

Date: 24.11.2025

To,

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Regional office
Ministry of Environment, Forest and Climate Change,
Regional Office (Central Region)
Kendriya Bhavan, 5th Floor, Sector-H
Aliganj, Lucknow

Subject: Submission of six-monthly Compliance of the stipulated Environmental Conditions/Safeguards in the Environmental Clearance Letter and Environmental Monitoring Report for GROUP HOUSING COMPLEX AT PLOT NO.- GH-01A, SECTOR-43, District Gautam Budhha Nagar, Uttar Pradesh.

Ref: Environment Clearance Letter No. ((287/Parya/SEAC/4331-4916/2019 Dated 03rd September, 2019), (805/Parya/SEIAA/4916-4331/2020 Dated 10th March, 2021), (161/Parya/SEIAA/4916-4331/2019 Dated 29th July 2021)

Dear Sir,

This is reference to the EC letter issued by State Level Environment Impact Assessment Authority Uttar Pradesh (U.P.) in 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 the half yearly compliance report of December **2025** along with the following information/ documents for your kind perusal.

1. Point-wise compliance of the stipulated environmental conditions/ safeguards.
2. Environmental monitoring report.

Enclosed: Soft copy of the report in CD

Authorised Signatory

M/s Roseberry Estate LLP

Copy to:

1. Director, Environment Directorate, Govt. of U.P., Dr. Bhimrao Ambedkar Paryavaran Parisar, Vineet Khand-1, Gomti Nagar, Lucknow-226010.
2. The Member Secretary, UPPCB, Building No. TC-12V, Vibhuti Khand, Gomti Nagar, Lucknow.

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

For

**E.C. FOR GROUP HOUSING COMPLEX AT PLONT NO.- GH-01A, SECTOR-43, District
Gautam Budhaa Nagar, Uttar Pradesh**

(287/Parya/SEAC/4331-4916/2019 Dated 03rd September, 2019)
(805/Parya/SEIAA/4916-4331/2020 Dated 10th March. 2021)
(161/Parya/SEIAA/4916-4331/2019 Dated 29th July 2021)

SUBMITTED BY:

M/s ROSEBERRY ESTATE LLP

SUBMITTED TO:

- Regional office, Ministry of Environment, Forests and Climate Change (GoI)
- Member secretary, UPPCB, Lucknow
- Directorate of Environment, Lucknow, Uttar Pradesh.

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PURPOSE OF THE REPORT

- As per the “Sub Para (I)” of “Para 10” of EIA Notification 2006, it is stated that **“It shall be mandatory for the project management to submit half-yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the regulatory authority concerned, on 1st June and 1st December of each calendar year”** and as per compliance of condition mentioned in Environment Clearance Letter.
- Six monthly compliance reports should be submitted to the UP Pollution Control Board and Regional Office, MOE, GOI, Lucknow and a copy to the Regulatory Authority of Uttar Pradesh.

METHODOLOGY FOR THE PREPARATION OF REPORT

- Study of EC Letter & Related Documents.
- Site Visits by a Team of Experts.
- Monitoring of Environment Parameters, viz. Ambient Air, Water, Noise & Soil.
 - a) Analysis of Samples collected during Monitoring.
 - b) Interpretation of Monitoring Results.
- Compliance Report, explaining the entire General & specific conditions in the EC Letter and providing details w.r.t. each condition/ guideline

GENERIC STRUCTURE OF REPORT

- Project Description and purpose of the Report, explaining the need of a Compliance Report and Methodology Adopted for preparation of Report.
- Environment Clearance Letter, prescribing all the conditions & guidelines to be followed during construction Phase and Operation Phase of the Project.
- Compliance Report, explaining the entire General & specific conditions in the EC Letter and providing details w.r.t. each condition/ guideline.
- Annexure.

PART A- GENERAL CONDITIONS

- 1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with**
 - Noted and Agreed. However, all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF&CC are being complied monitoring report from the NABL accredited lab are being attached as annexure.
- 2. It shall be ensured that obtain the no objection certificate from the UP pollution control board before start of construction.**
 - NoC from the UPPCB has been obtained and attached as annexure.
- 3. It shall be ensured that no construction work or preparation of land by the project management except for securing the land is started on the project or the activity without the prior environmental clearance.**
 - It was ensured that no construction work started on the project site prior to environmental clearance. We have obtained EC from UPSEIAA and same has been annexed.
- 4. The proposed land use shall be in accordance to the prescribed land use. A land use certificate issued by the competent authority shall be obtained in this regards.**
 - Agreed and being complied land docs attached
- 5. All trees felling in the project area shall be as permitted by the forest department under the prescribed rules. Suitable clearance in this regards shall be obtained from the competent authority.**
 - The project site was a vacant land with scanty vegetation mainly herbs and shrubs and possesses no existing structure. Hence, no clearance of vegetation, no felling of trees and structure was required. However same will be obtained if required.
- 6. Impact of drainage pattern on environment should be provided.**
 - The ground surface has a mild and gentle slope allowing efficient surface run-off. The project is not likely to alter or obstruct any drainage courses. There is no natural watercourse passing through the project site. There will be no impact of drainage pattern on environment as effective storm water drainage system with adequate number i.e. 08 of rain water harvesting pits will be provided to avoid flooding at the site during monsoon.
- 7. Surface hydrology and water regime of the project area within 10 km should be provided.**

DRAINAGE

The natural drainage of area is completely modified by a network of roads, canals and railway line. The area is drained by manmade drainage channels. As mentioned above project area falls between the river Yamuna and river Hindan. Yamuna flowing NW to SE located at 5.27 Km from the project site and Hindan

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river flowing North to South located at 6.27 Km NEE from the project site. Water from the project area ultimately finds its way towards river Yamuna. The natural slope of the buffer area is towards southwest direction.

GEOLOGY

The proposed site and surroundings are occupied by Quaternary alluvium. The alluvium comprises of sands of various grades, silt, clay and kankar.

SOIL

The soil ranges from pure sand to stiff clays and including all combination of the two extreme litho units. The pure sand is called Bhur and clay is called Matiar. The mixture of sand and clay in equal proportion forms Dumat or loam, a good agriculture soil. The bad land patches (Kallor) which are ingested with Reh at places do not support any vegetation growth. Alluvial soils occurring in flood plain of rivers is called Kemp which yield good crops. Kankars invariably associated with clay and at times retards ground water movement.

By and large, Sandy loam & clay soil found in the area.

HYDROLOGY

Ground water occur under Phreatic conditions in shallow aquifers down to the depth of 100 mbgl, in intermediate and deeper aquifers it occurs under confined to semi-confined conditions. The alluvial deposits occur in Ganga - Yamuna Doab area comprises an aquifer system form good repository of ground water that occur in granular zones constituted of fine to coarse sand and occasional gravel. Thick clay beds inter lying with sand act as confining layers and separate the aquifers. The thickness of the unconsolidated sediments progressively increases towards east. Water level in phreatic aquifer ranges from 3.35 to 14.40 m bgl during pre-monsoon period whereas it ranges from 2.00m to 13.95 mbgl during post monsoon period. Water levels greater than 9m bgl occur in most of the non-command areas. Deeper water levels (> 9 mbgl) also occur along Yamuna River which perhaps indicate that the water levels are deepening towards river thus forming the river effluent in nature. Fluctuation in water level is outcome of mainly the amount of rainfall received by the area & ground water draft taken from the ground water reservoir. The natural discharge includes sub-surface out

8. A suitable plan for providing shelter, light, and fuel, water and waste disposal for construction labour during the construction phase shall be provided along with the number of proposed workers.

- Noted and agreed.

9. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.

- Proposed Measures for effluent are as follow-
- In house STP has been installed at site for the treatment of domestic effluent.
- Treated effluent shall be reused for flushing, horticulture and DG cooling welling premises.

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10. Obtain proper permission from the competent authorities regarding enhanced traffic during and due to construction and operation of project.

- The land is owned by M/s Roseberry Estate LLP, for the residential purposes so the master plan of the area is designed in such a way that enhancement in traffic shall not create any significant impact in surroundings hence no special permission is required.

11. Obtain necessary clearance from the competent authority on the abstraction and use of ground water during the construction and operation phases.

- Noted and Agreed.

12. Hazardous/inflammable/Explosive materials likely to be stored during the construction and operation phases shall be as per standard procedure as prescribed under law, necessary clearance in this regard shall be obtained.

- Agreed. The oil generated from DG sets will be stored carefully in HDPE drums at isolated storage, and it will also be sold to authorize recyclers time to time. All precautions will be taken to avoid spillage from storage as per The Hazardous Wastes (Management and Handling) Rules, 2016 and amendments.

13. Solid wastes shall be suitably segregated and disposed. A separate and isolated municipal waste collection center should be provided. Necessary plans should be submitted in this regard.

- Noted and Agreed

14. Suitable rainwater harvesting system as per designs of groundwater department shall be installed. Complete proposal in this regard should be submitted.

- Noted and Agreed.

15. The emission and effluents etc. from machines, instruments and transport during construction and operation phases should be according to the prescribed standards. Necessary plans in this regard shall be submitted.

- The DG sets with acoustic enclosures will be installed within project.
- Low sulphur fuel will be used.
- Exhaust is conforming to the provisions of Environment (Protection) Rules prescribed for air and noise emission standards.
- All vehicles entering to the site are valid with PUC certificate.
- All machinery using at the site will be regularly and periodically monitored, repaired, and maintained.
- During construction phase the contractors are advised to facilitate masks for the labors. Water sprinklers will be used for suppression of dust during construction phase. Regular monitoring of emissions and control measures will be taken to reduce the emission levels. Use of Personal Protective Equipment (PPE) like earmuffs and earplugs during construction activities.
- Significant emission reductions will be achieved through regular equipment maintenance. Contractors will be asked to provide maintenance records for their fleet as part of the contract bid, and at regular intervals throughout the life of the

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contract. Incentive provisions will be established to encourage contractors to comply with regular maintenance requirements.

- Reduction of On-Site Construction Time: Rapid on-site construction would reduce the duration of traffic interference and therefore, will reduce emissions from traffic delay.
- 16. Water sprinklers and dust control measures should be undertaken to take care of dust generated during the construction and operation phases. Necessary plans in this regard shall be submitted.**
- Agreed. Water sprinklers are being used to suppress down the dust generated during the construction phase and top soil removed at the construction site will be stock piled for preservation. Green area will be developed on the land allotted for landscaping as pollution sink and to reduce dust diffusion. Proper caring of green belt shall be ensured. It will minimize the soil erosion and sedimentation shall be controlled to a maximum extent during operation phase also.
- 17. Suitable noise abatement measure shall be adopted during the construction and operation phases in order to ensure that the noise emission do not violate the prescribed ambient noise standards. Necessary plans in this regard shall be submitted.**
- Agreed. Ambient noise level will be monitored during construction and ensured to meet the prescribed standard of noise quality by CPCB. All equipment's and vehicles will be fitted with appropriate noise suppression equipment's to reduce noise levels. Most working hours will be during day time. Low Sulphur Diesel will be used in DG sets which will increase the efficiency of the DG sets and also will lower down the maintenance cost resulting in increased life of the machinery.
- 18. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.**
Noted and Agreed
- 19. Sewage effluents shall be kept separate from rain water collection and storage system and separately disposed. Other effluents should not be allowed to mix with domestic effluents.**
- Noted and agreed.
- 20. Hazardous/solid waste generated during construction and operation phase should be disposed off as prescribed under law. Necessary clearance in this regard shall be obtained.**
- Noted and Agreed.
- 21. Alternate technologies for solid waste disposals (vermin-culture etc.) should be used in consultation with expert organizations.**
- Noted and Agreed
- 22. No wetlands should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.**
- Noted and Agreed
- 23. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Fully impermeable pavements shall not be constructed. Construction of pavements around trees shall be as per scientifically accepted**

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principles in order to provide suitable watering, aeration and nutrition to the tree.

- Pavements will be constructed to allow infiltration of surface run-off of rain water. Construction of pavements around trees will be as per scientifically accepted principles in order to provide suitable watering, aeration and nutrition to the tree. No impermeable paver shall be used.

