEFT drawn in favour of "NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any scheduled bank located in New Delhi/Noida. The Lessee should clearly indicate his name and details of plots applied for/ allotted on the reverse of the demand draft/pay order.

All payments should be remitted by due date. In case the due date is a bank holiday then the lessee should ensure remittance on the previous working day.

The payment made by the lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the due lease rent payable.

प्रमोद कुमार
सहायक
नौएडा



GODREJ PROPERTIES LTD.
T/T/9/ha LTD.
Authorized Signatory

आवेदन सं०: 202300743015395

पट्टा विलेख(30 वर्ष से अधिक)

बही सं०: 1

रजिस्ट्रेशन सं०: 1473

वर्ष: 2023

प्रतिफल- 2214377000 स्टाम्प शुल्क- 110719000 बाजारी मूल्य - 2214377000 पंजीकरण शुल्क - 22143870 प्रतिलिपिकरण शुल्क - 100 योग: 22143970

श्री मैसर्स गौडरेज प्रोपर्टीज लिमिटेड द्वारा
रजत पाठक अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री प्रदीप कुमार पाठक
व्यवसाय : अन्य
निवासी: 112 सै0 6 चिरंजीव विहार गाजियाबाद

Pathak



श्री, मैसर्स गौडरेज प्रोपर्टीज लिमिटेड द्वारा

रजत पाठक अधिकृत पदाधिकारी/
प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 14/03/2023 एवं
04:30:28 PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

के.एन. सिंह

उप निबंधक :सदर द्वितीय

गौतम बुद्ध नगर

14/03/2023

सर्वेश

निबंधक लिपिक

14/03/2023



30000 PROPERTIES LTD.

30000 PROPERTIES LTD.

"In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land"

"In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land as per prevailing policy of NOIDA on the rate as applicable on the date of allotment of additional land or Bid Price, whichever is higher. The rate calculated by NOIDA will be final and binding on the Allottee."

And also in consideration of the yearly lease rent hereby reserved and the covenants provisions and agreement herein contained and on the part of the Lessee to be respectively paid observed and performed, the Lessor both hereby demise on lease to the lessee that plot of land numbered as Group Housing Plot No. GH-01 B, Sector-146 in the New Okhla Industrial Development Authority, Distt. Gautam Buddh Nagar (U.P.) contained by measurement 25001 Sq. mtrs. Be the same a little more or less and bounded:

On the North by : As per Site
On the South by : As per Site
On the East by : As per Site
On the West by : As per Site

And the said plot is more clearly delineated and shown in the attached plan and therein marked red.

प्रमोद कुमार
सहायक
नीएडा

GODREJ PROPERTIES LTD.


Authorized Signatory



आवेदन सं०: 202300743015395

बही सं०: 1

रजिस्ट्रेशन सं०: 1473

वर्ष: 2023

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

पदटा दाता: 1

श्री नोएडा विकास प्राधिकरण द्वारा प्रमोद कुमार के द्वारा विकास बंसल, पुत्र श्री हरि राम

निवासी: सै0 6 नोएडा

व्यवसाय: अन्य



पदटा गृहीता: 1

श्री मैसर्स गौडरेज प्रोपर्टीज लिमिटेड के द्वारा रजत पाठक, पुत्र श्री प्रदीप कुमार पाठक

निवासी: 112 सै0 6 चिरंजीव विहार गाजियाबाद

व्यवसाय: अन्य



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता: 1

श्री कुलदीप वर्मा, पुत्र श्री राम सिंह

निवासी: आर-97 एडवोकेट कॉलोनी प्रताप विहार गाजियाबाद

व्यवसाय: अन्य



पहचानकर्ता: 2

श्री सुनील कुमार भारद्वाज, पुत्र श्री उदय राम भारद्वाज

निवासी: हाउस नं-178 गली नं०- 4 गडपुरी गाजियाबाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

के० एम० सिंह

उप निबंधक : सदर द्वितीय

गौतम बुद्ध नगर

14/03/2023

सहस्र

निबंधक लिपिक गौतम बुद्ध नगर

14/03/2023

ने की। प्रत्यक्ष भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए है।

टिप्पणी: मूद्रा दाता ने उक्त प्रतिफल की धनराशि प्राप्त कर निष्पादन स्वीकार किया।

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TO HOLD the said plot (hereinafter referred to as the demised premises with their appurtenances up to the lessee for the term of 90 (ninety) years commencing from 14th March, 2023 except and always reserving to the Lessor.

- a) A right to lay water mains, drains, sewers or electrical wires under or above the demised premises, if deemed necessary by the Lessor in developing the area.
- b) The Lessor reserves the right to all mine and minerals, metals, washing goods, earth oil, quarries, in over & under the allotted plot and full right and power at the time to do all acts and things which may be necessary or expedient for the purpose of searching for working and obtaining removing and enjoy the same without providing or leaving any vertical support for the surface of the residential plot or for any building for the time being standing thereon provided always that the lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by the exercise of such rights. To decide the amount of reasonable compensation the decision of the Lessor will be final binding on the Lessee.

(ii) AND THE LESSEE BOTH HEREBY DECLARE AND CONVENANTS WITH THE LESSOR IN THE MANNER FOLLOWING:

- a) Yielding and paying therefore yearly in advance during the said term unto the lessor in the month March for each year the yearly lease rent indicated below:-
 - (i) Lessee has paid Rs.1,88,45,753.80/- as lease rent being 1% of the plot premium for the first year of lease period.
 - (ii) The lease rent shall be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.


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- (iii) The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of lease deed and thereafter, every year, on or before the last date of previous financial year.
- (iv) In case of failure to deposit the due Lease Rent by the due date, penal interest of 3% p.a. in addition to the prevailing interest rate of NOIDA, from time to time (current rate shall be 9%+ 3% p.a. as of 1st of January 2023 = 12% p.a.) compounded every half yearly for the entire default period, on the defaulted amount shall be payable. This rate will change as per interest rate revision as per MCLR and interest rates shall be applicable every year in Jan & July.
- (v) The lessee has the option to pay lease rent equivalent to 15 years @1% of the premium of the plot per year as "One Time Lease Rent" unless the Authority decides to withdraw this facility. On payment of One Time Lease Rent, no further annual lease rent would be required to be paid for the balance lease period. This option may be exercised at any time during the lease period, provided the lessee has paid the earlier lease rent due and lease rent already paid will not be considered in One Time Lease Rent option.

NORMS OF DEVELOPMENT

The lessee shall be allowed to construct the flats subject to overall maximum permissible density as per the master plan. The maximum

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permissible ground cover and maximum permissible FAR is as follows:-

Maximum permissible Ground Coverage	35% For Plots Upto 40000 Sq. mtr.
	40% For Plots above 40000 Sq. mtr.
Maximum permissible FAR	3.5 For developing & Underdeveloped Sectors
Set backs	As per Building Bye-laws
Maximum Height	No Limit
Density (net of the pocket) (PPHA)	1650

CONSTRUCTION

1. The Lessee shall be required to complete the construction on allotted plot as per approved layout plan and get the occupancy certificate issued from Building Cell Department of the NOIDA in maximum 5 phases within a period of 7 years from the date of execution of lease deed. The lessee shall be required to complete the construction of minimum 15% of the total F.A.R. of the allotted plot as per approved layout plan and get temporary occupancy/ completion certificate of the first phase accordingly issued from the building cell of the NOIDA within a period of three years from the date of execution of lease deed. In case the lessee does not complete the 1st phase of the project within the specified period of 03 years, extension charges on the pro-rata land shall be applicable as per the prevailing policy, at the time of grant of such extension
2. In case the Lessee does not construct building within the time provided including extension granted, if any, for above, the

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allotment/ lease deed as the case may be. shall be liable to be cancelled. Lessee shall lose all rights to the allotted land and buildings appurtenant thereto.”

3. All the peripheral/external development works as may be required to be carried out up to the allotted plot including construction of approach road, drains, culverts, electricity distribution/transmission lines, water supply, sewerage will be provided by the Lessor /Authority. However, all the expenses as may be required to connect these services with the internal system of services of plot shall be incurred by the Lessee.
4. (i) Without prejudice to the Authority's right of cancellation, the extension of time for the completion of Project, can be extended for a maximum period of another thirteen years only with penalty as under:

Time Extension Charges for 1 st Phase of Construction on Proportionate Area	
For 1 st Year	0%
For 2 nd Year	0%
For 3 rd Year	0%
For 4 th Year (first year after the specified period of three years)	1%
For 5 th Year	2%
For 6 th Year	3%
For 7 th Year	4%

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Therefore, total time period for 1st phase of construction including time extension charges shall be 7 years. In case the builder does not complete the construction of 1st phase in 7 years, it shall be assumed that the builder cannot complete the project, hence, the allotment/lease deed as the case may be, shall be liable to be cancelled. Lessee shall lose all rights to the allotted land and buildings appurtenant thereto.

