

Godrej Properties Limited
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Plot no 35p, Gate No 1, Sector 44,
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Website: www.godrejproperties.com

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: -20.06.2024

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

EC Identification No. - EC23B038UP185844 dated 20.09.2023

Dear Sir,

This has reference to the State Environment Impact Assessment Authority, Uttar Pradesh **EC Identification No. - EC23B038UP185844 dated 20.09.2023** 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. (June 2024)
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 Sincerely,

GODREJ PROPERTIES LTD.

[Signature]
Authorized Signatory

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.

[Signature]
26/6
डिस्ट्रिक्ट
पर्यावरण निदेशालय, उ०प्र०
विनीत खण्ड-1, गौमती नगर
लखनऊ-226010

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Godrej

डाक प्राप्ति रसीद
प्राप्ति दिनांक 26.6.24
प्राप्तकर्ता के हस्ताक्षर
उपरोक्त प्रमाण निवेदन बोर्ड, लखनऊ

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

For

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



Developed by

M/s Godrej Properties Ltd.

JUNE- 2024

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Additional Conditions: -

S. No.	Conditions	Reply
1.	The project proponent shall submit within one month ATR for certified compliance report and approved building plan.	Duly Noted & Agreed
2.	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.
3.	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.
4.	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 than 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
5.	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. As of now excavation is under process. C&D waste details will be submitted in subsequent compliance report.
6.	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.
7.	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.
8.	Under any circumstances untreated sewage shall not be discharged to municipal sewer line.	Duly noted and agreed
9.	The project proponent will ensure that proper dust control arrangements are made during construction and proper	- Water will be sprinkled regularly to control dust during construction phase. - The construction material will be covered

	display board is installed at the site to inform the public the steps taken to control air pollution as per the Construction and Demolition Waste Management Rules.	by tarpaulin and all other precaution will be taken care to ensure that no dust particles are permitted to pollute air quality. • Having tarpaulin on scaffolding around the area of construction and the building. • All the trucks or vehicles of which will be being used for construction purposes/or are carrying any construction material are fully covered.
10.	The project proponent shall install micro solar power plants, toilets in nearby villages, public place or school from CER fund of the project for which E.C is granted in addition to and water harvesting pits and carbon sequestration parks / designed ecosystems.	Agreed, shall be compiled
11.	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 Forest (conservation) Act, 1980 and submit before the start of work. 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.	Duly noted and agreed, Project do not contain any type of forest Land
12.	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
13.	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.	Duly noted and agreed
14.	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	Duly noted and agreed

	plan is different from the one submitted for seeking EC then this EC will stand null and void.	
15.	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.
16.	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.	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 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
21.	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

22.	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
23.	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 not to be discharged outside the premises without the permission of the concerned authority.
24.	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
25.	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
26.	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
27.	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

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. <i>Annexure 1 Structural Certificate</i>
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
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 2 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 power to the project along with the load allowed for the project should be obtained.	Duly noted and agreed.

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.
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. Lab testing reports are attached as annexure-3 <i>Annexure 3 Monitoring Reports</i>
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	Duly noted and agreed. Photographs are attached for your kind perusal.

	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 unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage	Duly noted and agreed

	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.	A certificate from the local body for supplying water, specifying the total annual water availability with the local body, the quantity of water already committed, the quantity of water, allotted to the project under consideration and the balance water sources, ensuring that there is no impact on other use for the project has already been submitted to the esteemed MoEF&CC while the appraisal of the project for Environment Clearance Permission.
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	Duly noted and agreed.

	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.	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. Water curing tank is placed at site to reduce water consumption.
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. Water curing tank is placed at site to reduce water consumption.
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. Water curing tank is placed at site to reduce water consumption.
13.	All recharge should be limited to shallow aquifer.	Duly noted and agreed. Water curing tank is placed at site to reduce water consumption.
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	Duly noted and agreed

	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.	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. There are separate pipelines are proposed at the site for the storm water and for the effluent coming from the site, so no effluent will be discharged through the storm water line.
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 in the building design. Wall, window,	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 building sitting, an efficient envelope,

	and roof u-values shall be as per ECBC specifications.	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. • 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. • The orientation of the building would be done in such a manner that most of glazed areas in north and east. • 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. • Green belt in the site will be maintained by the project proponents, which would have an overall cooling effect on the surroundings.
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	Duly noted and agreed and same will be done to the maximum extent.

	recommended to meet its hot water demand from solar water heaters, as far as possible.	
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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, 2016. Ready mixed concrete must be used in building construction.	Duly noted and agreed
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.	Duly noted and agreed

	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.	Duly noted and agreed

8. Transport: -

S. No.	Conditions	Reply
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.	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	Duly noted and agreed

	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.	
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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. CER details are attached as Annexure 8.