24.The Green building concept suggested by Indian Green Council, which is a part of CII-Godrej GBC, shall be studied and followed as far as possible.

- Agreed. The Green building concept suggested by Indian Green Building Council (IGBC), which is a part of CII-Godrej GBC, shall be studied and will be followed to the maximum extent.

25.Compliance with safety procedures, norms and guidelines as outlined in National Building code 2005 shall be compulsorily ensured.

- Agreed, all safety procedures are being complied with norms and guidelines as outlined in National Building Code 2005.

26.Ensure usage of dual flush system for flush cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.

- Agreed. It has been ensured to use sensor based fixtures, waterless urinals and other water saving techniques. All the waste water generated in the project will be treated in the STP and treated water will be used in flushing, landscaping etc.

27.Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.

- Dual Plumbing is being proposed at site and treated water will be used at maximum extent to reduce the water demand for the Project from other sources.

28.Ensure use of measure for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipment's& controlled watering systems.

- Noted and Agreed.

29.Make suitable provisions for using solar energy as alternative source of energy. Solar energy application should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. Present a detailed report showing how much percentage of backup power for institution can be provided through solar energy so that use and polluting effects of DG sets can be minimized.

- Noted and Agreed.

30.Make separate provision for segregation, collection, transport and disposal of e-waste.

- This is a residential project therefore e-waste generation is negligible; however adequate provision shall be made, if required.

31.Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.

- Agreed. Hoardings will be displayed at different places to create environmental awareness.

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32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.

- Agreed. The Traffic congestion near the entry and exit points from the roads adjoining the project site is to be avoided as much as possible. Parking will be fully internalized and no public space will be used.

33. The project proponent shall ensure that no construction activity is undertaken without obtaining pre-environmental clearance.

- No Construction activity was started before obtaining the Environment Clearance. Environment clearance from SEIAA, UP has been obtained.

34. A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U factors etc.

- Noted and Agreed.

35. Fly ash should be used as building materials in the construction as per the provision of fly ash notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project lies within 100 km of thermal power station).

- Agreed. For the construction purpose at site fly ash based material shall be used as Dadri Thermal Power Plant is at the distance of approx. 26km from site.

36. The DG sets to be used during construction phase should use low sulphur diesel type and should conform to E.P. rules prescribed for air and noise emission standards.

- Agreed. DG sets proposed in case of power failure. They will be enclosed with acoustic enclosure and provided with adequate stack height as per CPCB norms.
- In addition these DG sets are being run on low sulphur diesel only and within air & Noise emission standards as per E (P) A Rules. Periodic monitoring shall be done.

37. Alternate technologies to chlorination (for disinfection of waste water) including methods like ultra violet radiations, ozonation etc. shall be examined and a report submitted with justification for selected technology.

- For the proposed project STP is proposed. At tertiary stage of wastewater treatment ultra violet filtration will be done. Feasibility report shall be submitted shortly.

38. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.

- Agreed. The green belt will be developed along the periphery of the plot in order to achieve attenuation factor conforming to the day and night standards prescribed for residential land use.
- The open spaces inside the plot will be suitably landscaped and covered with vegetation of indigenous variety.
- Green area will be developed before construction on the land allotted for landscaping as pollution sink and to reduce dust diffusion. It will reduce soil erosion and help in sedimentation control. Plant species will be selected based on pollution potential. Indigenous variety of plant species will be planted around the

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project periphery to absorb maximum dust and to reduce noise factor to the maximum level.

39. The construction of the building and the consequent increased traffic load should be such that micro climate of the area is not adversely affected.

- Agreed and noted.

40. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.

- The project site falls in seismic zone IV zone as per seismic zoning map. The structure of the project will be Earthquake resistant and the Structural Safety certificate is also obtained and annexed.

41. High rise buildings should obtain clearance from aviation department or concerned authority.

- The permission from AAI regarding clearance of height has been taken. NOC annexed.

42. Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities should be restricted to special areas earmarked for the purpose.

- Agreed. All the suitable measures will be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities will be restricted to special areas earmarked for the purpose.

43. It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children could be provided in a formal way.

- Agreed. Literacy program and further awareness towards environment will be provided to weaker sections of society and working family in and around the project site. Workers will be encouraged with the role of education and disaster awareness for free.

44. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.

- Agreed. Instead of CFL, LED Bulbs will be used in external as well as internal lighting, in areas such as staircases, corridors and lift lobbies where 24x7 lighting is required. Alternatively LED based fixtures shall also be used. Used LEDs will be collected properly and disposed off/sent for recycling as per the prevailing rules/guidelines of the regulatory authority to avoid mercury contamination.

45. It shall be ensured that all Street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alternatives.

- The condition of using solar energy shall be followed. All the practices of conserving energy shall be followed to the maximum extent.
- Solar Panels will be used in street lights.
- Use of LED in indoor as well as outdoor areas.
- Solar light will be used for outdoor lighting.

46. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.

- Agreed and Noted.

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47. Treated effluents shall be maximally reused to aim for zero discharge. Where ever not possible, a detailed management plan for disposal should be provided with quantities and quality of waste water.

- Noted and agreed. Project team will target to achieve the better water management in due course of time.

48. The treated effluents should normally not be discharged into public sewers with terminal treatment facilities as they adversely affect the hydraulic capacity of STP. If unable, necessary permission from authorities should be taken.

- The waste water generating from the project site will be treated in an in-house installed STP. This treated wastewater will be reused for various purposes. The treated wastewater will be reused at site to the maximum level and surplus treated wastewater will be discharge to nearby drain/sewer. Necessary permission from authority has been taken.

49. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.

- Agreed. Proper barricading of the site has been done to restrict the construction activities within the site.
- Operation hours of construction vehicles and machinery are restricted to avoid noise disturbance to nearby residents. Construction vehicle travelled by the alternate road to avoid the traffic flow of the nearby residents.

50. All necessary statutory clearances should be obtained and submitted before start of any construction activity and if this condition is violated the clearance, if and when given, shall be automatically deemed to have been cancelled.

- All necessary statutory clearance are in place and are attached as annexure with this report.

51. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.

- Adequate parking space has been considered in the project and the plan for the is already submitted to your esteemed office at time of clearance.

52. The location of the STP should be such that it is away from human habitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.

- The STP is located away from residential tower is planned in such way to avoid odor generated from STP operation however odorless technology will be used in case of any need.

53. The Environment Management plan should also include the break up costs on various activities and management issues also so that the residents also participate in the implementation of the environment management plan.

Noted and agreed.

54. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed

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- Sludge generated from STP will be rich in organic content and it will be used as an excellent fertilizer for horticultural purposes.
- Sludge drying bed for drying the sludge.
- Filter press for maximum recovery of sludge.
- Once the establishment is finalized, plans will be shared to your esteemed office.

55. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.

- The site photos are attached.

56. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. shall be provided on the layout plan.

- Noted and Agreed. However same has been submitted at the time of clearance.

57. The DG sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.

- Agreed: DG sets are proposed and shall be installed with adequate stack height. It is also confirmed that stack emission will be under the prescribed regulations and noise standards made as per the norms of CPCB. DG sets will run on low sulphur diesel and also within Air & Noise emission standards as per EPA Rules, 1986.

58. E-Waste Management should be done as per MoEF guidelines.

- As the project is Expansion of Group housing, e-waste quantity to be generated will be negligible and is to be disposed off as per MoEF&CC guidelines. Scrap dealers are to be encouraged to procure e-waste generating from all the buildings. It will also involve collaboration with local municipal authorities for the collection and disposal of e-waste as per e-waste management and handling rules 2016.

59. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.

- As mentioned in point no. 58.

60. The use of suitably processed plastic waste in the construction of roads should be considered.

- Noted and Agreed

61. Displaced persons shall be suitably rehabilitated as per prescribed norms.

- Due to this group housing project no human displacement has occurred. The project site was vacant land.

62. Dispensary for first aid shall be provided.

- Agreed. Medical First Aid room shall be provided at the project site.

63. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.

- NA, as it's a of Group Housing project.

64. Diesel generating set stacks should be monitored for CO and HC.

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- It has been ensured that Diesel generating set stacks is monitored for SO₂, NO₂, CO and HC as per the CPCB Guidelines. Monitoring report shall be submitted periodically.
- 65. Ground Water downstream of Rain Water harvesting pit nearest to STP should be monitored for bacterial contamination. Necessary Hand pumps should be provided for sampling. The monitoring is to be done both in pre and post monsoon seasons.**
 - Agreed. pits will be kept far from the STP preventing bacterial contamination. Ground water quality will be monitored on half-yearly basis.
- 66. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.**
 - Noted and Agreed.
- 67. A separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.**
 - Agreed. Separate meter will be installed to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
- 68. An energy audit should be annually carried out during the operational phase and submitted to the authority.**
 - Agreed. An energy audit will be annually carried out during the operational phase and will be submitted to the authority.
- 69. Project Proponents shall endeavor to obtain ISO: 14001 certification. All general and specific conditions mentioned under this environmental clearance should be included in the environmental manual to be prepared for the certification purpose and compliance.**
 - Agreed. We will endeavor to include the general and specific conditions mentioned under this environmental clearance in the quality manual of the company. We will strive to obtain ISO: 14001 certification in the future.
- 70. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within three months) on need base assessment study in the study area. Income generating measures which can help in upliftment of weaker section of society consistent with the traditional skills of the people identified. The programme can include activities such as old age homes, rain water harvesting provisions in nearby areas, development of fodder farm, fruit bearing orchards, vocational training etc. In addition, vocational training for individuals shall be imparted so that poor section of society can take up self-employment and jobs. Separate budget for community development activities and income generating programmes shall be specified. Revised ECR Plan is to be submitted within 3 months. Failing which, the environment Clearance shall be deemed to be cancelled.**
 - Agreed. The ECR plan has already been taken up by the management and the planning is under process, we will share the details in the forthcoming compliance report.
- 71. Appropriate safety measures should be made for accidental fire.**
 - Agreed, adequate safety measures for accidental fires are proposed.
- 72. Smoke meter should be installed as warning measures for accidental fires.**

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- Agreed. For accidental fires, smoke meters shall be installed as a warning measure.

73. Plan for safe disposal of R.O reject is to be submitted.

- Agreed, shall be submitted at the time of operation.