- (ii) If the allottee completes the 1st phase construction but does not complete entire construction in seven years, he shall be provided an opportunity of maximum 6 more years to complete the project after payment of prevailing time extension charges so that the project gets completed in maximum 13 years from the date of lease deed. Extension for completion may be granted by the authority as per the Prevailing Policy of NOIDA at the time of submission of extension request letter by the allottee and after payment of prescribed fees/charges. The current extension charges applicable for full construction as per office order Noida/GH/2022/10475 dated 30.08.2022 for reference of the applicant are as follows:-

Sr. No.	Number of years	Time Extension charges (in Percentage terms of Allotment Rate) on proportionate area
1	For first 7 years	0%

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2	For First year (8 th year after lease deed)	1%
3	For Second year (9 th year after lease deed)	2%
4	For Third year (10 th year after lease deed)	3%
5	For Fourth Year (11 th year after lease deed)	4%
6	For Fifth Year (12 th year after lease deed)	5%
7	For Sixth year (13 th year after lease deed)	6%

5. In case the Lessee does not construct building within the time provided including extension granted, if any, for above, the allotment/ lease deed as the case may be, shall be liable to be cancelled. Lessee shall lose all rights to the allotted land and buildings appurtenant there to.

The lessee shall be required to complete the construction of Group Housing pocket on allotted plot as per schedule from the date of execution of lease deed as per the approved layout plan and get the occupancy certificate from the office of Building Cell of the lessor, as per building rules and regulations prevailing at that time.

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Author: [Name]

Author: [Name]

MORTGAGE

The mortgage permission shall be granted (where the plot is not cancelled or any show cause notice is not served) in favour of a scheduled Bank/Govt. organization/financial institution approved by the Reserve Bank of India for the purpose of raising resources, for construction on the allotted plot. The Lessee/sub-lessee(s) should have valid time period for construction as per terms of the lease deed/ sub- lease deed or have obtained valid extension of time for construction and should have cleared upto-date dues of the plot premium and lease rent.

The Lessee/Sub-lessee(s) will submit the following documents:

- (a) Sanction letter of the scheduled Bank/Govt. organization/ financial institution approved by the Government of India.
- (b) An affidavit on non-judicial stamp paper of Rs. 10/- duly notarized stating that there is no unauthorized construction and commercial activities on the Residential Area (Group Housing)
- (c) Clearance of upto date dues of the LESSOR.

Provided that in the event of sale or foreclosure of the mortgaged/charged property the Authority shall be entitled to claim and recover such percentage, as decided by the Authority, of the unearned increase in values of properties in respect of the market value of the said land as first charge, having priority over the said mortgage charge, the decision of the Authority in respect of the market value of the said land shall be final and binding on all the parties concerned.


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The Authority's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency/court.

Any change in the above shall be binding on the lessee/sub lessee.

TRANSFER OF PLOTS

The allottee/lessee can transfer the whole plot and the buildings constructed thereon with the prior permission of NOIDA, after payment of transfer charges as per the prevailing policy of NOIDA. However, the lessor reserves the right to reject any such transfer application without assigning any reason whatsoever.

In addition to the transfer charges as per prevailing policy of NOIDA, the allottee/lessee shall also pay an amount of Rs, 1000/- towards the processing fees.

All the terms and conditions of the brochure, the allotment, the permission for grant of transfer, lease deed etc. shall be binding on the allottee/lessee, as well as the sub-lessee/transferees.

No transfer charges shall be applicable if build up space of Group Housing plot is transferred within two years from the date of issuing of the completion certificate by NOIDA. Thereafter, the transfer shall be payable on a pro-rata basis as applicable. In addition to the transfer charges, an amount of Rs. 1000/- shall also be payable against the processing fee. The allottee/lessee will be permitted to transfer the built-up space on the fulfillment of the following conditions: -

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- (ii) The dues of NOIDA towards the cost of land and on time lease rent has been paid before executing of sub-lease deed of built-up premises.
- (iii) The sub-lease of flats will be permissible equivalent to premium paid after deduction 10% of the premium.
- (iv) The lease deed/ sub lease deed as per rules has been executed.
- (v) The allottee/ lessee/ sub lease has obtained temporary occupancy/ building completion certificate for the respective phase from the NOIDA.
- (vi) The sub- lessee/ transferees undertake to put to use the premises for the original permissible use only and the premises being transferred shall be as per completion certificate and are not part of any common areas.
- (vii) The lessee, shall also execute a sub-lease between lessor, and proposed sub-lessee. The lessee/sub-lessee shall also ensure adherence to the building regulations and directions of the NOIDA. All the terms and conditions of the allotment and lease deed shall be applicable and binding on sub-lessee as well.
- (viii) All terms and conditions of the brochure, allotment, permission for grant of transfer, lease deed etc. shall be applicable on the allottee, lessee and sub-lessee.

MISUSE, ADDITIONS, ALTERATIONS ETC.

The Lessee/Sub-Lessee shall not use flats for any purpose other than for residential purpose.


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In case of violation of the above conditions, allotment shall be liable to be cancelled and possession of the premises along with structure thereon, if any, shall be resumed by the Authority.

The Lessee will not make, any alteration or additions to the said building or other erections for the time being on the demised premises, erect or permit to erect any new building on the demised premises without the prior written consent of the Lessor and in case of any deviation from such terms of plan, shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviation as aforesaid.


If the Lessee fails to correct such deviation within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of Lessee who hereby agrees to reimburse by paying to the lessor such amounts as may be fixed in that behalf.

LIABILITY TO PAY TAXES

The lessee shall be liable to pay all rates, taxes, charges and assessment of every description imposed by any authority empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

OVERRIDING POWER OVER DORMANT PROPERTIES

The lessor reserves the right to all mines, minerals, coals, washing gold earth's oils, quarries on or under the plot and full right and power at any time to do all acts and things which may be necessary


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or expedient for the purpose of searching for, working and obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the plot(s)/flats or for the structure time being standing thereon provided always, that the Lessor shall make reasonable compensation to the Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Chief Executive Officer/Authority on the amount of such compensation shall be final and binding on the lessee/sub-lessee.

MAINTENANCE

- a) The lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.
- b) That the lessee shall have to plan a maintenance program whereby the entire demised premises and buildings shall be kept: -
 - In a state of good and substantial repairs and in good sanitary condition to the satisfaction of the Lessor at all times.
 - And to make available required facilities as well as to keep surroundings in all times neat and clean, good healthy and safe conditions according to the convenience of the inhabitants of the place.
- c) That the lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the Authority framed/issued under section 8,9 and 10 or under any other provisions of U.P. Industrial Area Development Act 1976 and rules made therein.
- d) In case of non-compliance of terms and directions of Authority, the Authority shall have the right to impose such penalty as the Chief Executive Officer may consider just and expedient.


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- e) The lessee/sub lessee shall make such arrangements as are necessary for the maintenance of the building and common services and if the building is not maintained properly, The Chief Executive Officer or any officer authorized by Chief Executive Officer, Noida will have power to get the maintenance done through the Authority and recover the amount so spent from the lessee/sub lessee. The lessee/sub lessee will be individually and severally liable for payment of the maintenance amount. The rules/regulation of Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 as amended from time to time shall be applicable on the lessee/sub lessee. No objection on the amount spent for maintenance of the building by the lessor shall be entertained, decision of the Chief Executive Officer, Noida in this regard shall be final.
- f) The residential units in the project shall be sold only after the project is registered in UP RERA. The rules/regulation of the Real Estate (Regulation and Development) Act, 2016 as amended from time to time shall be applicable on the Lessee/Sub-Lessee

CANCELLATION OF LEASE DEED

In addition to the other specific clauses relating to cancellation, the Authority/Lessor, as the case may be, will be free to exercise its right of cancellation of lease/allotment in the case of: -

1. Allotment being obtained through misrepresentation/suppression of material facts, misstatement and/or fraud.
2. Any violation of directions issued or rules and regulation framed by any authority or by any other statutory body.