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
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 Attached as Annexure-
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	Duly noted and agreed

	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.	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	Duly noted and agreed

	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.	Duly noted and agreed

PHOTO GALLERY



Figure 1 Wheel washing facility at site



Figure 2 EHS Practice at Site



Figure 5 First Aid kit at site



Figure 4 Mobile toilet at site



Figure 3 Drinking water facility at site

Anit Smog Gun Record-01-03					
Sr No.	Date	Time	Duration	Sign	Remarks
1	03-05-24	12:30 PM	15 minutes	S.P.I.P.I	
2	03-05-24	04:10 PM	10 minutes	Chh	
3	05-05-24	12:40 PM	20 minutes	Chh	
4	05-05-24	05:10 PM	10 minutes	Chh	
5	06-05-24	11:05 AM	20 minutes	Chh	
6	07-05-24	10:30 AM	15 minutes	Chh	
7	07-05-24	12:40 PM	20 minutes	Chh	
8	07-05-24	05:20 PM	10 minutes	Chh	
9	08-05-24	11:10 AM	10 minutes	Chh	
10	08-05-24	03:15 PM	25 minutes	Chh	
11	09-05-24	10:30 AM	15 minutes	Chh	
12	09-05-24	12:30 PM	20 minutes	Chh	
13	09-05-24	12:30 PM	20 minutes	Chh	
14	09-05-24	05:05 PM	10 minutes	Chh	
15	10-05-24	11:50 PM	20 minutes	Chh	
16	10-05-24	11:50 PM	20 minutes	Chh	
17	10-05-24	04:15 PM	10 minutes	Chh	
18	11-05-24	11:40 AM	15 minutes	Chh	
19	11-05-24	03:50 PM	20 minutes	Chh	
20	13-05-24	11:10 AM	15 minutes	Chh	
21	15-05-24	11:25 AM	10 minutes	Chh	
22	16-05-24	07:11 PM	15 minutes	Chh	
23	17-05-24	10:25 PM	20 minutes	Chh	
24	18-05-24	12:40 PM	17 minutes	Chh	
25	18-05-24	03:50 PM	20 minutes	Chh	
26	18-05-24	11:16 AM	15 minutes	Chh	
27	18-05-24	04:30 PM	20 minutes	Chh	
28	18-05-24	06:15 PM	30 minutes	Chh	
29	20-05-24	09:40 PM	15 minutes	Chh	
30	20-05-24	12:30 PM	20 minutes	Chh	
31	21-05-24	11:15 AM	20 minutes	Chh	