SPECIFIC CONDITIONS:

- 1. The project proponent shall submit within the next 3 months the details of solar power and solar electrification details within the project.**
 - Noted. However, vendor finalization is under process and same will be submitted once it's finalized by the management.
- 2. The project proponent shall ensure to plant broad leaf trees and their maintenance. The CPCB guidelines in this regard shall be followed.**
 - Agreed. Plantation of broad leaf trees shall be ensured.
- 3. The project proponent shall submit within the next 3 months the details on quantification of year wise CER activities along with cost and other details. CER activities must not be less 2% of the project cost. The CER activities should be related to mitigation of Environment Pollution and awareness for the same.**
 - CER Plan is already submitted at the time of Clearance to the department.
- 4. The project shall submit within the next 3 months the details of estimated construction waste generated during the construction period and its management plan.**
 - Noted and Agreed.
- 5. The project proponent shall submit within the next 3 months details of segregation plan of MSW.**
 - Agreed, however it is not applicable as of now. We will submit the details once it is started at site.
- 6. The project proponent shall ensure that waste water is properly treated in STP and maximum amount should be reused for gardening flushing system and washing etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function. Part of the treated sewage, if discharge to sewer line, shall meet the prescribed standards for the discharge. Under any circumstance untreated sewage shall not be reused or discharged to municipal sewer line.**
 - Agreed, and already given the details in the previous similar condition.
- 7. 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.**
 - Water will be sprinkled regularly to control dust during construction phase. The construction material will be covered 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.
- 8. 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**

**E.C. FOR GROUP HOUSING COMPLEX AT PLOTT NO.- GH-01A, SECTOR-43,
DISTRICT GAUTAM BUDDHA NAGAR, UTTAR PRADESH**

- granted in addition to and water harvesting pits and carbon sequestration parks / designed ecosystems.**
- Agreed, shall be compiled.
- 9. Solar energy to be used alternatives on the road and common places for illumination to save conventional energy as per ECBC code.**
- Note and Agreed.
- 10. The project proponent shall submit within the next 3 months the data of ground water quality including fluoride parameter to the limit of minimum deduction level for all six monitoring locations.**
- Noted and Agreed.
- 11. 15% of total plot area compulsorily made available for the green area development including the peripheral green area. Plantation of tree should be indigenous species and may be as per the consultation of local district forest officer.**
- Noted and Agreed. However the Landscape plan has already submitted as per the guidelines.
- 12. The waste water generated should be treated properly scientific manner i.e. domestic waste water to be treated in STP and effluent such as RO rejects with high TDS and other chemical bearing effluent shall be treated separately.**
- Noted and Agreed.
- 13. The Project Proponent shall obtain forest clearance and permission of Central and State Government as per law under the provision of Forest (Conservation) Act 1980 before the start of work.**
- Not applicable as no forest land is involved.
- 14. In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in writ petition no. 13029/1985 [MC Mehta Vs GOI and others) anti-smog guns shall be installed to reduce dust during excavation.**
- Noted and Agreed.
- 15. If the proposed project falls in critically Polluted Areas (CPAs), Severely Polluted Areas (SPAs) the provision of the mechanism Framed regarding compliance of Hon'ble NGT order in OA 1038/2018 dated 19-08-2019 by MoEF CC, Govt. of India vide letter dated 31-10-2019 shall be followed in letter and spirit.**
- Noted and Agreed.
- 16. Permission from local authority should be taken regarding discharge of excess water into sewer line.**
- The treated wastewater will be reused at site to the maximum level and surplus treated wastewater will be discharge to nearby drain/sewer. Necessary permission from authority has been taken.
- 17. The height, Construction built up area of proposed construction shall be accordance with the existing FAR norms of the competent authority & it should ensure the same along with survey number before approving the layout**

**E.C. FOR GROUP HOUSING COMPLEX AT PLOTT NO.- GH-01A, SECTOR-43,
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plan and before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.

- Agreed, Construction built up area of proposed construction shall be accordance with the existing FAR norms of the competent authority.

18. "Consent for Establishment" shall be obtained from UP Pollution Control Board.

- Consent to Establish has been obtained from UP Pollution Control Board.

19. All required sanitary and hygienic measures should be in the place before starting construction activities and to be maintained throughout the construction phase.

- Noted and Agreed.

20. Project proponent shall ensure completion of STP, MSW disposal facility, green area development prior to occupation of the buildings.

- Agreed, it shall be ensure completion of STP, MSW disposal facility, green area development prior to occupation of the buildings.

21. Municipal Solid Waste shall be disposed/ managed as per Municipal Solid Waste (Management and Handling) Rules, 2016.

- Agreed, During the Construction phase, C & D waste shall be generated which shall be properly handled at the site only and During the operation phase, Solid waste will be properly segregated, transported and disposed off. For the transportation, recycling and reprocessing and disposal of the waste govt. approved agency will be hired.

22. Provision shall be made for housing of construction labour within the site with all necessary infrastructure and facilities such as cylinder for cooking, mobile toilets, mobile STP, safe drinking water , medical health care, crèche and first aid room etc.

- Construction Management Practices are being followed properly and all the requisite arrangements are made well in advance.

23. Adequate drinking water and sanitary facilities should be provided for construction worker at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.

- Agreed, all the facilities shall be provided at the site.

24. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposal off to the approved sites for land filling after recovering recyclable material.

- During the Construction phase, C & D waste will be generated which will be properly handled at the site only. And During the operation phase, Solid waste will be properly segregated.
- The solid waste generated is collected from door to door and temporarily stored in a specified area.
- For the transportation, recycling and reprocessing and disposal of the waste govt. approved agency will be hired. Below mentioned figure is describing the whole process.

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- 25. Corporate Environment Responsibility shall be prepared by the project proponent and all the activities proposed by the PP or prescribed by the EAC/SEAC are required to be a part of EMP as per OM22-65/2017-IA-III dated 30.09.2020. A copy of resolution of board of directors shall be submitted to the authority. A list of all beneficiaries with their mobile no./address should be submitted along with the six monthly compliance report**
- Noted and Agreed. Documents related to the same has been submitted to the department at the time of Clearance.
- 26. No parking shall be allowed outside the project boundary.**
- Noted and Agreed.
- 27. Digging of basement shall be undertaken in view of structural safety of adjacent building under information/consultation with district administration/Mining Department. All the topsoil excavated during construction activities should be stored for use in horticulture/ landscape development within the project site. Additional soil for leveling of the proposed site shall be generated within the site (to the extent possible) so that natural drainage system of the area is protected and improved.**
- Agreed, it shall be complied.
- 28. Surface rain water has to be collected in kachha pond for ground water recharging and irrigation of horticulture and peripheral plantation.**
- Agreed. Total no. of 08 RHW pits are proposed for the same.
- 29. The approval of competent authority shall be obtained for structural safety of the building due to any possible earthquake, adequacy of firefighting equipment's etc. as per National Building Code including measures from lighting.**
- Same has been annexed.
- 30. Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposal off taking the necessary precautions for general safety and health aspects of people, only in approved sites with approval of competent authority**
- Noted and Agreed.
- 31. Any hazardous waste generating during construction phase should be disposed off as per applicable rules and norms with necessary approvals of UP Pollution Control Board.**
- Noted and Agreed.
- 32. The diesel generators sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.**
- DG sets shall be enclosed with acoustic enclosure type and provided with adequate stack height as per CPCB norms.
 - In addition these DG sets will run on low sulphur diesel only and well within air & Noise emission standards as per EPA Rules.

**E.C. FOR GROUP HOUSING COMPLEX AT PLOTT NO.- GH-01A, SECTOR-43,
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33. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standard by CPCB/UPPCB

- Noted and agreed, Monitoring reports have been annexed.

34. The green area design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential area. The open space inside the plot should be landscaped and covered with grass and shrubs. Green area development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/Agriculture Dept.

- Yes. Shall be complied with. Trees shall be planted at periphery which will act as greenbelt.

Criteria for Plants /Trees Species Selection for Greenbelt Development:

- Having tolerance to dust pollution.
- Should maintain leaves for as longer a time as possible.
- The trees should provide shade.
- Trees less affected due to pruning should be given preference because pruning will yield fuel wood.
- Every plant species to be planted in the green belt should have some basis for its selection to be planted in the greenbelt.
- Only local species will be taken for plantation.

Saplings:

- Saplings for plantation are procured from the nurseries of the State Forest Department. Saplings will be planted after the commencement of the monsoons. Saplings will be planted in pits at specific distance/intervals. The pits will be filled with a mixture of good quality soil and organic manure. The saplings will be planted just after the commencement of the monsoons to ensure maximum survival. The species selected for plantation must be locally growing varieties with fast growth rate and ability to flourish even in thin and dry soils.

Post Plantation Management:

- Watering will be done immediately after plantation. Further watering will depend on the rain while during dry seasons watering will be regularly done at least twice a week. Saplings will be regularly monitored and remedial actions will be undertaken as required. During this four year period, casualties will be replaced at the beginning of each monsoon.

35. The building should have adequate distance between them allow movement of fresh air and passage of nature light, air and ventilation.

- Agreed. Buildings are planned in a way to be adequate distance between them allow movement of fresh air and passage of nature light, air and ventilation.

36. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Construction of pavements around trees should be able to facilities suitable watering, aeration and nutrition to the tree.

- Pavement shall be constructed so as to allow infiltration of surface run-off of rain water. Construction of pavement around trees will be done as per scientifically

**E.C. FOR GROUP HOUSING COMPLEX AT PLONT NO.- GH-01A, SECTOR-43,
DISTRICT GAUTAM BUDDHA NAGAR, UTTAR PRADESH**

accepted principles in order to provide suitable watering, aeration and nutrition to the trees.

37. Ready mix concrete and sprinkler to be used for curing and quenching during construction phase.

- Noted and Agreed.

38. Roof top water in rainy season is to be discharge into RWH pits for ground water recharging. Arrangement shall be made that waste water and storm water do not get mixed.

- Agreed, shall be made that waste water and storm water do not get mixed.

39. NoC from Ground Water Board is to be drilling of tube well for use of water supply.

- Noted and Agreed.

40. All the internal drains are to be covered till disposal point.

- Agreed. It shall be covered.

41. This environment clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notification, Government Resolutions, Circulars, etc. issued if any.

- Noted and Agreed.

42. Reflection paint should be used on the roof top and side walls of the building tower for cooling effect.

- Reflective paints will be used to reduce the heat absorption of the building to maintain the cooling effect.

COPY OF EC LETTER

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Vineet Khand-1, Gomti Nagar, Lucknow - 226 010

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

E-mail : doeuplko@yahoo.com

Website : www.seiaaup.in

To,

Shri Rajat Pathak,
M/s Roseberry Estate LLP,
U.M. House, 3rd Floor, Plot no- 35,
Sector-44, Gurgaon, U.P- 122202

Ref. No. 287/Parya/SEAC/4331-4916/2019

Date: 30 September, 2019

Sub: Environmental Clearance for Group Housing Complex at Plot No.-GH-01, Sector-43, Noida, District- Gautam Budha Nagar, U.P., M/s Rosebery Estate LLP.

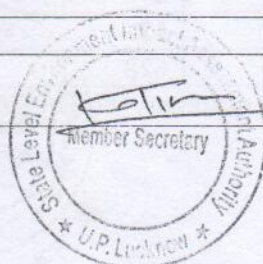
Dear Sir,

Please refer to your application/letters 04-07-2019, 22-07-2019 & 24-07-2019 addressed to the Chairman/Secretary, State Level Environment Impact Assessment Authority (SEIAA) and Director, Directorate of Environment Govt. of UP on the subject as above. The State Level Expert Appraisal Committee considered the matter in its meetings held on dated 24/07/2019 and SEIAA in its meeting dated 16/08/2019.

A presentation was made by project proponent along with their consultant M/s Perfect Enviro Solutions Pvt. Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The environmental clearance is sought for Group Housing Complex at Plot No.-GH-01, Sector-43, Noida, District- Gautam Budha Nagar, U.P., M/s Rosebery Estate LLP.
2. Terms of reference in the matter were issued through SEIAA, U.P. letter no. 20/Parya/SEAC/4631/2018 dated 03/05/2019.
3. Area details of the project:

Sr. No.	Particulars	Unit	Detail
1	Plot area	m ²	44310
2	Permissible Ground Coverage (40%)	m ²	17724
3	Ground coverage Proposed (20%)	m ²	8862
4	Permissible FAR (3.500)	m ²	155085
5	Permissible Green FAR (0.175)	m ²	7754.25
6	Total Permissible FAR (3.675)	m ²	162839.25
6(a)	Proposed Residential FAR	m ²	162812
6(b)	Proposed FAR Area for Guard Room	m ²	25
7	Total FAR Proposed (A)	m ²	162837
8	Permissible Service FAR Area (i.e. 15% of Permissible FAR)	m ²	24425.88
8(a)	Proposed Service FAR Area (B)	m ²	24181.62
9	Podium + Balcony + Other Non-FAR Area(C)	m ²	91418.25
10	Basement Area		
10(a)	1st level Basement Area	m ²	36556
10(b)	2nd level Basement Area	m ²	37878
10(c)	Total Basement Area (D)	m ²	74434
11	TOTAL BUILT-UP AREA (A+B+C+D)	m ²	352870.879
12	Total Green Area (31%)	m ²	13720.1
13	Road, Open area & surface area	m ²	21711.9
14	Maximum no. of basement	no.	2
15	Maximum no. of floors	no.	2B + 1P + 45
16	Max. Height of building	m	155.6
17	No. of Towers	no.	7 + 2 Club/Community Blocks