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3. Default on the part of the lessee for breach/violation of terms and conditions of registration/allotment/lease and/or non-deposit of Lease Rent amount.
4. If at the same time of cancellation, the plot is occupied by the Lessee thereon, the amount equivalent to 30% of the total premium of the plot shall be forfeited and possession of the plot will be resumed by the Authority with structure thereon, if any, and the lessee will have no right to claim compensation thereof. The balance, if any shall be refunded without any interest. The forfeited amount shall not exceed the deposited amount with the Authority no separate notice shall be given in this regard. Deposited lease rent (yearly/One-time) will not be refunded.
5. If the allotment is cancelled on the ground mentioned in sub clause 1 above, then the entire amount deposited by the lessee, till the date of cancellation shall be forfeited by the Lessor and no claim whatsoever shall be entertained in this regard..
6. After forfeiture of the amount as stated above, possession of the plot will be resumed by NOIDA, along with the structure thereupon, if any, and the Bidder/ Applicant/ Allottee/ Lessee/ Sub-Lessees will have no right to claim any compensation thereon."
7. In all cases of cancellation, a proper notice to the lessee will be sent by the lessor.

OTHER CLAUSES

1. The Authority / Lessor reserves the right to make such additions /alternations or modifications in the terms and conditions of

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allotment/lease deed from time to time, as may be considered just and expedient.

2. In case of any clarification or interpretation regarding these terms and conditions, the decision of Chief Executive Officer of the Authority shall be final and binding.
3. If due to any "Force Majeure" or such circumstances beyond the Authority's control, the Authority is unable to make allotment or facilitate the Lessee to undertake the activities in pursuance of executed lease deed, the deposits depending on the stages of payments will be refunded along with simple interest @4% per annum compounded half yearly, if the delay in refund is more than one year from such date.
4. If the Lessee commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Authority to ask the Lessee to remove the nuisance within a reasonable period failing which the Authority shall itself get the nuisance removed at the Lessee's cost and charge damages from the Lessee during the period of submission of nuisance.
5. Any dispute between the Authority and Lessee/ Sub-Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District. Gautam Buddh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad.
6. The Lease agreement/allotment will be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and by the rules and/ or regulations made or directions issued, under this act.

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7. The Authority will monitor the implementation of the project. Lessee who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.
8. The lessee/sub-lessee of the Lessee shall be liable to pay all taxes/charges livable from time to time NOIDA or any other authority duly empowered by them to levy the tax/charges.
9. Dwelling unit's flats shall be used for residential purpose only. Default, if any, renders the lease/sub-lease liable to cancellation and the Lessee/sub-lessee will not be paid any compensation thereof.
10. Other buildings earmarked for community facilities cannot be used for purposes other than community requirements.
11. All arrears due to the Lessor would be recoverable as arrears of land revenue.
12. The Lessee shall not be allowed to assign or change his role, otherwise the lease shall be cancelled and entire money deposited shall be forfeited.
13. The Authority in larger public interest may take back the possession of the land/building by making payment at the prevailing rate.
14. The Lessee shall be bound to adhere to all the terms and conditions of the lease deed. In case of breach of all/any terms and conditions of the allotment, lease hold rights of the demised premises are found or have been accrued by way of misrepresentation/ concealment/fraud suppression of material facts or misstatements, cancellation/ determination of the lease may be exercised and the entire money shall be forfeited and the possession of the demised premises may be resumed by the lessor. In the event of the waiver/restoration being allowed by the lessor on account by any exceptional circumstances restoration charges will be recovered in

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lump sum as applicable at the time of restoration. In the event of determination of the lease deed the following consequences shall follow: -

- a. If at the time of re-entry, the demised premises are not occupied by way of any building construction by the lessee thereon the lessor may re-allot the demised premises and refund the payment already made by the lessee after deduction of 25% of the amount deposited.
- b. If at the time of re-entry, the demised premises are occupied by any building constructed by the lessee thereon the lessee shall within a period of three months from the date of re-entry remove the same from the demised premises all erection or building fixture charges and things which at any time and during the said terms shall have affixed or set up within or upon the said premises and leave the said premises in as good condition as it was on the date of demise. In default of the lessee doing so all such building and fixtures shall become the property of the lessor without the erections buildings fixtures and thing within a period herein before specified, the demised premises shall be re-allotted and the lessor shall refund such amounts as may work out in accordance with the principle given in clause (a) above purchase the said erection building and fixtures upon payment to the premises as may be mutually agreed upon. Any loss suffered by the lessor on a fresh grant of the demised premises for breaches of conditions aforesaid on the part of the lessee or any person claiming through or under him shall be recoverable by the lessor on a fresh grant of the demised premises for breaches of conditions aforesaid on the part of the lessee or any person

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claiming through or under him shall be recoverable by the lessor from the lessee.

- c. All notices, order and other documents required under terms of the lease or under the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act of 1976) and or any rules or regulations made or directions issued there under shall be deemed to be duly served as provided under section 43 of the Uttar Pradesh Urban Planning and Development Act 1973, as re-enacted and modification by the Uttar Pradesh President's Act (Re-enactment with modification Act U.P. Act 30 of 1974).
- d. All power exercised by the lessor under this lease may be exercised by the Chief Executive Officer of the lessor. The Lessor may also authorize any of its officers to exercise all or any of the power exercisable by it under this lease provided that the expression Chief Executive Officer for the time being or any other officer who is entrusted by the lessor with the functions similar to those of the Chief Executive officer.
- e. The cost of stamp duty and registration charges and all other incidental expenses of this lease deed shall be borne by the lessee.
- f. Any relaxation, concession or indulgence granted by the lessor to the Lessee shall not in any way prejudice the legal rights of the lessor.
- g. All terms and conditions of brochure and its corrigendum's, allotment, building bye-laws and as amended from time to time shall be binding on the Lessee.

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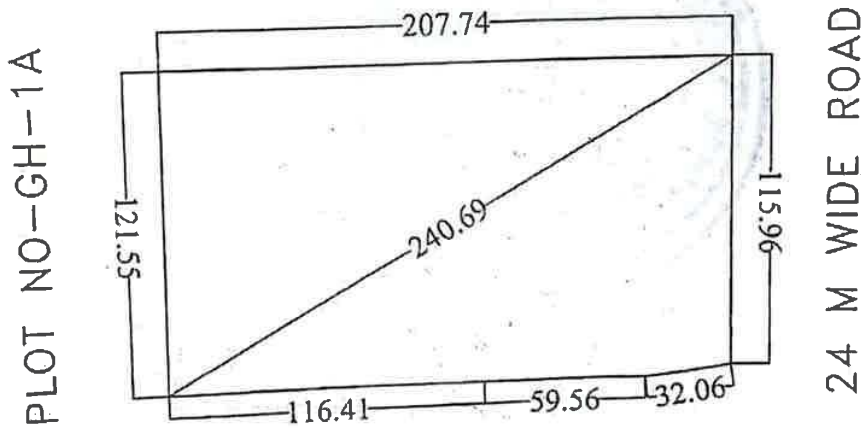
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SITE PLAN OF PLOT

PLOT NO: GH-1B
SECTOR : 146 NOIDA
AREA : 25001.00 SqM.
SCALE : NOT TO SCALE

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PLOT NO-GH-1




45 M WIDE ROAD

Note:

Area & Dimension may be change after final execution of Pool and drain.


 JE
 29/8/22

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NOIDA


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 NOIDA



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आवेदन सं०: 202300743015395

बही संख्या 1 जिल्द संख्या 13383 के पृष्ठ 307 से 346 तक क्रमांक 1473 पर
दिनांक 14/03/2023 को रजिस्ट्रीकृत किया गया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


के० एन० सिंह
उप निबंधक : सदर द्वितीय
गौतम बुद्ध नगर
14/03/2023

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15. In case the Authority is not able to give possession of the land in any circumstances, deposited money will be refunded to the Lessee with simple Bank interest.

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

In presence of:


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For and on behalf of LESSOR

Witnesses:-

1.  S/o Mr. Ram Singh

R/o H.No R-97, Sector-12,

Advocate Colony, Pratap Vihar, Ghaziabad.

2. Mr Sunil Bhardwaj S/o Mr. Uday Ram Bhardwaj

R/o H.No. 128, Sub. No. 4, 23/10/12

Gaupuri, Ghaziabad, U.P.

For and on behalf of the LESSEE


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Annexure 4
Possession certificate

नवीन ओखला औद्योगिक विकास प्राधिकरण

कार्यालय वरिष्ठ प्रबन्धक, वर्क सर्किल-10, सैक्टर-6, नौएडा

कब्जा प्रमाण पत्र

पत्र सं० नौएडा / Group Housing / 2023 / 2766 दिनांक 16.03.2023

Registration ID – 90135988

आवंटी का नाम एवं पता

M/s Godrej Properties Ltd. U.M.
House, 2nd Floor, Tower A, Plot No. 35,
Sector-44, Gurgaon through its
Authorised Signatory Sh/Smt. Rajat
Pathak S/o Sh. Pradeep Kumar Pathak.