Figure 6 Anit smog gun and its logbook at site

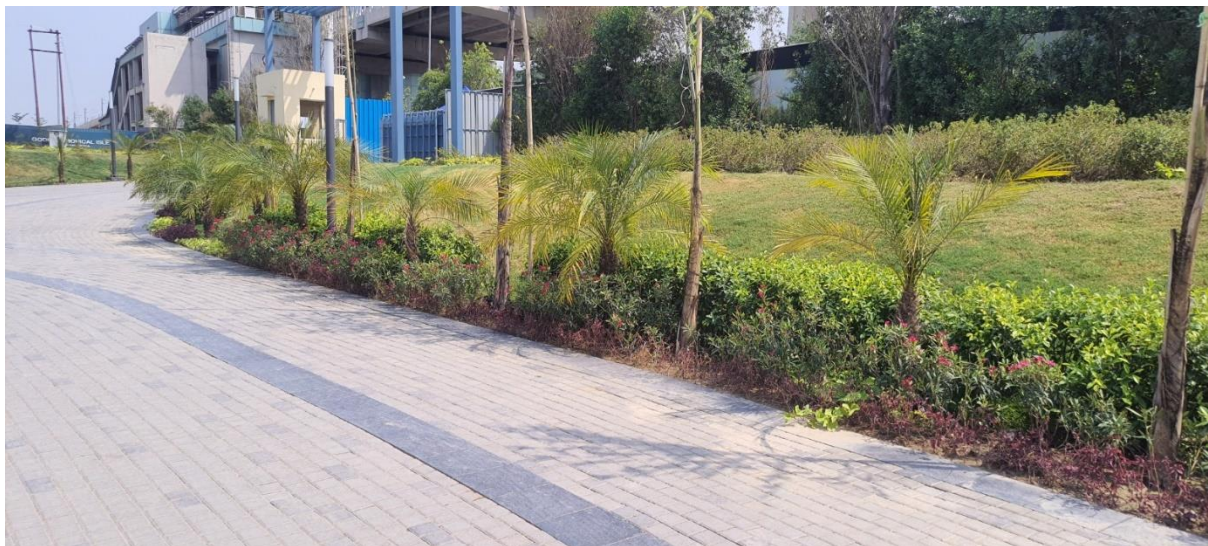




Figure 7 Top soil being utilised for landscaping



Figure 8 Site Barricading



Figure 9 Water Sprinkling



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/INFRA2/424618/2023 dated 06 Apr 2023. The particulars of the
environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038UP185844
2. File No.	7764-7571
3. Project Type	New
4. Category	B
5. Project/Activity including Schedule No.	8(a) Building and Construction 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: 20/09/2023

(e-signed)
Ajay Kumar Sharma
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/INFRA2/424618/2023 & SEIAA, U.P. & File no-7764-7571

Sub: Environmental Clearance for Proposed Group Housing Complex” at Plot No. - GH-01A, Sector-146, Noida, U.P., M/s Godrej Properties Ltd.

Dear Sir,

This is with reference to your application / letter dated 06-04-2023, 05-04-2023, 26-04-2023, 12-06-2023 & 29-08-2023 on above mentioned subject. The matter was considered by 764th SEAC in meeting held on 14-06-2023 and 754th SEIAA meeting held on 08-09-2023.

A presentation was made by the project proponent along with their consultant M/s Perfect Enviro Solutions Pvt. Ltd to SEAC on 14-06-2023.

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-01A, Sector-146, Noida, U.P., M/s Godrej Properties Ltd.
2. The terms of reference in the matter were issued through online Parivesh Portal on 30/01/2023 and EIA report submitted by the project proponent on 06/04/2023.
3. The total plot area of the project is 25,000.00 m² (6.177 Acre) and the built-up area of the project will be 267,596.00 m².
4. The project will include activities such as Dwelling Units - 800 nos, 5 Residential Towers, 2 Community Facility (Club), 1 Convenience Shopping & Guard Room.
5. Area details:

Particulars	Unit	Details
Green Area (Softscape + Hardscape)	m ²	7,500.00
Open & Road Area	m ²	7999.62
Towers	No.	5 Residential Towers + 2 Community Facility (Club) + 1 Convenient Shopping + Guard Room
Maximum no. of floors	No.	2B+2P+40
Level of Basement	LvL	2
Height of building	m	134
Dwelling units	No.	800

6. Salient features of the project:

Particulars	Unit	Details
Total Water Requirement	KLD	618
Fresh Water Requirement	KLD	366
Waste Water Generation	KLD	491
STP Capacity	KLD	700

Treated Water Generation	KLD	442
Treated Water Reuse	KLD	252
Excess treated water (will be given to nearby green areas and parks after consultation with Noida Authority. The project will be ZLD)	KLD	190
Solid Waste generation	kg/day	1883
Biodegradable Waste	kg/day	1146
Non-Biodegradable Waste	kg/day	736
Power load	KW	7,863
DG sets	kVA	2 X 2250, 4 X 2000
Parking Required	ECS	1320
Parking Provision	ECS	1500
Rainwater Collection Tank	No.	01

7. Land use details:

Particulars	Area (m ²)	Percentage (%)
Ground Coverage	9500.38	38.0
Green area	7500.00	30.0
Open and Road Areas	7999.62	32.0
Total	25,000.00	100.0

8. Population details:

Particulars	Unit	Details
Residents	No.	4,000
Dwelling unit @5		
Staff	No.	150
Visitors	No.	400
POPULATION	No.	4,550

9. Water calculation details:

WATER Management Source: NOIDA Supply						
	Population	Factor	Water requirement	Domestic	Flushing	Waste discharge
Domestic						
Resident	4000	135	540	360	180	
Staff	150	45	7	4	3	
shop Visitor	400	15	6	2	4	
Sub Total	4550		553	366	187	
Noida Supply				266		
Utilization of Rain water				100		
Waste water				293	187	480
Gardening	3 l/sqm		23			0
Cooling water			10			3
Misc including water body			10			8
Total Water requirement in KLD			595			491