18	Total no. of Dwelling Units	no.	1150
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4. Land use details:

Land Use	Area (sqm)	Percentage (%)
Ground Coverage	8862	20
Green Area	13736.1	31
Road Area/unpaved area/ open area (including Surface parking area)	21711.9	49
Total	44310	100 %

5. Population details:

Residents	No.	6842
Staff (shop)	No.	67
Café (visitors)	No.	128
Visitors	No.	744
Total Population	No.	7781

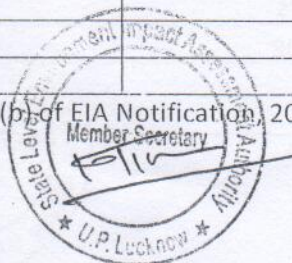
6. Salient features of the project:

Total water requirement	KLD	628
Fresh Water Requirement	KLD	396
Treated water Reuse	KLD	232
Total waste water generation	KLD	532
STP capacity	KLD	800
No. of Rain water Harvesting pits	Nos.	08
Total Municipal Solid waste generated	kg/day	3220
Power Source	-	Paschimanchal Vidyut Vitran Nigam Ltd.
Total Power load	kVA	9610
No. of DG sets	kVA	4 x 2000 kVA +2 x 750 kVA
Parking Required	ECS	2035
Parking Provision	ECS	2524

7. Water calculation details:

Water Requirement	Population	Factor (LPCD)	Total Water Requirement (KLD)	Domestic Water Requirement (KLD)	Flushing Water Requirement (KLD)	Waste Water Generated (KLD)
Domestic						
Residents	6842	86	588	388	200	
Staff	67	45	3	1.7	1.3	
Cafe	128	15	2	0.6	1.4	
Visitors	744	15	11	3.7	7.3	
Sub Total - Water Requirement			604	394	210	
Sub Total - Waste Water				315	210	525
Swimming Pool & water body			2			Nil
Wet scrubber			6			5
Misc.			3			2
Gardening			13			Nil
Total	7781		628			532

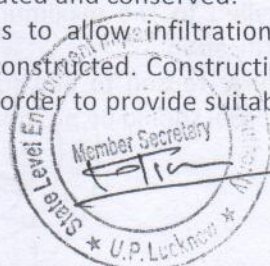
8. The project proposal falls under category-8(b) of EIA Notification, 2006 (as amended)



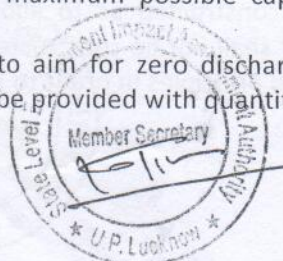
Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 24/07/2019 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held 16/08/2019 decided to grant the Environmental Clearance for proposed project along with subject to the effective implementation of the following general & specific conditions:-

General Conditions:

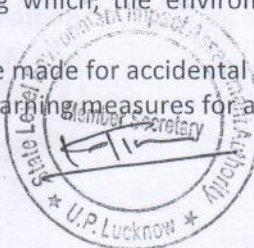
1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.
2. It shall be ensured that obtain the no objection certificate from the U P pollution control board before start of construction.
3. It shall be ensured that no construction work or preparation of land by the project management except for securing the land is started on the project or the activity without the prior environmental clearance.
4. The proposed land use shall be in accordance to the prescribed land use. A land use certificate issued by the competent Authority shall be obtained in this regards.
5. All trees felling in the project area shall be as permitted by the forest department under the prescribed rules. Suitable clearance in this regard shall be obtained from the competent Authority.
6. Impact of drainage pattern on environment should be provided.
7. Surface hydrology and water regime of the project area within 10 km should be provided.
8. A suitable plan for providing shelter, light and fuel, water and waste disposal for construction labour during the construction phase shall be provided along with the number of proposed workers.
9. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.
10. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
12. Hazardous/inflammable/Explosive materials likely to be stored during the construction and operation phases shall be as per standard procedure as prescribed under law, Necessary clearances in this regards shall be obtained.
13. Solid wastes shall be suitably segregated and disposed. A separate and isolated municipal waste collection center should be provided. Necessary plans should be submitted in this regards.
14. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
15. The emissions and effluents etc. from machines, Instruments and transport during construction and operation phases should be according to the prescribed standards. Necessary plans in this regard shall be submitted.
16. Water sprinklers and other dust control measures should be undertaken to take care of dust generated during the construction and operation phases. Necessary plans in this regard shall be submitted.
17. Suitable noise abatement measures shall be adopted during the construction and operation phases in order to ensure that the noise emissions do not violate the prescribed ambient noise standards. Necessary plans in this regard shall be submitted.
18. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
19. Sewage effluents shall be kept separate from rain water collection and storage system and separately disposed. Other effluents should not be allowed to mix with domestic effluents.
20. Hazardous/Solid wastes generated during construction and operation phases should be disposed off as prescribed under law. Necessary clearances in this regard shall be obtained.
21. Alternate technologies for solid waste disposals (like vermin-culture etc.) should be used in consultation with expert organizations.
22. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
23. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Fully impermeable pavements shall not be constructed. Construction of pavements around trees shall be as per scientifically accepted principles in order to provide suitable watering, aeration and nutrition to the tree.



24. The Green building Concept suggested by Indian Green Building Council, which is a part of CII-Godrej GBC, shall be studied and followed as far as possible.
25. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
26. Ensure usage of dual flush systems for flush cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.
27. Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.
28. Ensure use of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. Make suitable provisions for using solar energy as alternative source of energy. Solar energy application should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. Present a detailed report showing how much percentage of backup power for institution can be provided through solar energy so that use and polluting effects of DG sets can be minimized.
30. Make separate provision for segregation, collection, transport and disposal of e-waste.
31. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
33. Prepare and present disaster management plan.
34. The project proponents shall ensure that no construction activity is undertaken without obtaining pre-environmental clearance.
35. A report on the energy conservation measures confirming to energy conservation norms finalized by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
36. Fly ash should be used as building material in the construction as per the provision of fly ash notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project lies within 100 km of Thermal Power Station).
37. The DG sets to be used during construction phase should use low sulphur diesel type and should conform to E.P. rules prescribed for air and noise emission standards.
38. Alternate technologies to Chlorination (for disinfection of waste water) including methods like Ultra Violet radiation, Ozonation etc. shall be examined and a report submitted with justification for selected technology.
39. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
40. The construction of the building and the consequent increased traffic load should be such that the micro climate of the area is not adversely affected.
41. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
42. High rise buildings should obtain clearance from aviation department or concerned authority.
43. Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities should be restricted to special areas earmarked for the purpose.
44. It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children could be provided in a formal way.
45. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
46. It shall be ensured that all Street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alternatives.
47. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
48. Treated effluents shall be maximally reused to aim for zero discharge. Where ever not possible, a detailed management plan for disposal should be provided with quantities and quality of waste water.



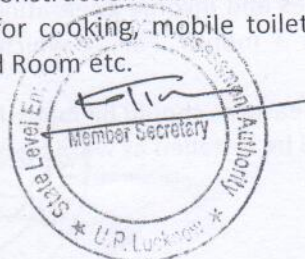
49. The treated effluents should normally not be discharged into public sewers with terminal treatment facilities as they adversely affect the hydraulic capacity of STP. If unable, necessary permission from authorities should be taken.
50. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
51. All necessary statutory clearances should be obtained and submitted before start of any construction activity and if this condition is violated the clearance, if and when given, shall be automatically deemed to have been cancelled.
52. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
53. The location of the STP should be such that it is away from human habitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.
54. The Environment Management plan should also include the break up costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.
55. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
56. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.
57. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
58. The DG sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.
59. E-Waste Management should be done as per MoEF guidelines.
60. Electrical waste should be segregated & disposed suitably as not to impose Environmental Risk.
61. The use of suitably processed plastic waste in the construction of roads should be considered.
62. Displaced persons shall be suitably rehabilitated as per prescribed norms.
63. Dispensary for first aid shall be provided.
64. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
65. Diesel generating set stacks should be monitored for CO and HC.
66. Ground Water downstream of Rain Water Harvesting pit nearest to STP should be monitored for bacterial contamination. Necessary Hand Pumps should be provided for sampling. The monitoring is to be done both in pre and post monsoon, seasons.
67. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
68. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
69. An energy audit should be annually carried out during the operational phase and submitted to the authority.
70. Project proponents shall endeavor to obtain ISO: 14001 certification. All general and specific conditions mentioned under this environmental clearance should be included in the environmental manual to be prepared for the certification purposes and compliance.
71. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within the month) on need base assessment study in the study area. Income generating measures which can help in up-liftment of weaker section of society consistent with the traditional skills of the people identified. The program me can include activities such as old age homes, rain water harvesting provisions in nearby areas, development of fodder farm, fruit bearing orchards, vocational training etc. In addition, vocational training for individuals shall be imparted so that poor section of society can take up self employment and jobs. Separate budget for community development activities and income generating programmers shall be specified. Revised ECR plan is to be submitted within 3 month. Failing which, the environmental Clearance shall be deemed to be cancelled.
72. Appropriate safety measures should be made for accidental fire.
73. Smoke meters should be installed as warning measures for accidental fires.



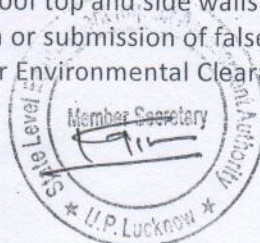
74. Plan for safe disposal of R.O reject is to be submitted.

Specific Conditions:

1. The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.
2. The project proponent shall ensure to plant broad leave trees and their maintenance. The CPCB guidelines in this regard shall be followed.
3. The project proponent shall submit within the next 3 months the details on quantification of year wise CER activities along with cost and other details. CER activities must not be less 2% of the project cost. The CER activities should be related to mitigation of Environmental Pollution and awareness for the same.
4. The project proponent shall submit within the next 3 months the details of estimated construction waste generated during the construction period and its management plan.
5. The project proponent shall submit within the next 3 months the details of segregation plan of MSW.
6. The project proponent has proposed shall install a STP of 220 KLD and 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, discharged to sewer line, shall meet the prescribed standards for the discharge. Under any circumstances untreated sewage shall not be reused or discharged to municipal sewer line.
7. 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.
8. 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.
9. Solar energy to be used alternatives on the road and common places for illumination to save conventional energy as per ECBC Code.
10. The project proponent shall submit within the next 3 month the data of ground water quality including fluoride parameter to the limit of minimum deduction level for all six monitoring stations.
11. 15% area of the total plot area shall be compulsorily made available for the green area development including the peripheral green area. Plantation of trees should be of indigenous species and may be as per the consultation of local district Forest Officer.
12. The waste water generated should be treated properly in scientific manner i.e. domestic waste water to be treated in STP and effluent such as RO rejects with high TDS and other chemical bearing effluent shall be treated separately.
13. Permission from local authority should be taken regarding discharge of excess water into the sewer line.
14. The height, Construction built up area of proposed construction shall be in accordance with the existing FAR norms of the competent authority & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
15. "Consent for Establishment" shall be obtained from UP Pollution Control Board.
16. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
17. Project proponent shall ensure completion of STP, MSW disposal facility, green area development prior to occupation of the buildings.
18. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2016.
19. Provision shall be made, for the housing of construction labour within the site with all necessary infrastructure and facilities such as cylinder for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche and First Aid Room etc.



20. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
21. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
22. Corporate Environmental Responsibility (CER) shall be prepared by the project proponent and the details of the various heads of expenditure to be submitted as per the guidelines provided in the recent CER notification No. 22-65/2017-IA.III dated 01/05/2018. A copy of resolution of board of directors shall be submitted to the authority. A list of beneficiaries with their mobile nos./address should be submitted along with six monthly compliance reports.
23. No parking shall be allowed outside the project boundary.
24. Digging of basement shall be undertaken in view of structural safety of adjacent buildings under information/consultation with District Administration/Mining Department. All the topsoil excavated during construction activities should be stored for use in horticulture /landscape development within the project site. Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
25. Surface rain water has to be collected in kacchha pond for ground water recharging and irrigation of horticulture and peripheral plantation.
26. The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
27. Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
28. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the UP Pollution Control Board.
29. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
30. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/UPPCB.
31. The green area design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential area. The open spaces inside the plot should be landscaped and covered with grass and shrubs. Green area Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
32. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
33. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Construction of pavements around trees should be able to facilitate suitable watering, aeration and nutrition to the tree.
34. Ready Mix Concrete and Sprinkler to be used for curing and quenching during construction phase.
35. Roof top water in rainy season is to be discharged into RWH pits for ground water recharging. Arrangement shall be made that waste water and storm water do not get mixed.
36. NOC from Ground Water Board is to be submitted for drilling of tube well for use of Water Supply.
37. All the internal drains are to be covered till the disposal point.
38. This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any.
39. Reflecting paint should be used on the roof top and side walls of the building tower for cooling effect. 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.