ग्रुप हाउसिंग भूखण्ड संख्या –GH-01B, सैक्टर-146, नौएडा

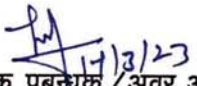
	भूखण्ड की स्थिति	भूखण्ड का क्षेत्रफल	टिप्पणी
उत्तर	As Per Site	25001.00 Sqm	
दक्षिण	As Per Site		
पूर्व	As Per Site		
पश्चिम	As Per Site		

मैं/हम ने भूखण्ड संख्या – GH-01B, सैक्टर-146, का कब्जा दिनांक. 17.03.2023 को लिया है।

मैं/हम भूखण्ड के आकार, क्षेत्रफल तथा निशान देही से सहमत हैं/हूँ तथा इस भूखण्ड पर किसी प्रकार का अतिक्रमण नहीं है।

कब्जा देने वाले का हस्ताक्षर

कब्जा प्राप्त करने वाले का हस्ताक्षर



सहायक प्रबन्धक/अवर अभियन्ता
वर्क सर्किल-10, नौएडा


भूखण्ड स्वामी

पत्र सं० नौएडा/व०प्र(व०स०-10)/2023/2259 दिनांक 17 / 03 / 2023

प्रतिलिपि:-

- विशेष कार्याधिकारी, ग्रुप हाउसिंग महोदय, नौएडा।
- भूखण्ड स्वामी।
- प्रबन्धक, वर्क सर्किल-10, नौएडा।
- सहायक प्रबन्धक/अवर अभियन्ता।
- कार्यालय पत्रावली।


सहायक प्रबन्धक/अवर अभियन्ता
वर्क सर्किल-10, नौएडा

Annexure 5
Allotment letter

NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY
MAIN ADMINISTRATIVE BUILDING, SECTOR VI, NOIDA-201301

Group Housing Department

No. NOIDA/GH/2022/.....15414
Dated:16/11/22

M/s. Godrej Properties Ltd.
2ND Floor, UM House Tower-A,
Plot NO.35, Behind Vivanta by Taj,
Sector-44, Gurgaon-122003.

Sub: Acceptance of bid/E-Auction for Event ID:18342 and allotment of Group Housing Plot No. GH-01/B, Sector-146, Noida, Scheme Code: 2022-23 (I).

Dear Sir,

With reference to your bid/E-Auction dated 11th November 2022, we are pleased to inform you that your bid has been accepted by the competent authority & Plot No. GH-01/B, Sector-146, Noida is being allotted to you as per details given below: -

1.	Property type	:	Group Housing Plot
2.	Allotment mode	:	Bid/E-Auction
3.	Plot No. /Sector	:	GH-01/B, Sector-146
4.	Area of Plot	:	25001 Sq. Mtr.
5.	Bid/E-Auction price Per Sqm.	:	75,380/-
6.	Total Premium of plot	:	1,88,45,75,380/-
7.	Earnest Money Deposited along with tender form	:	10,00,00,000/-
8.	Total Premium of plot to be deposited within 90 Days from issue of Allotment Letter.	:	1,78,45,75,380/-
9.	Payment mode	:	90 Days from the issue of Allotment letter
10.	Annual lease rent @ 1% of total premium for first 10 years thereafter the same may be increased as per terms of scheme/Brochure	:	1,88,45,753.80/-
11.	Legal documentation charges	:	100/-
12.	Stamp duty @5% is applicable as on date (the same may be verified from Sub Registrar, Sector-33, NOIDA)	:	10,83,63,085/-

You are requested to deposit allotment money (100 Percent of the total premium of the plot) Rs. 1,78,45,75,380/- through challan available at NOIDA Authority website i.e, www.noidaauthorityonline.com within 90 days from the date of issue of this letter, failing which action shall be taken as per terms and conditions of the brochure. The other terms and conditions as specified in the brochure shall be a part of this allotment letter and shall be binding on the allottee. In case the due premium as mentioned above is not deposited within the stipulated period, no time Extension shall be allowed for the deposit of the allotment money. In case of default of payment, the allotment

प्रबंधक
ग्रुप हाउसिंग
नोएडा प्राधिकरण

of plot shall be cancelled and money deposited as earnest money and registration money shall be forfeited in the interest of the Authority.

You are also required to submit the stamp paper and execute the lease deed within 30 days from the date of issue of Check-list.

Your faithfully,


Manager (GH)

प्रबंधक
ग्रुप हाउसिंग
नोएडा प्राधिकरण

Copy to: -

1. Sr. Finance and Account Officer, NOIDA.
2. Chief Architect Planner, NOIDA.
3. Sr. Project Engineer – WC-10, NOIDA for information & necessary action.

/

Manager (GH)

Annexure 6

CTE



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

Validity Period :29/01/2024 To 28/01/2029

Ref No. - 199851/UPPCB/Noida(UPPCBRO)/CTE/NOIDA/2023

Dated:- 06/02/2024

To ,

Shri RAJAT PATHAK

M/s GODREJ PROPERTIES LTD

Group Housing Complex at Plot No. GH-01B, Sector-146, Noida ,GAUTAM BUDDHA
NAGAR,201301
NOIDA

Sub : Consent to Establish for New Unit/Expansion/Diversification under the provisions of Water (Prevention and control of pollution) Act, 1974 as amended and Air (Prevention and control of Pollution) Act, 1981 as amended.

Please refer to your Application Form No.- 24161696 dated - 29/12/2023. After examining the application with respect to pollution angle, Consent to Establish (CTE) is granted subject to the compliance of following conditions :

1. Consent to Establish is being issued for following specific details :

A- Site along with geo-coordinates :

B- Main Raw Material :

Main Raw Material Details		
Name of Raw Material	Raw Material Unit Name	Raw Material Quantity
It is a Building construction project	Metric Tonnes/Day	0

C- Product with capacity :

Product Detail	
Name of Product	Product Quantity
It is a Building construction project	0

D- By-Product if any with capacity :

By Product Detail			
Name of By Product	Unit Name	Licence Product Capacity	Install Product Capacity
It is a Building construction project	Metric Tonnes/Day	0	0

2. Water Requirement (in KLD) and its Source :

Source of Water Details		
Source Type	Name of Source	Quantity (KL/D)
Municipal Supply	Noida Supply	735.0

3. Quantity of effluent (In KLD) :

Effluent Details	
Source Consumption	Quantity (KL/D)
Domestic	421.0
aaa	242.0
aaa	20.0
aaa	15.0
aaa	37.0

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

Fuel Consumption Details		
Fuel	Consumption(tpd/kld)	Use

5. For any change in above mentioned parameters, it will be mandatory to obtain Consent to Establish again. No further expansion or modification in the plant shall be carried out without prior approval of U.P. Pollution Control Board.
- For any change in above mentioned parameters, it will be mandatory to obtain Consent to Establish again. No further expansion or modification in the plant shall be carried out without prior approval of U.P. Pollution Control Board.
2. You are directed to furnish the progress of Establishment of plant and machinery, green belt, Effluent Treatment Plant and Air pollution control devices, by 10th day of completion of subsequent quarter in the Board.
3. Copy of the work order/purchase order, regarding instruction and supply of proposed Effluent Treatment Plant/Sewerage Treatment Plant /Air Pollution control System shall be submitted by the industry till 28/01/2029 to the Board.
4. Industry will not start its operation, unless CTO is obtained under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and control of Pollution)Act, 1981 from the Board.
5. It is mandatory to submit Air and Water consent Application,complete in all respect, four months before start of operation, to the U.P. Pollution Control Board.
6. Legal action under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act,1981 may be initiated against the industry With out any prior information,in case of non compliance of above conditions.