10. Solid waste generation details:

Solid waste generation	Population	Factor	Total Waste Kg/Day
Resident	4,000	0.45	1,800
Staff	150	0.15	23
shop Visitor	400	0.15	60
Sub Total	4,550		1,883
Total Municipal waste			1,883
Biodegradable waste (60%)			1,130
	Green Area= 7500 sqm (=1.85 acres)	1.85 x 1 kg	1.85
STP sludge	491*3%		15
Total biodegradable waste			1,146
Total Non Biodegradable waste (40%)			736
Recyclable waste			368.2
Plastic waste			368.2

11. 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 14-06-2023 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held 08-09-2023 discussed the matter and recommended grant of environmental clearance on the proposal as above alongwith specific and following standard environmental clearance conditions:

Additional Conditions:

1. The project proponent shall submit within one month ATR for certified compliance report and approved building plan.
2. The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.
3. The project proponent shall ensure to plant broad leaf trees and their maintenance. The CPCB guidelines in this regard shall be followed.
4. 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.
5. 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.
6. The project proponent shall submit within the next 3 months the details of segregation plan of MSW.
7. 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.
8. Under any circumstances untreated sewage shall not be discharged to municipal sewer line.

9. The project proponent will ensure that proper dust control arrangements are made during construction and proper display board is installed at the site to inform the public the steps taken to control air pollution as per the Construction and Demolition Waste Management Rules.
10. The project proponent shall install micro solar power plants, toilets in nearby villages, public place or school from CER fund of the project for which E.C is granted in addition to and water harvesting pits and carbon sequestration parks / designed ecosystems.
11. 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 Forest (conservation) Act, 1980 and submit before the start of work. 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.
12. Provision for charging of electric vehicles as per the guidelines of GoI /GoUP should be submitted within the next 3 months.
13. 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.
14. 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.
15. 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.
16. 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.
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 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.
21. 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
22. Project proponent should invest the CSR amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.
23. 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.

24. 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.
25. 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.
26. 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.
27. 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.

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 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.**

(Ajay Kumar Sharma)
Member Secretary, SEIAA



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 :28/06/2023 To 27/06/2028

Ref No. - 185933/UPPCB/Noida(UPPCBRO)/CTE/NOIDA/2023

Dated:- 28/06/2023

To ,

Shri RAJAT PATHAK

M/s GODREJ PROPERTIES LTD

Group Housing Complex at Plot No. GH-01A, Sector-146, Noida, Uttar Pradesh,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.- 21512968 dated - 06/06/2023. 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
Group Housing Project	..
Plot Area 25000 sqm & Built-up Area 267596 sqm	..

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 Authority	618.0

3. Quantity of effluent (In KLD) :

Effluent Details	
Source Consumption	Quantity (KL/D)
Domestic	366.0
aaa	187.0
aaa	45.0
aaa	10.0
aaa	10.0

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 27/06/2028 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 Group Housing Project at Plot No. GH-01A, Sector-146, Noida, GAUTAM BUDDHA NAGAR by M/s GODREJ PROPERTIES LTD.. The total plot area is 25000 sqmt and proposed built-up area is 267596 sqmt. 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. Registration and compliance in the Dustapp portal must also be ensured before allowing the extension.
2. Unit shall comply with Uttar Pradesh Groundwater (Management and Regulation) Act 2019. If the project fails to comply with this condition then this consent shall automatically stand revoked.
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 and the conditions imposed in the Environmental Clearance issued by the competent authority vide letter dated 13-04-2016.
5. As per Project Report the, 618 KLD water (366 KLD Fresh Water and 442 KLD Treated Water) will be required for domestic purposes. Water supply will be taken from NOIDA Authority. Project shall install STP of capacity 700 KLD for treatment of domestic effluent 491 KLD. 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 2x2250 KVA DG Set and 4x2000 KVA DG Set along with the minimum stack and APCS as specified in E.P Rules 1986 with adequate acoustic enclosures on each 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](http://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 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 and 62 and other direction issued time to time regarding use of cleaner fuel.
32. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) direction no. 55 regarding DG sets.
33. Unit shall operate and maintain/upgrade the air pollution control device in such manner that emission should be as per norms prescribed by CAQM.
34. For operation of DG sets during GRAP period unit shall comply with CAQM direction no. 55 and 68.
35. The validity of this CTE shall be the subject to the grant of Environmental Clearance and its validity period to the project by competent authority.
36. 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, 18 and 30 to 35 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 28/07/2023 in this office. Ensure to submit the regular compliance report otherwise this Consent to Establish will be revoked.

CEO
C-1.

Dated:- 28/06/2023

Copy To -

Regional Officer, U.P. Pollution Control Board, Noida.