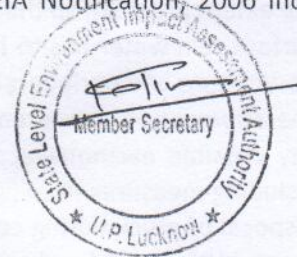
This Environmental Clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for G.B. Nagar. In case of violation; it would not be effective and would automatically be stand cancelled.

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 cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this Clearance shall automatically be cancelled.

The project proponent has to mandatorily submit the compliance of specific conditions no- 1, 3, 4 & 5 given in E.C. letter within 3 months, failing which the Clearance shall automatically 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.



(Ashish Tiwari)
Member Secretary, SEIAA

No..... /Parya/SEAC/4331-4916/2019 Dated: As above

Copy with enclosure for Information and necessary action to:

1. The Principal Secretary, Department of Environment, Govt. of Uttar Pradesh, Lucknow.
2. Advisor, IA Division, Ministry of Environment, Forests & Climate Change, Govt. of India, Indira Paryavaran Bhawan, Jor Bagh Road, Aliganj, New Delhi.
3. Additional Director, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. District Magistrate G.B. Nagar.
5. The Member Secretary, U.P. Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow.
6. Copy to Web Master/ guard file.

(Ashish Tiwari)
Member Secretary, SEIAA

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Vineet Khand-1, Gomti Nagar, Lucknow - 226 010

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

E-mail : doeuplko@yahoo.com

Website : www.seiaaup.com

To,

Shri Rajat Pathak,
Assistant Manager,
502-502A, 5th Floor, Narain Manzil,
23, Barakhamba Road, New Delhi- 122002

Ref. No. 805/Parya/SEIAA/4916-4331/2020

Date: 10/03 February, 2021

Sub: Amendment in Environmental Clearance for amendment in Group Housing Complex at Plot No.-GH-01, Sector-43, Noida, U.P., M/s Rosebery Estate LLP.

Dear Sir,

Please refer to your application/letter dated 18-12-2020 addressed to the Secretary, SEAC, Directorate of Environment, U.P., Lucknow on the subject as above. The SEAC considered the matter in its meetings held on dated 06-01-2021 and SEIAA considered the matter in its meetings held on dated 05-02-2021.

The committee noted that the environmental clearance for the earlier proposal was issued by SEIAA, U.P. vide letter no. 287/Parya/SEAC/4331-4916/2019 dated 30/09/2019 for plot area 44,310 m² & built-up area 3,52,870.879 m². The project proponent through letter dated 18/12/2020 informed that due to change in design of building the built up area was revised to 3,51,772.82 m². Hence, they applied for amendment in environmental clearance letter dated 30/09/2019.

A presentation was made by the project proponent along with their consultant M/s Perfect Enviro solutions Pvt. Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The Environmental clearance is sought for amendment in Group Housing Complex at Plot No.-GH-01, Sector-43, Noida, U.P., M/s Rosebery Estate LLP.
2. Details of earlier proposal and proposed amendment in E.C letter dated 30/09/2019:

Details/Description	Unit	As per EC granted on 30.09.2019	As per amendme nt	Impact
Plot Area	m ²	44310	44310	No impact
GROUND COVERAGE				
Ground Coverage Permissible	m ²	17724	17724	No impact
Ground Coverage Proposed	m ²	8862	11078	Increase
F.A.R AREA				
F.A.R permissible	m ²	155085	155085	No impact
Permissible Green FAR (5% of Permissible FAR)	m ²	7754.25	7754.25	No impact
Total permissible FAR	m ²	162839. 25	162839.25	No impact
F.A.R PROPOSED				
Proposed Residential FAR	m ²	162812	158263.15	Decrease
Proposed Commercial FAR	m ²	-	1550.85	
Proposed Milk Booth FAR	m ²	-	200	
Proposed Dispensary	m ²	-	1300	

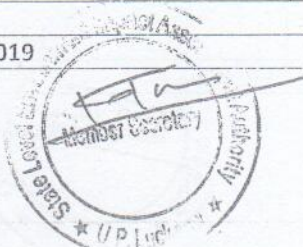


**Amendment in Environmental Clearance for amendment in Group Housing Complex at Plot No.-GH-01, Sector-43, Noida,
U.P., M/s Rosebery Estate LLP.**

FAR				
Proposed Nursery School FAR	m ²	-	1500	
Proposed FAR Area for Meter Room/Guard Room	m ²	25	25	
Total FAR Proposed- A		162837	162839	Increase
SERVICE AREA				
Permissible Ancillary Area (Service FAR Area i.e. 15% of Permissible FAR)	m ²	24425.8 8	23262.75	Decrease
Proposed Ancillary Area (Service FAR Area)- B	m ²	24181.6 2	23262.75	Decrease
NON-F.A.R AREA				
Total Non FAR Area (Podium Balcony+Other Non FAR Area)-C	m ²	91418.2 5	118081.07	Increase
BASEMENT AREA				
1st level Basement Area	m ²	36556	38878	Increase
2nd level Basement Area	m ²	37878	8712	Decrease
Total Basement Area- D	m ²	74434	47590	Decrease
Built-up Area (A+B+C+D)	m ²	352870. 87	351772.82	Decrease
Green Area	m ²	13736.1 (31 % of the plot area)	13736.1 (31 % of the plot area)	No impact
Road Area & Open Area including surface parking	m ²	21711.9 (49% of the plot area)	19496.4 (44 % of the plot area)	Decrease
No. of Floors	No.	2B+1P+4 5	2B+1P+35	Decrease
No. of Towers	No.	7+2 Club/Community Block	10 Residential Towers + 1 Club + 1 Nursery School + 1 Commercial/Milk Booth Block + 1 Dispensary + 3 Guard Room	Increase (Only one club/community block has been removed)
Level of Basement	No.	2	2	No impact
Height of building	m ²	155.6	115.45	Decrease
No. of Dwelling Units	No.	1150	1238	Increase
Cost of the project	Rs in Crores	1349.54	1261.65	Decrease
Total Population	No.	7781	12058	Increase
Total water requirement	KLD	628	881	Increase
Fresh water requirement	KLD	396	595	Increase
Treated water reuse	KLD	232	286	Increase
Total waste water	KLD	532	651	Increase

3. Population details:

Population details as per EC dated 30.09.2019



**Amendment in Environmental Clearance for amendment in Group Housing Complex at Plot No.-GH-01, Sector-43, Noida,
U.P., M/s Rosebery Estate LLP.**

Details	Unit	Population
Resident	No.	6842
Staff (Shop)	No.	67
Cafe(Visitors)	No.	128
Visitors	No.	744
Total Population	No.	7781

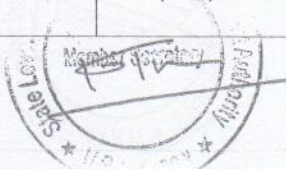
Population Details after Amendment		
Details	Unit	Population
Dwelling Units:		
	2BHK=387	1,935
	3BHK=548	3,288
	4 BHK=236	1,652
	5BHK=67	469
Total Residents in Dwelling unit	Nos.	7344
Visitors (10%)	Nos.	735
Club (1.4 m²/person)		
Staff	Nos.	199
visitors	Nos.	1,792
Total Club	Nos.	1991
Commercial (3 m² /person)		
Staff	Nos.	79
visitors	Nos.	713
Total Commercial	Nos.	792
School (4 m ² /person+20%)		600
Dispensary (3 m²/person)		
Staff	Nos.	60
visitors	Nos.	536
Total Dispensary	Nos.	596
Total Population	Nos.	12058

4. Salient features of the project:

Total Power load	KW	9090
No. of DG Sets	KVA	2 x 2250 KVA + 1 X 1010 KVA + 2 x 630 KVA (Total Capacity 6670 KVA)
No. of Rainwater harvesting pits	No.	8
Total water Requirement	KLD	881
Fresh Water Requirement	KLD	595
Waste Water Generation	KLD	651
Treated water reuse	KLD	286
STP Capacity	KLD	900
Total Solid Waste Generation	Kg/day	4012
Parking Requirement	ECS	2049
Parking Provision	ECS	2100
EMP Cost	Rs	Capital cost - Rs 459 Lakhs Recurring cost - Rs 17 Lakhs

5. Water calculation details after amendment:

Particulars	Population (Nos.)	Factor (LPCD)	Total water Requirement (KLD)	Domestic (KLD)	Flushing (KLD)	Waste water generation (KLD)
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**Amendment in Environmental Clearance for amendment in Group Housing Complex at Plot No.-GH-01, Sector-43, Noida,
U.P., M/s Rosebery Estate LLP.**

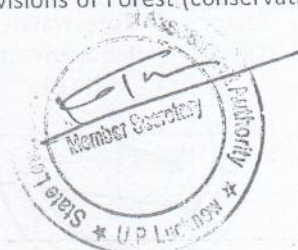
Resident	7,344	86	632	478	154	
Staff	338	45	15	8	7	
Visitors (club, commercial & dispensary)	3,041	15	46	15	31	
School	600	45	27	15	12	
Visitor tower	735	15	11	4	7	
Subtotal	12058 nos.		731 KLD	520 KLD	211 KLD	
Waste water				416 KLD	211 KLD	627 KLD
Swimming pool and water body			50			NIL
Cooling			10			2
Misc			3			2
Filter backwash			25			20
Gardening			62			NIL
TOTAL			881 KLD			651 KLD

The project proponent requested to amend the environmental clearance dated 30/09/2019 as per above project details.

The committee discussed the matter and recommended to amend the environmental clearance letter no. 287/Parya/SEAC/4331-4916/2019 dated 30/09/2019 as per above project details.

Based on the recommendations of the State Level Expert Appraisal Committee meeting held on 06-01-2021 on the above said project, the State Environment Impact Assessment Authority in its meeting dated 05-02-2021. Wherein, SEIAA agreed with the recommendations of the SEAC to grant the prior Environmental Clearance to the proposed project along with all the general and specific conditions as suggested by the SEAC. In addition to the conditions imposed by SEAC the SEIAA added following additional specific conditions:-

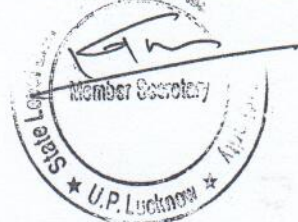
1. The project proponent shall submit the details of solar power plant and solar electrification details within the project within the next 3 months.
2. The project proponent shall ensure to plant broad leave trees and their maintenance. The CPCB guidelines in this regard shall be followed.
3. The project proponent shall submit the details on quantification of year wise CER activities along with cost and other details within the next 3 months. The 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.
4. The project proponent shall submit the details of estimated construction waste generated during the construction period and its management plan within the next 3 months.
5. The project proponent shall submit the details of segregation plan of MSW within the next 3 months.
6. The project proponent shall ensure that waste water is properly treated in STP and maximum amount should be reused for gardening flushing system and washing etc. To reuse the water for irrigation, sprinkler and drip irrigation system shall be installed and maintained with the proper function. Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharged. Under any circumstances untreated sewage shall not be reused or discharged to the municipal sewer line.
7. The project proponent will ensure that a proper dust control management is practiced during the construction phase 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.
8. 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 the water harvesting pits and carbon sequestration parks / designed ecosystems.
9. The project proponent shall obtain the forest clearance and permission of Central and State Government as per law under the provisions of Forest (conservation) Act, 1980 before the start of work.