Specific Conditions:

1. This consent to establish is valid for the development of Building Project (Group Housing Project) in Plot Area -25001 sq.mt. & Builtup Area-267596 sq.mt. The Project shall be constructed as per approved map from the competent authority. In case of any change in capacity, the project will have to intimate the Board. For any enhancement of the above, fresh Consent to Establish has to be obtained from U.P. State Pollution Control Board. PP shall strictly implement the Pollution mitigating measures issued by the Hon'ble Supreme Court/National Green Tribunal (NGT), CPCB, EPCA, UPPCB, MOEF etc. time to time besides daily water sprinklers & use of anti smog gun and PTZ cameras at the project during construction period. Unit shall comply with the conditions of Environmental Clearance which will be issued by competent authority.
2. Unit shall comply with the Uttar Pradesh Groundwater (Management and Regulation) Act 2019.
3. The Project shall comply the provisions of Environment (Protection) Act 1986, Water (Prevention and Control of Pollution) Act, 1974 as amended, Air (Prevention and Control of Pollution) Act, 1981 as amended. The Project shall comply the provisions of Construction & Demolition Rules 2016 & MSW Rules 2016.
4. The unit shall comply with the various provisions of notification no G.S.R 94(E) dated 25-01-2018 issued by the Ministry of Environment, Forest and Climate Change.
5. As per Project Report 735 KLD (465 KLD fresh water and 279 KLD recycled treated water) water will be used for domestic purposes and the water will be provided by Noida Authority. The project will generate approx 596 KLD of wastewater. Waste water will be treated by proposed STP of 720 KLD. Treated water will be recycled for flushing, horticulture and road washing. Surplus treated water will be disposed to the sewer line. Project shall ensure the compliance of Environment standards as per Environment (protection) Act 1986. Maximum quantity of treated water shall be used in gardening /flushing. The Unit will ensure the continuous and uninterrupted data supply from the OCEEMS to the CPCB server. The unit will follow the CPCB Guidelines for Utilization of Treated Effluent in Irrigation available in the CPCB web portal.
6. At the project site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
7. The Project shall develop proper green belt and rain water harvesting system as per Authority guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and manuring 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.
8. The Project shall comply the provisions of notification dt.07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation GOI.
9. The Project shall abide by directions given by Hon'ble Supreme Court, High Court, National Green Tribunals, Central Pollution Control Board and Uttar Pradesh Pollution Control Board for protection and safeguard of environment from time to time.
10. The Project shall install shall install 625x1 and 2000x3 KVA DG set (RECD equipped or dual fuel based) for power backup along with adequate stack and APCS as specified in E.P Rules 1986 with adequate acoustic enclosures on each DG sets. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) direction no. 55, 58 and 73 regarding DG sets. Under the Noise Pollution (Regulation and Control) Rule 2000, the project shall take adequate measures for control of noise from its own sources within the premises so as to maintain ambient air quality standards in respect of noise to less than 75 dB(A) during day time and 70 dB(A). Project shall use clean fuel as far as possible.
11. The Project shall not establish Hot Mix/Ready Mix/Wet Mix Plant without prior permission of Board. All construction activities shall be according to authority guidelines.
12. The Project shall not start gaseous emission & sewage generation without prior consent of the Board.
13. The project shall ensure the time bound compliance of proposal submitted regarding stringent norms as published by the UPPCB vide office memorandum no.H48273/C-1/NGT-83/2020, dt. 27-02-2020 (available at URL uppcb.com/pdf/uppcb_28022020.pdf) in compliance of the Hon'ble NGT order dt.14.11.2019 in O.A.No.1038/2018.
14. The dust emission from the construction sites will be completely controlled and all precautions including Anti-smog guns as per order of Hon'ble Supreme Court dated 13-01-2020 will be installed in the site at suitable places.
15. The Project shall dispose the Hazardous Waste through authorized recyclers/ TSDF.
16. The Project shall not use ground water in construction activities. Only STP treated water shall be used.
17. The Unit will put tarpaulin scaffolding around the area of construction and the building for effective and efficient control of dust emission generated during construction of the project.
18. Storage of any construction material particularly sand will not be done on any part of street and roads in the projects area. The construction material of any kind stored on site will be fully covered

in all respect so that it does not disperse in the air in any form. The dust emission from the construction sites will be completely controlled and all precautions will be taken in that behalf.

19. All the construction material & debris will be carried in trucks or vehicles which are fully covered and protected so as to ensure that the construction debris or construction material does not get dispersed into the air or atmosphere in any form whatsoever.

20. The vehicles carrying construction debris or construction material of any kind will be cleaned before it is permitted to ply on the road after unloading of such material.

21. Every worker working on the construction site and involved in loading, unloading and carriage of construction debris or construction material shall be provided with mask to prevent inhalation of dust particle.

22. All medical aid, investigation and treatment will be provided to the workers involved in the construction of building and carrying of construction of building and carrying of construction debris or construction material related to dust emission.

23. The transportation of construction material and debris waste to construction site, dumping site or any other place will be carried out in accordance with rules.

24. Fixing of sprinklers and creation of green air barriers will be done to control fugitive dust emission and improve environment.

25. Compulsory use of wet jet in grinding and stone cutting will be practiced.

26. Wind breaking wall will be constructed around the construction site.

27. All approach roads & in campus roads should be sprinkled with water to suppress the dust emission.

28. In case of violation of above mentioned conditions or any public complaint the consent to establish shall be withdrawn in accordance with law.

29. The project shall submit first compliance report with respect to conditions imposed within 30 days of issue of this permission.

30. Unit shall establish Miyawaki forest as per the GO no. 1011/81-7-2021-09(rit)/2016 dated 13.10.2021 of Deptt. of Environment, forest and climate change and BG of Rs. 50,000/- be deposited within a months time along with the proposal for proposed plantation.

31. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) direction no. 53 , 62, 65 and other direction issued time to time regarding use of cleaner fuel.

32. Project Proponent shall comply with the Hon'ble NGT Order passed time to time .

33. Project Proponent shall also install digital water metres connected to central Concerned of UPPCB/CPCB.

34. If the establishments having water supply from the local bodies and also extracting ground water, there should be separate digital metres in respect of both sources.

35. Project shall install Dual plumbing systems and recycling of treated gray water for toilet flushing, floor washing, gardening to reduce around 30% of fresh potable water requirement.

36. Project shall obtained EC from SEIAA before construction of the project.

37. A Bank Guarantee of Rs. 10,00,000/- (Rs Ten lacs only) shall be submitted within 30 days including the above condition nos.1,2,4,5,7,10,11,13,14,16,17, and 29-36 which will be valid for two year otherwise this consent to establish shall be deemed to be withdrawn.

Please note that consent to Establish will be revoked, in case of, non compliance of any of the above mentioned conditions. Board reserves its right for amendment or cancellation of any of the conditions specified above. Industry is directed to submit its first compliance report regarding above mentioned specific and general conditions till 06/03/2024 in this office. Ensure to submit the regular compliance report otherwise this Consent to Establish will be revoked.

CEO-1

Dated:- 06/02/2024

Copy To -

Regional Officer, UPPCB, Noida.

CEO-1



मिशन LiFE - पर्यावरण के लिए जीवन शैली (Lifestyle For Environment) जनसहभागिता का सन्देश



- स्वच्छता – देशसेवा में अपने परिवेश की स्वच्छता हेतु अपना सक्रिय योगदान सुनिश्चित करें
- संकल्प लें -एकल उपयोग प्लास्टिक उत्पाद जैसे कप, तश्तरी, चम्मच, स्ट्रॉ, ईयरबड्स आदि का उपयोग न हो एवं पर्यावरण अनुकूल विकल्पों जैसे कागज/पत्तों से बने दोने या कटलरी को प्राथमिकता दी जाय ।
- एकल उपयोग प्लास्टिक उत्पाद के प्रयोग को रोकने एवं प्लास्टिक बैग के बजाय कपड़े के थैले का उपयोग करने मात्र से 375 मिलियन टन ठोस (प्लास्टिक) कचरे का उत्सर्जन बचाया जा सकता है
- चक्रीय अर्थव्यवस्था (सर्कुलर इकोनॉमी) का समुचित कार्यान्वयन वर्ष 2030 तक लगभग 14 लाख करोड़ रुपये की अतिरिक्त बचत उत्पन्न कर सकता है | वेस्ट /अपशिष्ट फेकने के पूर्व सोचें, ये किसी का संसाधन तो नहीं ...?
- अनुपयोगी इलेक्ट्रिक / इलेक्ट्रॉनिक उत्पाद को कचरे में फेकने से रुकें | इसके उपयुक्त निस्तारण हेतु इसे प्राधिकृत ई – वेस्ट रीसाइकलर को दें | प्राधिकृत ई-रीसाइकिलिंग इकाई में अनुपयोगी इलेक्ट्रिक / इलेक्ट्रॉनिक उत्पाद को देने मात्र से 0.75 मिलियन टन तक ई-कचरे का पुनर्चक्रण किया जा सकता है एवं ई-कचरे के विषम पर्यावरणीय दुष्प्रभाव से बचा जा सकता है
- बाहर जाते समय - सोचें कि क्या आपको वास्तव में परिवहन की आवश्यकता है - वह भी क्या व्यक्तिगत रूप से ? छोटी दूरी के लिए पैदल चलना पसंद करें, अथवा सम्भव हो तो कार पूल के रूप में संसाधन को साझा करें अथवा सार्वजनिक परिवहन पर विचार करें
- घरेलू स्तर पर कम से कम ठोस अपशिष्ट का उत्सर्जन करें और इनका प्रथाक्रीकरण करें
- उपयोगी शेष खाद्य सामग्री आपके स्वयं प्रयास अथवा निकटस्थ सक्रिय स्वयं सेवी संस्थाओं की सहायता से समाज के वंचित वर्ग तक पहुंचाई जा सकती है | वहीं अनुपयोगी भोजन /खाद्य सामग्री को कंपोस्ट (वर्मी कम्पोस्ट) करने से 15 अरब टन भोजन को नष्ट होने से बचाया जा सकता है
- ध्यान रखें - उपयुक्त नल और शावर के उपयोग से पानी की खपत को 30 - 40% तक कम किया जा सकता है। एवं उपयोग में न होने पर नलों को बंद रखने मात्र से 9 ट्रिलियन लीटर पानी बचाया जा सकता है
- ट्रैफिक लाइट/रेलवे क्रॉसिंग पर कार/स्कूटर के इंजन बंद करने मात्र से 22.5 बिलियन kWh तक ऊर्जा की बचत हो सकती है
- परम्परागत बल्ब के स्थान पर CFL का उपयोग बिजली की खपत में प्रभावी कमी लाते हैं | उपयोग में न होने पर बिजली उपकरणों को बंद करें | स्टार रेटेड विद्युत उपकरणों के उपयोग को प्राथमिकता दें