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 |

Enclosure 3 : Allotment Paper



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

Group Housing Department

No. NOIDA/GH/2022/.....15413
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:18341** and allotment of Group Housing Plot No. **GH-01/A, 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/A, 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/A, Sector-146
4.	Area of Plot	:	25000 Sq. Mtr.
5.	Bid/E-Auction price Per Sqm.	:	75,380/-
6.	Total Premium of plot	:	1,88,45,00,000/-
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.	:	1,78,45,00,000/-
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	:	1,88,45,000/-
11.	Legal documentation charges	:	Rs.100/-
12.	Stamp duty @5% is applicable as on date (the same may be verified from Sub Registrar, Sector-33, NOIDA)	:	10,83,58,750/-

You are requested to deposit allotment money (100 Percent of the total premium of the plot) Rs. 1,78,45,00,000/- 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
D-54

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

गुप 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)

नवीन ओखला औद्योगिक विकास प्राधिकरण

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

कब्जा प्रमाण पत्र

पत्र सं० नौएडा/Group Housing/2023/2765 दिनांक 16.03.2023

Registration ID - 90135986

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-01A, सैक्टर-146, नौएडा

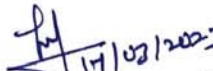
	भूखण्ड की स्थिति	भूखण्ड का क्षेत्रफल	टिप्पणी
उत्तर	As Per Site	25000.00 Sqm	
दक्षिण	As Per Site		
पूर्व	As Per Site		
पश्चिम	As Per Site		

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

मै/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

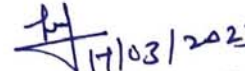

सहायक प्रबन्धक/अवर अभियन्ता
वर्क सर्किल-10, नौएडा


भूखण्ड स्वामी

पत्र सं० नौएडा/व०प्र(व०स०-10)/2023/2260 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



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
E-mail: ultraresearchlab@gmail.com
Website: http://www.ultralabnoida.com



TEST REPORT

Ambient Air Quality Analysis Discipline/Group-Chemical/Atmospheric Pollution

Report Code: AAQ-16052024-04

Issue Date :20/05/2024

ISSUED TO : M/S GODREJ PROPERTIES LIMITED.
GROUP HOUSING COMPLEX" AT PLOT NO.- GH-01/B, SECTOR - 146,
NOIDA, DISTRICT- GAUTAM BUDDH NAGAR, UTTAR PRADESH.

Sample Drawn On : 13/05/2024 To 14/05/2024
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 : 16/05/2024 To 20/05/2024
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	133.63	µg /m ³	100.0
2	Particulate Matter (PM _{2.5})	IS:5182 (Part-24):2019	72.51	µg /m ³	60.0
3	Sulphur Dioxide (as SO ₂)	IS:5182 (Part-02):2018	10.19	µg /m ³	80.0
4	Nitrogen Dioxide (as NO ₂)	IS:5182(Part-06):2006	20.30	µg /m ³	80.0

End Of Report

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

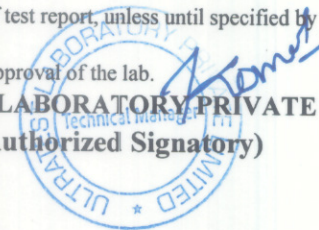
Note:-

- 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.

Checked By



For ULTRATEST LABORATORY PRIVATE LIMITED
(Authorized Signatory)





ULTRATEST LABORATORY PRIVATE LIMITED

C-43, Sector-88, Phase-II, Noida-201305, (U.P.)
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E-mail: ultraresearchlab@gmail.com
Website: http://www.ultralabnoida.com



TEST REPORT

Ambient Noise Report

Discipline/Group-Chemical/Atmospheric Pollution

Report Code: N-16052024-04

Issue Date: 20/05/2024

ISSUED TO

: M/S GODREJ PROPERTIES LIMITED.
GROUP HOUSING COMPLEX" AT PLOT NO.- GH-01/B, SECTOR - 146, NOIDA,
DISTRICT- GAUTAM BUDDH NAGAR, UTTAR PRADESH.