Amendment in Environmental Clearance for amendment in Group Housing Complex at Plot No.-GH-01, Sector-43, Noida,
U.P., M/s Rosebery Estate LLP.

10. 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.
11. 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.

Rest all the other contents mentioned in EC letter no. 287/Parya/SEAC/4331-4916/2019 dated 30/09/2019 shall remain same.



(Ashish Tiwari)
Member Secretary, SEIAA

Ref. No...../Parya/SEIAA/4916-4631/2019 Dated: As above

Copy for Information and necessary action to:

1. The Principal Secretary, Environment, U.P. Govt., Lucknow.
2. Advisor, IA Division, Ministry of Environment, Forests & Climate Change, Govt. of India, Indira Paryavaran Bhawan, Jor Bagh Road, Aliganj, New Delhi.
3. Additional Director, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. The Member Secretary, U.P. Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow.
5. District Magistrate, G.B. Nagar, U.P.
6. Director, Department of Geology & Mining, U.P. Lucknow.
7. Copy for Web Master/Guard file.

(Ashish Tiwari)
Member Secretary, SEIAA

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Vineet Khand-1, Gomti Nagar, Lucknow - 226 010

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

E-mail : doeuplko@yahoo.com

Website : www.seiaaup.com

To,

Shri Rajat Pathak,
Assistant Manager,
502-502A, 5th Floor, Narain Manzil,
23, Barakhamba Road, New Delhi- 122002

Ref. No. 161 /Parya/SEIAA/4916-4331/2019

Date 29 July, 2021

Sub: Amendment in Environmental Clearance of Proposed Group Housing Complex at Plot No.-GH-01, Sector-43, Noida, M/s Rosebery Estate LLP. File No. 4916/4331/Proposal No. SIA/UP/MIS/188749/2020

Dear Sir,

Please refer to your application dated 19-03-2021 addressed to the Member Secretary, State Level Environment Impact Assessment Authority (SEIAA) on the subject as above. The SEIAA considered the project in meeting dated 16-07-2021.

SEIAA gone through the letter of project proponent dated 19.03.2021 regarding correction in amendment in EC dated 10.03.2021. SEIAA noted that in presentation and conceptual plan the project proponent has submitted the Plot No. as-GH-01 accordingly EC was issued. However ToR issued and E-stamp of registry mentions the Plot No. as-GH-01A. Hence SEIAA agreed to correct the address as Plot no. as -GH-01A Sector-43, Noida.

Rest all the conditions mentioned in letter no. 805/Parya/SEIAA/4916-4331/2020 dated 10.03.2021 and letter no. 287/Parya/SEIAA/4916-4331/2019 dated 30.09.2019 shall remain same.

Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



(Ajay Sharma)
Member Secretary, SEIAA

Ref. No. /Parya/4916-4331/2019 Dated: As above

Copy for Information and necessary action to:

1. The Principal Secretary, Environment, U.P. Govt., Lucknow.
2. Advisor, IA Division, Ministry of Environment, Forests & Climate Change, Govt. of India, Indira Paryavaran Bhawan, JorBagh Road, Aliganj, New Delhi.
3. Additional Director, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. The Member Secretary, U.P. Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow.
5. District Magistrate, G.B. Nagar, U.P.
6. Copy for Web Master/Guard file.



(Ajay Sharma)
Member Secretary, SEIAA

COPY OF CTE LETTER



UTTAR PRADESH POLLUTION CONTROL BOARD

Validity Period :07/03/2020 To 07/03/2025

Ref No. - 64100/UPPCB/Noida(UPPCBRO)/CTE/NOIDA/2019

Dated:- 12/03/2020

To ,

Shri RAJAT PATHAK

M/s ROSEBERRY ESTATE LLP

Plot No. GH-01, Sector-43, Noida, District- Gautam Budha Nagar, Uttar Pradesh,GAUTAM
BUDH 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.- 5795058 dated - 19/08/2019. 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
Building Material	Metric Tonnes/Day	

C- Product with capacity :

Product Detail	
Name of Product	Product Quantity
Housing Project (Builtup area 352870.879 sqm)	352870.879

D- By-Product if any with capacity :

By Product Detail			
Name of By Product	Unit Name	Licence Product Capacity	Install Product Capacity

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

Source of Water Details		
Source Type	Name of Source	Quantity (KL/D)
Municipal Supply	Municipal Supply	628.0

3. Quantity of effluent (In KLD) :

Effluent Details	
Source Consumption	Quantity (KL/D)
Domestic	532.0

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

Fuel Consumption Details		
Fuel	Consumption(tpd/kld)	Use
LSHS	8.4	For DG Sets

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 07/03/2025 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 Group housing project in Plot Area-44310 sq.mt. & Built-up Area-352870.879 sq.mt. (7 Towers and 2 clubs). 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. This consent to establish order will be subject to the compliance of order passed in O.A. no. 1038/2018 News item published in "The Asian Age" Authored by Sanjay Kaw Titled "CPCB to rank industrial units on pollution levels" and the more stringent norms for emission from D.G set and for effluent shall be applicable to the industry developed by CPCB and or SPCB in future.
2. Prior to abstraction, project shall obtain a No Objection Certificate from Central Ground Water Authority before abstraction of groundwater. The Unit shall install Piezometer for measurement of ground water level and the data generated from Piezometer will be provided to the SPCB on monthly basis.
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 no. 287/Parya/SEAC/4331-4916/2019 dated 30/09/2019
5. The unit shall ensure the installation and maintenance of the Sewage Treatment Plant (STP) for the treatment of the domestic effluent as per the project report submitted to ensure the compliance of Environment standards as per Environment (protection) Act 1986. Project shall install Sewage Treatment Plant of capacity 800 KLD & treated water shall be used in gardening /flushing.
6. At the project site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
7. The Project shall develop proper green belt and rain water harvesting system as per Authority guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and manuring arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
8. The Project shall comply the provisions of notification dt. 07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation GOI.
9. The Project shall abide by directions given by Hon'ble Supreme Court, High Court, National Green Tribunals, Central Pollution Control Board and Uttar Pradesh Pollution Control Board for protection and safeguard of environment from time to time.
10. The Project shall install shall install D.G Set of the capacity 4x 1000 KVA and 2x750 KVA along with the minimum stack and APCS as specified in E.P Rules 1986 with adequate acoustic enclosures on each DG sets. The low sulfur diesel will be used as fuel in the D.G set.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.
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 by the letter dt 03/03/2020 regarding stringent norms as published by the UPPCB vide office memorandum no.H48273/C-1/NGT-83/2020, dt. 27-02-2020 (available at URL uppcb.com/pdf/uppcb_28022020.pdf) in compliance of The Hon'ble NGT order dt. 10.07.2019 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 will be installed in the site at suitable places.
15. The Project shall dispose the Hazardous Waste through authorized recyclers/ TSDF.
16. The Project shall not use ground water in construction activities. Only STP treated water shall be used.
17. The Unit will put tarpaulin scaffolding around the area of construction and the building for effective and efficient control of dust emission generated during construction of the project.
18. Storage of any construction material particularly sand will not be done on any part of street and roads in the projects area. The construction material of any kind stored on site will be fully covered in all respect so that it does not disperse in the air in any form. The dust emission from the

construction sites will be completely controlled and all precautions will be taken in that behalf.

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

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

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

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

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

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

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

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

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

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

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

30. A Bank Guarantee of Rs. 10,00,000/- (Rs Ten lacs only) shall be submitted within 30 days including the above condition nos.1,2,4,5,7,10,11,13,14,16,17 and 18 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 12/04/2020 in this office. Ensure to submit the regular compliance report otherwise this Consent to Establish will be revoked.

C.E.O
C-1

Dated:- 12/03/2020

Copy To -

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

C.E.O
C-1



Uttar Pradesh Pollution Control Board

Building. No TC-12V Vibhuti Khand, Gomti Nagar, Lucknow-226010

Phone:0522-2720828,2720831, Fax:0522-2720764, Email: info@uppcb.in, Website: www.uppcb.com

200009/UPPCB/Noida(UPPCBRO)/CTO/both/NOIDA/2023

Date: 29/01/2024

To,

M/s

Roseberry Estate LLP

GH-01A, Sector-43, Noida, Uttar Pradesh, GAUTAM BUDDHA
NAGAR, 201301

Application Id-
24193730

Consolidated Consent to Operate and Authorisation hereinafter referred to as the CCA (Consolidated Consent & authorization) (Fresh) under Section-25 of the Water (Prevention & Control of Pollution) Act, 1974 and under Section-21 of the Air (Prevention & Control of Pollution) Act, 1981

CCA is hereby granted to **Roseberry Estate LLP** located at **GH-01A, Sector-43, Noida, Uttar Pradesh, GAUTAM BUDDHA NAGAR, 201301**. subject to the provisions of the **Water Act, Air Act** and the orders that may be made further and subject to following terms and conditions :-

1. This CCA Roseberry Estate LLP **granted for the period from 01/01/2024 to 31/12/2026** and valid for manufacturing of following products.

S No	Product	Quantity	Unit
1	Group Housing Project	Plot Area 44310 SQM, Built up area 351772 SQM	Metric Tonnes/Day

2. Conditions under Water(Prevention and Control of Pollution) Act -1974 as amended :-

(i) The daily quantity of effluent discharge (KLD) :-

Kind of Effluent	Quantity(KLD)	Treatment facility	Discharge point
Domestic	651 KLD	STP	Domestic effluent shall be treated in 900 KLD STP installed within premises. Maximum amount of the treated effluent shall be reused in process/irrigation/flushing rest will be discharged through sewerline.

(ii) Trade Effluent Treatment and Disposal :-The applicant shall operate Effluent Treatment Plant consisting of primary/secondary and tertiary treatment as is required with reference to influent quantity and quality.

In case of stoppage of functioning of ETP, production has to be stopped immediately and this Board has to be intimated by fax/phone/email with a report in this regard to be dispatched immediately.

(iii) The treated effluent shall be recycled to the maximum extent and should be reused within the premises for gardening etc. Quality of the treated effluent shall meet to the following general and specific standards as

prescribed under Environment (Protection) Rules, 1986 and applicable to the unit from time-to-time :-

Industrial Effluent Quality Standard

S.No.	Parameter	Standard
-------	-----------	----------

(iv) Sewage Treatment and Disposal :- The applicant shall provide comprehensive STP as is required with reference to influent quantity and quality. In case of stoppage of functioning of STP, production has to be stopped immediately and this Board has to be intimated by fax/phone/email with a report in this regard to be dispatched immediately.

(v) The treated sewage shall be reused in gardening as far as possible. The STP shall be maintained continuously so as to achieve the quality of the treated sewage to the following standards.

S No.	Parameters	Standards
1	pH	6.5-9.0
2	BOD (mg/L)	20
3	TSS (mg/L)	100
4	Fecal Coliform (MPN/100ml)	<1000

3. Conditions under Air (Prevention and Control of Pollution) Act -1981 as amended :-

i) The applicant shall use following fuel and install a comprehensive control system consisting of control equipment as required with reference to generation of emissions and operate and maintain the same continuously so as to achieve the level of pollutants to the following standards.

Air Pollution Source Details

S No.	Air Pollution Source	Type of fuel	Stack no	Control Device	Height of Stack
1	1010x1, 630x2, 2250x2	Dual Fuel (HSD+PNG)	1...5	Sulphur Dioxide	As per EP Act, 1986

Emission Quality Standards

S No.	Stack no	Parameters	Standards
1	1....5	Sulphur Dioxide	As per applicable norms

In case of stoppage of functioning of air pollution control equipment, production has to be stopped immediately and this Board has to be intimated by fax/phone/email with a report in this regard to be dispatched immediately

(ii) The unit will not use any type of restricted fuel.

iii) Noise from the D.G. Set and other source(s) should be controlled by providing an acoustic enclosure as is required for meeting the ambient noise standards for night and day time as prescribed for respective areas/zones (Industrial, Commercial, Residential, Silence) which are as follows :-

Day time : from 6.00 a.m. to 10.00 p.m., Night time: from 10.00 p.m. to 6.00 a.m.