हमारे द्वारा अपनी जीवन शैली की प्राथमिकताओं का उचित और पर्यावरण अनुकूल पुनर्निर्धारण समाज और पर्यावरण के प्रति हमारा दायित्व है |

Annexure 7

AAI Noc



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

OFFSKD/NORTH/B/032323/748560

इशाराई/उत्तर क्षेत्र/रंगपुरी/नई दिल्ली/2023/411/1921-24

मालिक का नाम एवं पता

M/s Godrej Properties Ltd

दिनांक/DATE:

05-07-2023

OWNERS Name & Address

U.M. House, 3rd Floor, Tower-A, Plot no. 35,
Sector 44, Gurgaon, Haryana - 122003

वैधता/ Valid Up to:

04-07-2031

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र (एनओसी) (समीक्षा) No Objection Certificate for Height Clearance (Review)

1) यह अनापत्ति प्रमाण पत्र भारतीय विमानपत्तन प्राधिकरण (भाविप्रा) द्वारा प्रदत्त दायित्वों के अनुक्रम तथा सुरक्षित एवं नियमित विमान प्रचालन हेतु भारत सरकार (नागर विमानन मंत्रालय) की अधिसूचना जी. एस. आर. 751 (ई) दिनांक 30 सितम्बर, 2015, जी. एस. आर. 770 (ई) दिनांक 17 दिसंबर 2020 द्वारा संशोधित, के प्रावधानों के अंतर्गत दिया जाता है।

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep.2015 amended by GSR770(E) dated 17th Dec 2020 for safe and Regular Aircraft Operations.

2) इस कार्यालय को निम्नलिखित विवरण के अनुसार प्रस्तावित संरचना के निर्माण पर कोई आपत्ति नहीं है।

2. This office has no objection to the construction of the proposed structure as per the following details:

अनापत्ति प्रमाणपत्र आईडी / NOC ID	OFFSKD/NORTH/B/032323/748560
आवेदक का नाम / Applicant Name*	Rajat Pathak
स्थल का पता / Site Address*	Plot No. GH 01 B, Sector 146, Noida, Gautambudh Nagar, Uttar Pradesh, Noida, Gautam Buddha Nagar, Uttar Pradesh
स्थल के निर्देशांक / Site Coordinates*	28 28 17.91N 77 27 04.62E, 28 28 20.20N 77 27 08.41E, 28 28 14.29N 77 27 10.29E, 28 28 16.56N 77 27 13.95E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	195.73 M
अनुमत्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	360.73 M

क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566
Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566

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* जैसा आवेदक द्वारा उपलब्ध कराया गया / As provided by applicant*

3) यह अनापत्ति प्रमाण पत्र निम्नलिखित नियम व शर्तों के अधीन है :-

3. This NOC is subject to the terms and conditions as given below:

क) आवेदक द्वारा उपलब्ध कराए गए स्थल की ऊँचाई तथा निर्देशांक को, प्रस्तावित संरचना हेतु अनुमन्य अधिकतम ऊँचाई जारी करने के लिए प्रयोग किया गया है। भारतीय विमान पत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराये गए स्थल की ऊँचाई तथा निर्देशांक की यथार्थता का ना तो उत्तरदायित्व वहन करता है, और ना ही इनको प्रमाणीकृत करता है। यदि किसी भी स्तर पर यह पता चलता है कि वास्तविक विवरण, आवेदक द्वारा उपलब्ध कराए गए विवरण से भिन्न है, तो यह अनापत्ति प्रमाण पत्र अमान्य माना जाएगा तथा कानूनी कार्यवाही की जाएगी। सम्बंधित विमान क्षेत्र के प्रभारी अधिकारी द्वारा एयरक्राफ्ट नियम 1994 (भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन कार्यवाही की जायेगी।

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The officer in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994",

ख) अनापत्ति प्रमाण पत्र के आवेदन में आवेदक द्वारा उपलब्ध कराए गए स्थल निर्देशांक को सड़क दृश्य मानचित्र और उपग्रह मानचित्र पर अंकित किया गया है जैसा कि अनुलग्नक में दिखाया गया है। आवेदक / मालिक यह सुनिश्चित करे कि अंकित किए गए निर्देशांक उसके स्थल से मेल खाते हैं। किसी भी विसंगति के मामले में, नामित अधिकारी को अनापत्ति प्रमाण पत्र रद्द करने के लिए अनुरोध किया जाएगा।

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant/Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

ग) एयरपोर्ट संचालक या उनके नामित प्रतिनिधि, अनापत्ति प्रमाण पत्र नियमों और शर्तों का अनुपालन सुनिश्चित करने के लिए स्थल (आवेदक या मालिक के साथ पूर्व समन्वय के साथ) का दौरा कर सकते हैं।

c. Airport Operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

घ) संरचना की ऊँचाई (सुपर स्ट्रक्चर सहित) की गणना अनुमन्य अधिकतम ऊँचाई (ए एम एस एल) से स्थल की ऊँचाई को घटाकर की जायेगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सैक्शन 9-A तथा इसके अंतर्गत समय-समय पर जारी अधिसूचनाएं तथा एयरक्राफ्ट नियम (1994 भवन, वृक्षों आदि के कारण अवरोध का विध्वंस) के अधीन है।

e. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including, "The Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994".

छ) कोई भी रेडियो/ टीवी एंटीना, लाइटनिंग अरेस्टर, सीढ़िया, मुमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

f. No radio/TV Antenna, lightening arresters, staircase, Mumty, Overhead water tank or any other object and attachments of fixtures of any kind shall project above the Permissible Top Elevation as indicated in para 2.

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ज) विमानक्षेत्र संदर्भ बिंदु के 8 KM के भीतर तेल, बिजली या किसी अन्य ईंधन का उपयोग जो उड़ान संचालन के लिए धुएं का खतरा पैदा नहीं करता है, ही मान्य है।

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operation is obligatory, within 8 KM of the Aerodrome Reference Point

झ) यह प्रमाणपत्र इसके जारी होने की तारीख से 8 साल की अवधि के लिए वैध है। एक बार रिवेलीडेशन की अनुमति दी जा सकती है, बशर्ते कि इस तरह का अनुरोध एनओसी की समाप्ति की तारीख से छह महीने के भीतर किया जाए और प्रारंभिक प्रमाणपत्र 8 साल की वैधता अवधि के भीतर प्राप्त किया जाए।

h. The certificate is valid for a period of 8 years from the date of its issue. One-time revalidation shall be allowed, provided that such request shall be made within six months from the date of expiry of the NOC and commencement certificate is obtained within initial validity period of 8 years.

ट) भवन के निर्माण के दौरान या उसके बाद किसी भी समय स्थल पर ऐसी कोई भी लाइट या लाइटों का संयोजन नहीं लगाया जाएगा जिसकी तीव्रता, आकृति या रंग के कारण वैमानिक ग्राउन्ड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights.