Date of Monitoring : 13/05/2024 To 14/05/2024
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)	61.8	75.0	70.0	Industrial Area
				65.0	55.0	Commercial Area
2	Equivalent Noise Level, Leq (Night Time*)	dB(A)	49.7	55.0	45.0	Residential Area
				50.0	40.0	Silence Zone

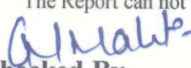
**The Noise Pollution (Regulation and Control) Rules, 2000

End Of Report

- * 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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Checked By 



For ULTRATEST LABORATORY PRIVATE LIMITED
(Authorized Signatory)





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E-mail: ultraresearchlab@gmail.com

Website: <http://www.ultralabnoida.com>



TEST REPORT

Soil Sample Analysis

Discipline/Group-Chemical/ Pollution & Environment

Report Code: SS-16052024-04

Issue Date: 20/05/2024

ISSUED TO

: M/S GODREJ PROPERTIES LIMITED.
GROUP HOUSING COMPLEX" AT PLOT NO.- GH-01/B, SECTOR - 146, NOIDA,
DISTRICT- GAUTAM BUDDH NAGAR, UTTAR PRADESH.

Sample Drawn On : 14/05/2024
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 : 16/05/2024 To 20/05/2024

RESULTS

S.No	Parameter	Units	Result	Test Method
1	pH(1:2.5 Suspension)	-	7.25	IS: 2720 (Part-26),1987
2	Electrical Conductivity	µmhos/cm	395.2	IS14767:2000
3	Potassium (as K)	mg/kg	166.43	UTL/LAB/SOIL/SOP/07
4	Sodium (as Na)	mg/kg	324.18	UTL/LAB/SOIL/SOP/06
5	Calcium (as Ca)	mg/kg	4033.15	UTL/LAB/SOIL/SOP/08
6	Magnesium (as Mg)	mg/kg	1322.03	UTL/LAB/SOIL/SOP/08
7	Sodium Absorption Ratio	-	1.13	UTL/LAB/SOIL/SOP/14
8	Water Holding Capacity	%	28.37	UTL/LAB/SOIL/SOP/11
9	Total Kjeldahl Nitrogen	%	0.074	UTL/LAB/SOIL/SOP/15
10	Phosphorous	mg/kg	64.13	UTL/LAB/SOIL/SOP/09
11	Bulk Density	gm/cc	1.35	UTL/LAB/SOIL/SOP/10
12	Organic Matter	%	0.91	IS: 2720 (Part-22):1972

Note:-

End Of Report

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Website: http://www.ultralabnoida.com



TEST REPORT

Water Sample Analysis

Discipline/Group-Chemical/Water

Report Code : W-16052024-04

Issue Date : 20/05/2024

Issued To

M/S GODREJ PROPERTIES LIMITED.
GROUP HOUSING COMPLEX" AT PLOT NO.- GH-01/B, SECTOR - 146, NOIDA,
DISTRICT- GAUTAM BUDDH NAGAR, UTTAR PRADESH.

Sample Description : Ground Water
Sampling Location : Sample Collected from Project Site
Sample Drawn On : 14/05/2024
Sample Drawn By : UTL
Sampling Procedure : IS:13969 (Part-11)
Sample Quantity : 1.0 Litre
Analysis Duration : 16/05/2024 To 20/05/2024

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	7.51	-	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	260.00	mg/l	200	600
7	Calcium(as Ca)	IS:3025(Part-40):1991	52.00	mg/l	75	200
8	Magnesium (as Mg)	IS:3025(Part-46):1994	31.59	mg/l	30	100
9	Chloride(as Cl)	IS:3025(Part-32):1988	117.13	mg/l	250	1000
10	Iron(as Fe)	IS:3025(Part-53):2003	<0.05	mg/l	1	No Relaxation
11	Fluoride(as F)	APHA 4500 F(D)	0.44	mg/l	1	1.5
12	Sulphate (as SO ₄)	IS:3025(Part-24):2022	71.27	mg/l	200	400
13	Nitrate (as NO ₃)	IS:3025(Part-34):1988	6.54	mg/l	45	No Relaxation
14	Total Dissolved Solid	IS:3025(Part-16):2023	630	mg/l	500	2000

End Of Report

Note:-

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Checked By



For ULTRA TESTING & RESEARCH LABORATORY
(Authorized Signatory)





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

E-mail: ultraresearchlab@gmail.com

Website: <http://www.ultralabnoida.com>

TEST REPORT

Bacteriological Quality of Drinking Water

Report Code : W-16052024-04

Issue Date : 20/05/2024

Issued To

: M/S GODREJ PROPERTIES LIMITED.
GROUP HOUSING COMPLEX" AT PLOT NO.- GH-01/B, SECTOR - 146,
NOIDA, DISTRICT- GAUTAM BUDDH NAGAR, UTTAR PRADESH.