Standards for Noise level in db(A) Leq	Industrial Area	Commercial Area	Residential Area	Silence Zone
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	Day Time	Night Time	Day Time	Night Time	Day Time	Night Time	Day Time	Night Time
	75	70	65	55	55	45	50	40

4. Essential documents to be submitted by the Industry/Unit as Applicable :-

- (i) Environment Statement in Form-V of Environment (Protection) Rules, 1986.
 - (ii) Quarterly compliance report of the CCA, photograph of ETP/APCs/Waste Storage Area.
5. Competent Authority reserves the right to change/modify/add any time any condition of this CCA.
6. Unit has to comply with the following specific & general conditions. Non compliance of any provision of this CCA and provisions of the Water Act, Air Act and Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 will results in legal action under the aforesaid Acts and Rules.
7. In compliance to the G.O 1011/81-7-2021-09 (Writ)/2016 dated.13.10.2021 issued by Department of Environment, Forest and Climate Change, Uttar Pradesh. You are directed to develop Miyawaki Forest as per the SOP available at URL:-<http://www.upecp.in/TrainingSession.aspx> for ensuring timely compliance of this direction, you are hereby directed to submit a bank guarantee with minimum validity of one year of the amount equivalent to the sum of initial consent fees (Air and Water) or Rs. 50,000/- (Rs. Fifty Thousand Only) whichever is more, within 30 days from the date of issuance of this certificate. In case of non-compliance of this direction, your consent will be revoked by the Board.
8. If the unit uses the ground water and requires the permission from SGWA/CGWA for water abstraction then the industry will have to obtain No objection certificate for abstraction of ground water. It will be the responsibility of the industry to comply with the various conditions of the NOC obtained from the competent authority and submit to the Board, within 3 months time failing which CTO will be revoked.

General Conditions:-

1. The applicant shall get analysed the samples of effluent/emission/hazardous wastes at least once in a three month from the laboratory recognized by the MoEF and shall report to the UPPCB.
2. The applicant shall however, not without the prior consent of the Board bring into use any new or altered outlet for the discharge of effluent or gases emission or sewage waste from the unit.
3. Treated Industrial waste water and domestic waste water shall be disposed jointly at one disposal point. The applicant shall provide discharge measurement equipment at final disposal point.
4. The applicant shall strictly comply with conditions of this CCA and submit compliance report of stipulated conditions within 30 days of receipt of this CCA. If at any point of time, it is found that the industry is not complying with stipulated conditions or any further direction/instruction issued by the Board, legal action shall be initiated against the applicant.
5. The applicant shall maintain good house keeping. All valves/pipes/sewer/drains etc. must be leak-proof
6. The industry shall provide uninterrupted entry to the STP/ETP inlet and outlet points, Air Pollution Control equipment and stack for smooth sampling/monitoring of efficiency of pollution control systems.
7. The industry shall provide Inspection Book at the time of inspection to the Board's officials.
8. Whenever due to any accident or other unforeseen act or event, such emission occurs or is apprehended to occur in excess of standards laid down, such information shall be reported to the Board's offices and all other concerned offices. In case of failure of pollution control equipment, the production process connected to it shall be stopped with immediate effect.
9. The industry shall operate in a manner so that all emissions be emitted through designated chimney/stack only.
10. In case of any damage to the agriculture productivity, human habitation etc. by the operation of industry, it shall be imperative to stop production in the industry with immediate effect and such information shall be reported to Board's offices. The industry shall be liable to pay compensation also in such cases as decided by the Competent Authority.

11. The applicant shall apply before the 60 days of expiry of CCA or any change in production types/ production capacity/manufacturing process/capacity enhancement etc. or any change in effluent discharge point or emission point
12. The Board reserves the right to revoke/add/modify any stipulated condition issued along with CCA, as may be necessary.

Specific Conditions:-

1. The unit shall not abstract the ground water under any circumstances without prior permission from the CGWA/UPGWD. Water shall be obtained from legally permissible sources only. If the project fails to comply with this condition then this consent shall automatically stand revoked.
2. The Unit shall comply with various provisions of Air (Prevention and Control of Pollution) Act 1981 as amended, Water (Prevention and Control of Pollution) Act 1974 as amended and all other applicable rules notified under E.P. Act 1986.
3. The Unit shall dispose the hazardous waste through authorized recyclers/TSDF and comply with the provisions of Hazardous and Other Wastes (Management and Trans-boundary Movement) Amendment Rules, 2016 and The Solid Waste Management Rules, 2016.
4. The treated effluent/sewage shall be used for irrigation purposes as much as possible. The guidelines developed by the CPCB for the utilization of treated effluent for the irrigation purposes is available at the URL <http://cpcb.nic.in/NGT/Guidelines-UTE-Irrigation.pdf>.
5. The Unit shall comply with the provisions of notification dt.07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation, GOI.
6. The Unit shall submit the point wise compliance report of the CTO/CTE issued by the Board earlier and the audited balance sheet for the current year and the details of fees deposited during last three years within a month failing which consent would be deemed void.
7. At the site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
8. The Unit shall ensure proper operation and maintenance of Sewage Treatment Plant. Also independent flow meters, logbook and electric meter should be installed for Sewage treatment plant.
9. The Unit should be operated in such a way so that there is no adverse impact on public and environment.
10. The Unit shall develop proper green belt and rain water harvesting system as per guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and maneuvering arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
11. This consent is valid only for products and quantity mentioned above. The Unit shall obtain prior approval before making any modification in product/process /fuel/ Plant machinery failing which consent would be deemed void.
12. The Unit shall submit quarterly monitoring reports of treated effluent from a certified / approved laboratory under E.P. Act 1986.
13. The Unit will ensure the continuous and uninterrupted data supply from the OCEEMS to the CPCB server. The unit shall maintain strict supervision on fluctuations in operating parameters with respect to each treatment unit of the Effluent treatment plant.
14. If the CPCB or UPPCB issues the Closure order against the Unit this consent order stands automatically suspended for that period.
15. Unit shall install flow meters on inlet and final outlet of STP and maintain log book.
16. Project shall maintain records regarding generation & disposal of municipal solid waste and submit necessary permission from competent authority for disposal of solid waste generated in project.
17. At the Unit site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.

18. This consent is only valid for emission generated from DG Sets. Project shall obtain CTE before installing any other source of emission i.e. DG Sets etc.
19. The Unit shall abide by orders / directions issued by Hon'ble Supreme Court Hon'ble High Court, Hon'ble National Green Tribunal, Central Pollution Control Board and U.P Pollution Control Board for protection and safe guard of environment from time to time.
20. Unit shall comply with Board's OM dated 27-02-2020 regarding stringent norms in CEPI areas. 21. 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.
22. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) direction no. 53 and 62-65 and other direction issued time to time regarding use of cleaner fuel.
23. Unit shall operate and maintain/upgrade the air pollution control device in such manner that emission should be as per norms prescribed by CAQM.
24. For operation of DG sets during GRAP period unit shall comply with CAQM direction no. 55, 68 and 71.
25. Unit shall submit latest stack and ambient air quality monitoring report from NABL approved laboratory within one month.
26. Project shall ensure to maintain MLSS in aeration tank of STP.
27. The project shall comply all the conditions imposed in Board earlier CTE
28. Project Proponent shall also install digital water metres connected to central Concerned of UPPCB/CPCB.
- 29- Further, in respect of establishments having water supply from the local bodies and also extracting ground water, there should be separate digital metres in respect of both sources.
30. Project shall install Dual plumbing systems and recycling of treated gray water for toilet flushing, floor washing, gardening to reduce around 30% of fresh potable water requirement.

CEO-1

Copy to:

Regional Officer, UPPCB, Noida.

CEO-1



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



- स्वच्छता – देशसेवा में अपने परिवेश की स्वच्छता हेतु अपना सक्रिय योगदान सुनिश्चित करें
- संकल्प लें -एकल उपयोग प्लास्टिक उत्पाद जैसे कप, तश्तरी, चम्मच, स्ट्रॉ, ईयरबड्स आदि का उपयोग न हो एवं पर्यावरण अनुकूल विकल्पों जैसे कागज/पत्तों से बने दोने या कटलरी को प्राथमिकता दी जाय ।
- एकल उपयोग प्लास्टिक उत्पाद के प्रयोग को रोकने एवं प्लास्टिक बैग के बजाय कपड़े के थैले का उपयोग करने मात्र से 375 मिलियन टन ठोस (प्लास्टिक) कचरे का उत्सर्जन बचाया जा सकता है
- चक्रीय अर्थव्यवस्था (सर्कुलर इकोनॉमी) का समुचित कार्यान्वयन वर्ष 2030 तक लगभग 14 लाख करोड़ रुपये की अतिरिक्त बचत उत्पन्न कर सकता है | वेस्ट /अपशिष्ट फेंकने के पूर्व सोचें, ये किसी का संसाधन तो नहीं ...?
- अनुपयोगी इलेक्ट्रिक / इलेक्ट्रॉनिक उत्पाद को कचरे में फेंकने 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 |

**COPY OF STRUCTURAL SAFETY
CERTIFICATE**

JAMIA MILLIA ISLAMIA

(A Central University by an act of Parliament)

Faculty of Engineering and Technology

Maulana Mohamed Ali Jauhar Marg, Jamia Nagar, New Delhi-110025

Tele.: 26985227, 26981717 Ext. 2310, 2312, 2313, Tele Fax: 26981261

Department of Civil Engineering



Reference No. 2019/3116

Dated: 23.07.2019

TO WHOMSOEVER IT MAY CONCERN

SUBJECT:- Proof checking of submission drawings and design of proposed Group Housing project's 'Proposed Group Housing at Plot No-GH-01A, Sector-43, Noida-201303, Uttar Pradesh' for M/s Roseberry Estate LLP.

This is to certify that structural design and drawings submitted by M/s Walter P Moore for the proposed Group Housing project's 'Proposed Group Housing at Plot No-GH-01A, Sector-43, Noida-201303, Uttar Pradesh' is approved as per the drawings enclosed and floor area details as per the table below.

S.NO	DESCRIPTION	FLOORS	AREA (SQMT)
1	Tower-1	2B+P+36	36397.5
2	Tower-2	2B+P+36	28122.6
3	Tower-3	2B+P+36	28823.2
4	Tower-4	2B+P+36	37123.7
5	Tower-5	2B+P+36	36056.0
6	Tower-6	2B+P+36	37064.4
7	Tower-7	2B+P+45	39320.1
8	Community Centre/Club	2B+P+3	4967.0
9	Club-2	2B+P+2	827.0
10	Podium	P	29710.2
11	Basement-1	B1	36556.0
12	Basement-2	B2	37878.0
13	Meter Room/Guard Room	P	25.0
	TOTAL		352870.8

B – BASEMENT; P- PODIUM

Above Built-up Tower's Area have been checked and found to be conforming to relevant codes of practice as per the latest Indian standards. All the stipulated combination of load (static and dynamic) in horizontal & vertical lateral direction have been incorporated in the finite element analysis of structure. The design and drawing have checked and found to be satisfactory for Seismic zone IV. Hence they are approved.