ठ) आवेदक द्वारा विमानपत्तन पर या उसके आसपास विमान से उत्पन्न शोर, कंपन या विमान प्रचालन से हुई किसी भी क्षति के विरुद्ध कोई शिकायत/दावा नहीं किया जाएगा।

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमानन आवश्यकताएं श्रृंखला 'बी' पार्ट I सेक्शन-4 के चैप्टर 6 तथा अनुलग्नक 6 में विनिर्दिष्ट दिशानिर्देशों के अनुसार उपलब्ध कराई जाएंगी।

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in

ढ) भवन के नक्शे के अनुमोदन सहित अन्य सभी वैधानिक अनापत्ति, संबंधित प्राधिकरणों से लेना आवेदक की जिम्मेदारी होगी, क्योंकि इस ऊँचाई हेतु अनापत्ति प्रमाणपत्र लेने का उद्देश्य सुरक्षित एवं नियमित विमान प्रचालन सुनिश्चित करना है तथा इसे भूमि के स्वामित्व आदि सहित किसी अन्य उद्देश्य/ दावे के लिए दस्तावेज के रूप में प्रयोग नहीं किया जा सकता।

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is only to ensure safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन I.G.I Airport, Meerut, NIAJEWAR, Rohini Heliport, Safdarjung Airport, Sikandrabad विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग - I), अनुसूची - IV (भाग - 2; केवल RCS हवाई अड्डे) और अनुसूची - VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the I.G.I Airport, Meerut, NIAJEWAR, Rohini Heliport, Safdarjung Airport, Sikandrabad Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule - IV (Part-2; RCS Airports Only) and Schedule - VII of GSR 751(E) amended by GSR 770(E)

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त) यदि स्थल रक्षा विभाग के विमान क्षेत्र के अधिकार क्षेत्र में आता है, जैसा कि जीएसआर 751 (ई) की अनुसूची-V में सूचीबद्ध है, तो आवेदक को रक्षा विभाग से अलग से अनापत्ति प्रमाणपत्र लेना होता है। जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के नियम 13 के अनुसार, आवेदकों को उन स्थलों के लिये, जो जीएसआर 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची- IV (भाग -2; आरसीएस हवाई अड्डों के अलावा) के रूप में सूचीबद्ध बिना लाइसेंस वाले विमान क्षेत्र के अधिकार क्षेत्र में आता है, तो संबंधित राज्य सरकार से भी अनापत्ति प्रमाणपत्र लेने की आवश्यकता है।

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule - V of GSR 751 E amended by GSR770(E). As per rule 13 of GSR 751 E amended by GSR770(E), applicants also need to seek NOC from the concerned state government for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2; other than RCS airports) of GSR 751 E amended by GSR770(E)

थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

द) स्थल की ऊँचाई और/या संरचना की ऊँचाई के किसी भी विवाद में अनुमन्य अधिकतम ऊँचाई एएमएसएल में ही मान्य होगी।

p. In case of any dispute with respect to site elevation and/or AGL height, Permissible Top Elevation in AMSL shall prevail.



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ध) यह एनओसी पहले जारी किए गए एनओसी का स्थान लेता है।

q. This NOC superseeds the previously issued NOC.

क्षेत्र का नाम / Region Name:

पदनामित अधिकारी/Designated Officer	उत्तर/NORTH
नाम/ पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	05/07/2023 K.M. NEHRA प्रबन्धक (विमान यातायात प्रबंधन)/General Manager (ATM) उत्तरी क्षेत्र/Northern Region भारतीय विमानपत्तन प्राधिकरण/Airports Authority Of India
द्वारा तैयार Prepared by	05/07/2023 Narendra Dev प्रचालन कार्यालय/Operational Offices रंगपुरी, नई दिल्ली-37/Rangpuri, New Delhi-37 JGM (ATM)
द्वारा जांचा गया Verified by	05/07/2023 Yashwant Sharma JGM (ATM)

ईमेल आईडी / EMAIL ID : noc_nr@aai.aero

फोन/ Ph: 011-25653551

ANNEXURE/अनुलग्नक

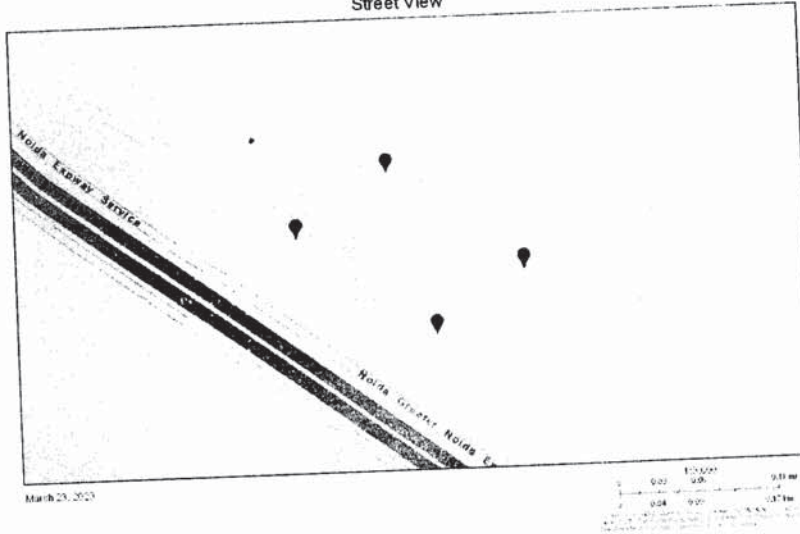
Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/ विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
I.G.I Airport	34903.89	106.87
Meerut	52760.58	203.38
NIAJEWAR	36003.04	334.09
Rohini Heliport	49428.36	127.88
Safdarjung Airport	26997.94	116.48
Sikandrabad	26376.73	287.86
NOCID	OFFSKD/NORTH/B/032323/748560	

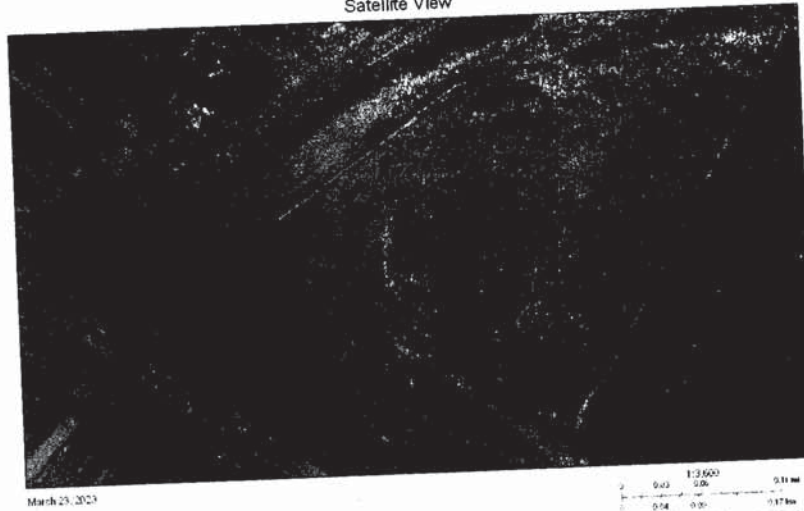
क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566
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Street View



Satellite View



Annexure 8

Fire Noc

प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2023/100490/GBN/GAUTAM BUDDH NAGAR/23859/JD

दिनांक: 18-11-2023

प्रमाणित किया जाता है कि मैसर्स **Giodrej Properties** (भवन/प्रतिष्ठान का नाम) पता **PLOT NO-GH 01B Sector 146, SECTOR-146, NOIDA** तहसील - **DADRI** प्लॉट एरिया **25001 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **112782** (वर्गमीटर), ब्लॉकों की संख्या **6** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
Tower 1	37	2	123.75 mt.
Tower 2	37	2	123.75 mt.
Tower 3	37	2	123.75 mt.
Tower 4	37	2	123.75 mt.
Tower 5	37	2	123.75 mt.
Club House	2	2	13.650 mt.

है। भवन का अधिभोग मैसर्स **Giodrej Properties** 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 **Giodrej Properties** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

Note : अग्निशमन अधिकारी / मुख्य अग्निशमन अधिकारी द्वारा प्रेषित स्थलीय भौतिक निरीक्षण संस्तुति आख्या व अपलोडिड मानचित्रों के अनुसार सम्बन्धित सक्षम सत्ता प्राधिकारी को यह प्रोविजनल अनापत्ति प्रमाण पत्र इस शर्त के साथ निर्गत किया जाता है कि उपरोक्त भवन के अध्यासन/ प्रयोग से पूर्व समस्त अग्निशमन व्यवस्थाएँ मानकों के अनुसार अधिष्ठापित कराया जाना अनिवार्य है, यदि भवन स्वामी द्वारा बिना व्यवस्थाओं के अध्यासन किया जाता है, तो भवन के असुरक्षित अध्यासन हेतु सत्ता प्राधिकारी निगरानी रखे।

"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)

निर्गत किये जाने का दिनांक : 28-11-2023
स्थान : LUCKNOW

[A0269865B740788D0DE1F7D7C6707A357F263D40]

28-11-2023

Annexure 9
News Paper Cutting

Annexure 10

Lab Reports



ULTRATEST LABORATORY PRIVATE LIMITED

C-43, Sector-88, Phase-II, Noida-201305, (U.P.)
(An ISO 9001:2015, ISO 45001:2018, ISO 14001:2015 Certified)
Contact No.:+91-9971912476, 9350952231
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TEST REPORT

Ambient Air Quality Analysis

Discipline/Group-Chemical/Atmospheric Pollution

Report Code: AAQ-09122025-03

Issue Date :13/12/2025

Issued To

: M/S GODREJ PROPERTIES LTD.
GROUP HOUSING COMPLEX" AT PLOT NO. - GH-01B, SECTOR-146, NOIDA, U.P.