Sample Description : Ground Water
Sampling Location : Sample Collected from Project Site
Sample Drawn On : 14/05/2024
Sample Drawn By : UTL
Analysis Duration : 16/05/2024 To 20/05/2024

RESULTS

As per IS 10500:2012

S.No	Parameter	Test Method	Results	Units	Requirements
1	E.coli	IS-1622	Absent	MPN/100ml	Shall not be detectable in 100 ml sample
2	Total Coliform	IS-1622	Absent	MPN/100ml	Shall not be detectable in 100 ml sample

****End Of Report****

Note:-

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Checked By

G. Khat

For ULTRA TESTING & RESEARCH LABORATORY

(Authorized Signatory)



Enclosure 2 : Lease Deed

भाग 1

प्रस्तुतकर्ता अथवा प्राप्ति द्वारा रखा जाने वाला

उपनिबन्धक सदर तृतीय गौतम बुद्ध नगर क्रम 2023148005078

आवेदन संख्या : 202300743015384

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 2023-03-15 00:00:00

प्रस्तुतकर्ता या प्राप्ति का नाम रजत घाटक

लेख का प्रकार पट्टा विलेख(30 वर्ष से

प्रतिफल की धनराशि 2214288000 / 18845000000.00

1. रजिस्ट्रीकरण शुल्क 22143000

2. प्रतिलिपिकरण शुल्क 100

3. निरीक्षण या तलाश शुल्क

4. मुद्दतार के अधिभोगी करण लिए शुल्क

5. कमीशन शुल्क

6. विविध

7. यात्रिक भ्रष्टा

1 से 6 तक का योग 22143100

शुल्क वसूल करने का दिनांक 2023-03-15 00:00:00

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार होगा 2023-03-15 00:00:00

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



INDIA NON JUDICIAL
Government of Uttar Pradesh

e-Stamp

Signature 1806
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-UP52915369009316V
Certificate Issued Date	: 06-Mar-2023 03:06 PM
Account Reference	: NEWIMPACC (SV)/ up14003604/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUP1400360499692659632068V
Purchased by	: GODREJ PROPERTIES LIMITED
Description of Document	: Article 35 Lease
Property Description	: PLOT NO. GH-01A, 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.)	: 11,07,14,400 (Eleven Crore Seven Lakh Fourteen Thousand Four Hundred only)



₹11,07,14,400



Please write or type below this line

IN-UP52915369009316V

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JD 0020171737

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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

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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-01A, 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-01A, Sector-146, Noida after fulfilling the terms and conditions prescribed in the brochure of group housing scheme

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code No – GH-2022-23 (Group Housing-1) and its corrigendum, vide Reservation/ Allotment Letter No. NOIDA/GH/2022/15413, 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 1,88,45,00,000/- (Rupees One Hundred Eighty Eight Crore Forty Five Lakh Only) out of which 100% i.e. Rs1,88,45,00,000/- 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.

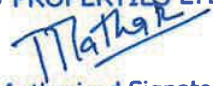
All FUTURE payment should be made through a Demand Draft/ Pay Order/RTGS/NEFT drawn in favour of "NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any scheduled bank located in New Delhi/Noida. The Lessee should clearly indicate his name and details of plots applied for/ allotted on the reverse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


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आवेदन सं०: 202300743015384

पट्टा विलेख(30 वर्ष से अधिक)

बही सं०: 1

रजिस्ट्रेशन सं०: 1806

वर्ष: 2023

प्रतिफल- 2214288000 स्टाम्प शुल्क- 110714400 बाजारी मूल्य - 1884500000 पंजीकरण शुल्क - 221430000 प्रतिलिपिकरण शुल्क - 100 योग : 22143100

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

Handwritten signature



श्री, मैसर्स गोडरेज प्रोपर्टीज लिमिटेड द्वारा

रजत पाठक अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक 15/03/2023 एवं
11:44:50 AM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अरविन्द कुमार कौशिक प्रभारी
उप निबंधक :सदर तृतीय
गौतम बुद्ध नगर
15/03/2023

राजीव कुमार बरोलिया
निबंधक लिपिक
15/03/2023

प्रिंट करें



GOVERNMENT OF INDIA

Ministry of Land Revenue

राज्य सरकार
भारत
भारत

आवेदन सं०: 202300743015384

बही सं०: 1

रजिस्ट्रेशन सं०: 1806

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 गोडरेज 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 सै0 12
गाजियाबाद

व्यवसाय: अन्य

पहचानकर्ता : 2



श्री सुनील कुमार भारद्वाज, पुत्र श्री उदय राम भारद्वाज

निवासी: म०न० 178 गली नं०- 4 गउपुरी गाजियाबाद

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अरविन्द कुमार कौशिक प्रभारी

उप निबंधक : सदर तृतीय

गौतम बुद्ध नगर

15/03/2023

राजीव कुमार बरोलिया

निबंधक लिपिक गौतम बुद्ध नगर

15/03/2023

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार
लिए गए हैं।
टिप्पणी :

प्रिंट करें

"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 A, Sector-146 in the New Okhla Industrial Development Authority, Distt. Gautam Buddh Nagar (U.P.) contained by measurement 25000 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.