Sample Drawn On : 08/12/2025 To 09/12/2025
Sample Drawn By : UTL
Sample Description : Ambient Air
Sampling Procedure : UTL/LAB/SAMPLING/AIR/SOP/01
Sampling Duration : 24 hrs.
Sampling Location : Near Project Site
Analysis Duration : 09/12/2025 To 13/12/2025
Meteorological Condition During Sampling : Clear

TEST RESULT

S.No	Parameters	Test Method	Result	Units	Limits as per NAAQS
1	Particulate Matter (PM ₁₀)	IS:5182 (Part-23):2006	149.55	µg /m ³	100.0
2	Particulate Matter (PM _{2.5})	IS:5182 (Part-24):2019	83.36	µg /m ³	60.0
3	Sulphur Dioxide (as SO ₂)	IS:5182 (Part-02):2018	17.51	µg /m ³	80.0
4	Nitrogen Dioxide (as NO ₂)	IS:5182(Part-06):2006	29.65	µg /m ³	80.0

NAAQS-National Ambient Air Quality Standards,Central Pollution Control Board

Note:-

- 1 The results given above are related to the tested sample, for various parameters, as observed at the time of sampling. The customer asked for the above tests only.
- 2 This test report will not be used for any publicity/legal purpose.
- 3 The test samples will be disposed off after two weeks from the date of issue of test report, unless until specified by the customer.
- 4 The Report can not be used as evidence in a court of law without the written approval of the lab.


(Reviewed By)



For ULTRATEST LABORATORY PRIVATE LIMITED

Quality Manager,
Dr. Technical Manager
(Authorized Signatory)

End of Test Report



ULTRATEST LABORATORY PRIVATE LIMITED

C-43, Sector-88, Phase-II, Noida-201305, (U.P.)
(An ISO 9001:2015, ISO 45001:2018, ISO 14001:2015 Certified)
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TEST REPORT

Ambient Noise Report

Discipline/Group-Chemical/Atmospheric Pollution

Report Code: N-09122025-03

Issue Date: 13/12/2025

ISSUED TO

: M/S GODREJ PROPERTIES LTD.
GROUP HOUSING COMPLEX" AT PLOT NO. - GH-01B, SECTOR-146, NOIDA, U.P.

Date of Monitoring : 08/12/2025 To 09/12/2025
Monitoring Done By : UTL
Monitoring Location : Near Project Site
Description : Ambient Noise
Monitoring Duration : 24 hrs
Monitoring Procedure : IS 9989:2008
Weather Condition : Clear

TEST RESULT

S.No	Parameter	Unit	Observed Value	Day Time	Night Time	Standard (Ambient Noise)**
1	Equivalent Noise Level, Leq (Day Time*)	dB(A)	53.5	75.0	70.0	Industrial Area
				65.0	55.0	Commercial Area
2	Equivalent Noise Level, Leq (Night Time*)	dB(A)	40.7	55.0	45.0	Residential Area
				50.0	40.0	Silence Zone

End Of Report

**The Noise Pollution (Regulation and Control) Rules, 2000

- * Day time shall mean from 6.00 a.m. to 10.00 p.m.
- * Night time shall mean from 10.00 p.m. to 6.00 a.m.
- Silence Zone is an Area comprising not less than 100 metres around Hospitals, Educational Institutions, Courts, Religious places or any other area which is declared as such by the competent authority
- Mixed categories of areas may be declared as one of the four above mentioned categories by the competent authority.

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Anamika
(Reviewed By)



End of Test Report

For ULTRATEST LABORATORY PRIVATE LIMITED

Quality Manager
Dr. Technical Manager
(Authorized Signatory)





ULTRATEST LABORATORY PRIVATE LIMITED

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TC-8198

TEST REPORT

Soil Sample Analysis

Discipline/Group-Chemical/ Pollution & Environment

Report Code: SS-09122025-03

Issue Date: 13/12/2025

ISSUED TO

: M/S GODREJ PROPERTIES LTD.
 GROUP HOUSING COMPLEX" AT PLOT NO. - GH-01B, SECTOR-146, NOIDA, U.P.

Sample Drawn On : 08/12/2025
 Sample Drawn By : UTL
 Sample Description : Soil
 Sample Quantity : 3.0 kg
 Sampling Location : Sample Collected from Project Site
 Sampling Procedure : UTL/SAMPLING/SOP/04
 Analysis Duration : 09/12/2025 To 13/12/2025

RESULTS

S.No	Parameter	Units	Result	Test Method
1	pH(1:2.5 Suspension)	-	7.32	IS: 2720 (Part-26),1987
2	Electrical Conductivity	µmhos/cm	625.1	IS14767:2000
3	Potassium (as K)	mg/kg	149.46	UTL/LAB/SOIL/SOP/07
4	Sodium (as Na)	mg/kg	274.33	UTL/LAB/SOIL/SOP/06
5	Calcium (as Ca)	mg/kg	3558.18	UTL/LAB/SOIL/SOP/08
6	Magnesium (as Mg)	mg/kg	1449.94	UTL/LAB/SOIL/SOP/08
7	Sodium Absorption Ratio	-	0.98	UTL/LAB/SOIL/SOP/14
8	Water Holding Capacity	%	34.53	UTL/LAB/SOIL/SOP/11
9	Total Kjeldahl Nitrogen	%	0.068	UTL/LAB/SOIL/SOP/15
10	Phosphorous	mg/kg	38.94	UTL/LAB/SOIL/SOP/09
11	Bulk Density	gm/cc	1.49	UTL/LAB/SOIL/SOP/10
12	Organic Matter	%	1.27	IS: 2720 (Part-22):1972

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Anamika
 (Reviewed By)



For ULTRATEST LABORATORY PRIVATE LIMITED
 (Authorized Signatory)

End of Test Report





ULTRATEST LABORATORY PRIVATE LIMITED

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TEST REPORT

Water Sample Analysis Discipline/Group-Chemical/Water

Report Code : W-09122025-03

Issue Date : 13/12/2025

Issued To

: M/S GODREJ PROPERTIES LTD.
GROUP HOUSING COMPLEX" AT PLOT NO. - GH-01B, SECTOR-146, NOIDA, U.P.

Sample Description : Ground Water
Sampling Location : Sample Collected from Project Site
Sample Drawn On : 08/12/2025
Sample Drawn By : UTL
Sampling Procedure : IS:13969 (Part-11)
Sample Quantity : 1.0 Litre
Analysis Duration : 09/12/2025 To 13/12/2025

RESULTS As per IS 10500:2012

S.No	Parameter	Test Method	Results	Units	Acceptable Limit	Permissible Limit in the Absence of Alternate Source
1	pH	IS 3025 (Part -11): 2022	7.45	-	6.5-8.5	-
2	Colour	IS:3025(Part-04):2021	<5.0	Hazen	5	15
3	Odour	IS-3025(Part-05):2018	Agreeable	-	Agreeable	Agreeable
4	Taste	IS:3025(Part-07):2017	Agreeable	-	Agreeable	Agreeable
5	Turbidity	IS3025(Part-10):2023	<0.5	NTU	1	5
6	Total Hardness (as CaCO ₃)	IS:3025(Part-21):2009	412.00	mg/l	200	600
7	Calcium(as Ca)	IS:3025(Part-40):2024	89.60	mg/l	75	200
8	Magnesium (as Mg)	APHA 3500-Mg-B	45.68	mg/l	30	100
9	Chloride(as Cl)	IS:3025(Part-32):1988	236.78	mg/l	250	1000
10	Iron(as Fe)	IS:3025(Part-53):2024	0.14	mg/l	1	No Relaxation
11	Fluoride(as F)	APHA 4500 F(D) 24th	0.95	mg/l	1	1.5
12	Sulphate (as SO ₄)	IS:3025(Part-24):2022	76.15	mg/l	200	400
13	Nitrate (as NO ₃)	IS:3025(Part-34):2023	13.57	mg/l	45	No Relaxation
14	Total Dissolved Solid	IS:3025(Part-16):2023	1048	mg/l	500	2000

End Of Report

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(Reviewed By)



For ULTRATEST LABORATORY PRIVATE LIMITED
(Authorized Signatory)

End of Test Report