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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.1,88,45,000/- 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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UNITED STATES DEPARTMENT OF JUSTICE

Attorney General

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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Approved for Release by NSA on 08-12-2013 pursuant to E.O. 13526

Approved for Release by NSA on 08-12-2013 pursuant to E.O. 13526

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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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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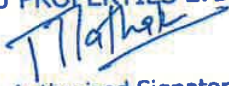
3. Default on the part of the lessee for breach/violation of terms and conditions of registration/allotment/lease and/or non-deposit of Lease Rent amount.
4. If at the same time of cancellation, the plot is occupied by the Lessee thereon, the amount equivalent to 30% of the total premium of the plot 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-Lessee 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

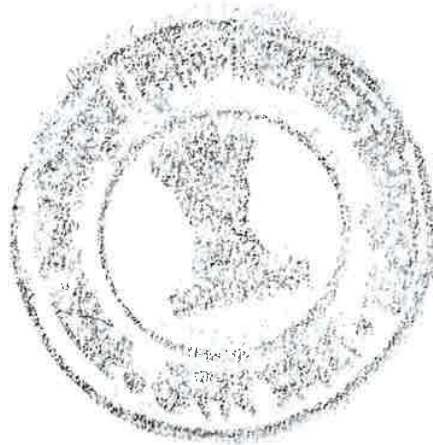

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lump sum as applicable at the time of restoration. In the event of determination of the lease deed the following consequences shall follow: -

- 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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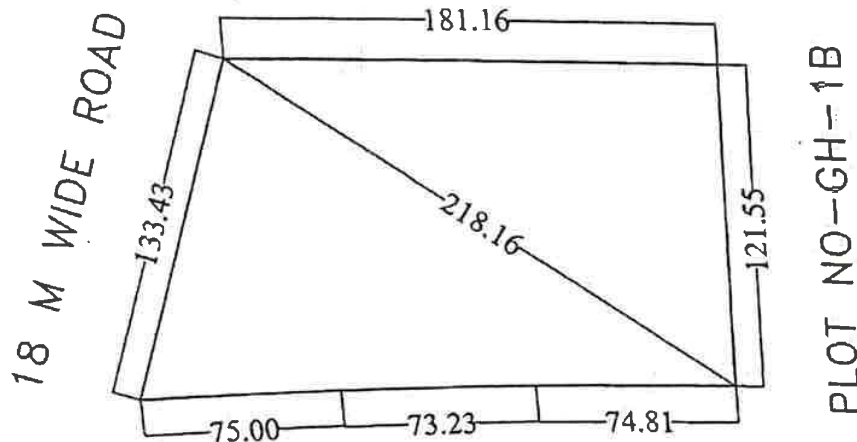
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SITE PLAN OF PLOT

③

PLOT NO: GH-1A
SECTOR : 146 NOIDA
AREA : 25000.00 SqM. *OK (2.5%)*
SCALE : NOT TO SCALE

PLOT NO-GH-1



45 M WIDE ROAD

Notes: Area and dimension may change after final location of Road and drain

[Signature]
 JE 01/9/2022

W.C-10
 NOIDA

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[Signature]
 Jnr APE

W.C-10
 NOIDA



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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:

Pr
प्रमोद कुमार
सहायक
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For and on behalf of LESSOR

Witnesses:-

- Kuldeep
1. Mr. Kuldeep Verma S/o Mr. Ram Singh

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

Advocate colony, Pratab Vihar, Ghaziniabad.

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

R/o H.No. 178, Gali No. 4,

Ganpuri, Ghaziniabad, U.P.

For and on behalf of the LESSEE

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आवेदन सं०: 202300743015384

बही संख्या 1 जिल्द संख्या 9349 के पृष्ठ 215 से 254 तक क्रमांक
1806 पर दिनांक 15/03/2023 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

अरविन्द कुमार कौशिक प्रभारी
उप निबंधक : सदर तृतीय
गौतम बुद्ध नगर
15/03/2023

प्रिंट करें



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