Dr. Khalid Moin

(Professor)

Dr. KHALID MOIN

Professor

Deptt. of Civil Engineering

F/O Engineering & Technology

Jamia Millia Islamia

New Delhi-110025

COPY OF AAI NOC



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Roseberry Estate LLP

502-502A, 5th Floor, Narain Manzil, 23
Barakhamba Road, Delhi

Date: 12-03-2019

Valid Upto: 11-03-2027

No Objection Certificate for Height Clearance

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

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

NOC ID :	SAFD/NORTH/B/022519/374726
Applicant Name*	Rajat Pathak
Site Address*	GH 01A, Sector 43, Noida, Noida, Gautam Buddha Nagar, Uttar Pradesh
Site Coordinates*	77 21 00.76-28 33 27.27, 77 21 01.37-28 33 33.53, 77 21 05.93-28 33 30.35, 77 21 09.48-28 33 26.70, 77 21 10.02-28 33 32.99
Site Elevation in mtrs AMSL as submitted by Applicant*	199.5 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	389.5 M

*As provided by applicant

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

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

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

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

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

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

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

K. K. A. KABIR
14/03/19

" हिंदी पत्रों का स्वागत है ।"

के के ए कबीर / K. K. A. KABIR
महाप्रबंधक (वायु यातायात प्रबन्धन-उत्तरी क्षेत्र)/General Manager (ATM), NR
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
प्रचालन कार्यालय / Operational Offices
रंगपुरी, गुरुग्राम रोड, नई दिल्ली-37/Rangpuri, Gurugram Road, New Delhi-37



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

f. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 389.5 M (AMSL), as indicated in para 2.

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

h. The certificate is valid for a period of 8 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.

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

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

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

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

m. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction. Applicants also need to seek clearance from state Govt. as applicable, for sites which lies in the jurisdiction of unlicensed aerodrome as outlined in Rule 13 of GSR751 (E)

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

o. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

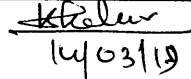
Chairman NOC Committee

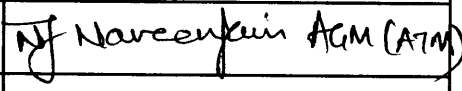
Region Name: NORTH

Address: General Manager Airports Authority of India, Regional Headquarter, Northern Region, Operational Offices, Gurgaon Road, New Delhi-110037

Email ID: noc_nr@aai.aero

Contact No: 011-25653551


14/03/19
के के ए कबीर / K. K. A. KABIR
महानिदेशक (वायु यातायात प्रबन्धन-उत्तरी क्षेत्र) / General Manager (ATM), NR
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
प्रचालन कार्यालय / Operational Offices
रंगपुरी, गुरुग्राम रोड, नई दिल्ली-37 / Rangpuri, Gurugram Road, New Delhi-37

Name / Designation / Sign with Date	
Prepared By :	 Naveen Kumar AGM (ATM)
Verified By :	

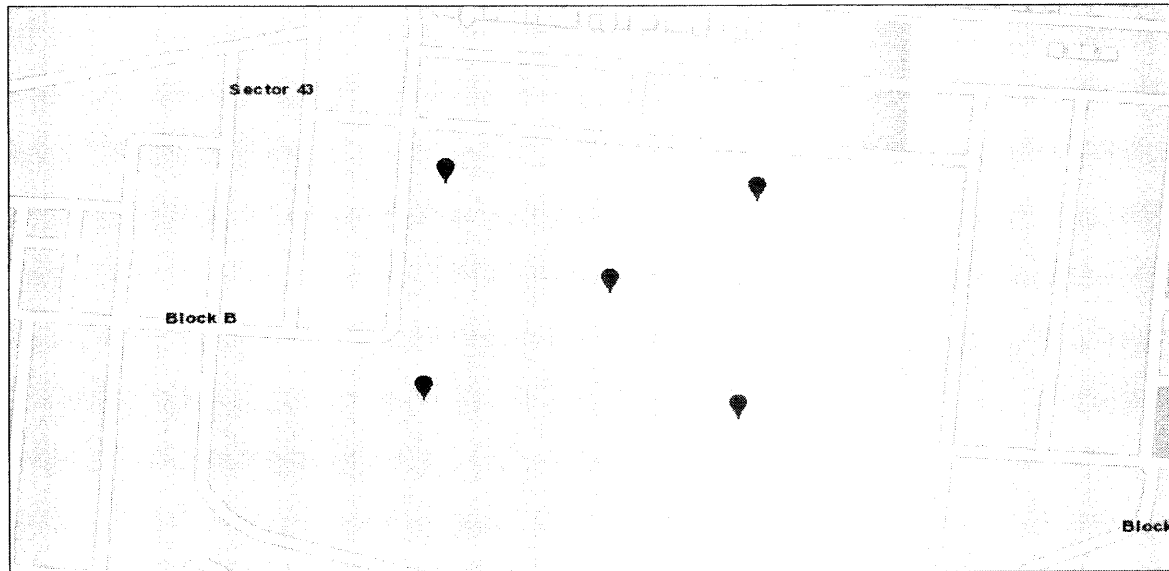
क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566
Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566

" हिंदी पत्रों का स्वागत है । "

Distance From Nearest Airport And Bearing

Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
I.G.I Airport	23330.11	91.5
Jewar	49092.57	328.16
Meerut	49738.16	218.25
Rohini Heliport	35657.61	125.54
Safdarjung Airport	14316.06	100.02
NOCID	SAFD/NORTH/B/022519/374726	

Street view

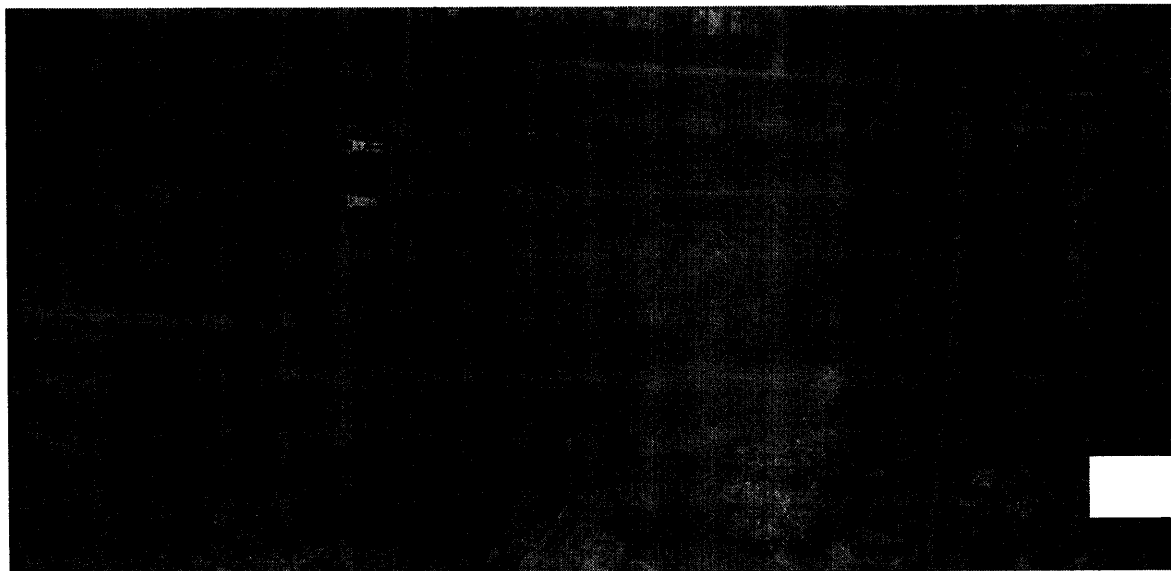


February 25, 2019

0 0.05 0.1 0.12 mi
0 0.05 0.1 0.2 km
Source: Esri, DeLorme, Garmin, USGS, Imagery, DigitalGlobe, GeoEye, Earthstar (NGI), The CNES/Airbus/Royal Holloway, GeoEye, AeroGRID, IGN, and the GIS User Community

AN

Satellite View



February 25, 2019

0 0.05 0.1 0.12 mi
0 0.05 0.1 0.2 km
Source: Esri, DeLorme, Garmin, USGS, Imagery, DigitalGlobe, GeoEye, Earthstar (NGI), The CNES/Airbus/Royal Holloway, GeoEye, AeroGRID, IGN, and the GIS User Community

AN

**COPY OF SANCTION LETTER
FROM NOIDA AUTHORITY**

नवीन ओखला औद्योगिक विकास प्राधिकरण

मुख्य प्रशासनिक भवन सेक्टर-6 नोएडा(उ0प्र0)

संख्या - नौएडा/मु0वा0नि0/III - 305/2021/ 1181

दिनांक:- 08-01-2021

सेवा में,

M/s. ROSEBERRY ESTATE LLP

Flat No. 502, 5th, Floor,

23 Barakhamba Road, Narain Manzil,

New Delhi - 110001

आपके प्रार्थना पत्र दिनांक 24.12.2020 के संदर्भ में उप विभाजित ग्रुप हाऊसिंग भूखण्ड संख्या जी0एच0 - 01ए, सैक्टर - 43, नौएडा पर निम्नलिखित शर्तों/प्रतिबन्धों के साथ भवन मानचित्र की स्वीकृति प्रदान की जाती है:-

1. यह मानचित्र स्वीकृति की दिनांक से अधिकतम 5 वर्ष (निर्माण अवधि होने की दशा में) तक वैध है।
2. मानचित्रों की इस स्वीकृति से इस भूखण्ड से सम्बन्धित किसी भी शासकीय निकाय जैसे (नगरपालिका, नौएडा प्राधिकरण) किसी अन्य व्यक्ति का अधिकार तथा स्वामित्व किसी प्रकार से भी प्रभावित(एफेक्टेड) नहीं माना जायेगा।
3. भवन मानचित्र जिस प्रयोजन हेतु स्वीकृत कराया गया है केवल उसी प्रयोग में लाया जायेगा।
4. यदि भविष्य में विकास कार्य हेतु कोई विकास व्यय माँगा जायेगा तो वह किसी बिना आपत्ति के देय होगा।
5. दरवाजे व खिड़कियाँ इस तरह से लगाये जायेंगे कि जब वह खुले तो उसके पल्ले किसी सरकारी भूमि या सड़क की ओर बढ़ाव(प्रोजेक्टेड) न हों।
6. बिजली की लाईन से पाँच फुट के अन्दर कोई निर्माण कार्य न किया जायेगा।
7. आबंटी संस्था/उप पट्टा धारक द्वारा भवन सामग्री भूखण्ड के सामने रखने से सड़क पर यातायात अवरुद्ध नहीं होना चाहिए।
8. स्वीकृत मानचित्रों का एक सैट निर्माण स्थल पर रखना होगा ताकि उसकी मौके पर कभी भी जाँच की जा सके तथा निर्माण कार्य स्वीकृत मानचित्रों के स्पेसीफिकेशन नौएडा भवन नियमावली के नियमों के अनुसार ही कराया जायेगा।
9. सड़क पर अथवा बैंक लेन में कोई रेम्प अथवा स्टैप्स नहीं बनाये जायेंगे। वह कार्य अपनी ही भूमि पर करें।
10. यह मानचित्र स्वीकृति की दिनांक से अधिकतम 5 वर्ष की अवधि तक वैध रहेगा बशर्ते पट्टेदार को पट्टे के अधिकार उपलब्ध हों अथवा उसको पुनर्जीवित करा लिया हो। पट्टे के अधिकार उपलब्ध/पुनर्जीवित न होने की दशा में मानचित्र की वैधता, पट्टे की वैधता तिथि तक समझा जायेगा।
11. आबंटी को अधिभोग प्रमाण पत्र हेतु आवेदन करते समय सम्बन्धित विभाग से नियमानुसार समयवृद्धि पत्र प्राप्त कर प्रस्तुत करना होगा।
12. आबंटी/उप पट्टा धारक द्वारा सीवर एवं ड्रेनेज आदि का कनेक्शन प्राधिकरण के ट्रंक सीवर/ड्रेन में करने से पूर्व वर्क सर्किल को सूचित किया जायेगा एवं कनेक्शन के उपरान्त जंक्शन का मैन होल(Manhole) उप पट्टा धारक द्वारा स्वयं के व्यय पर निर्मित किया जायेगा। यदि प्राधिकरण की सड़क आदि उक्त कार्य में क्षतिग्रस्त होती है तो उसको भी आबंटी संस्था/उप पट्टा धारक द्वारा निर्माण/मरम्मत करानी होगी।
13. आबंटी/उप पट्टा धारक द्वारा सीवर ड्रेनेज इन्वर्ट प्राधिकरण के ट्रंक सर्विसेस के इन्वर्ट से मिलान(मैच) करने होंगे। यदि टेम्परेरी या परमानेंट पम्पिंग की आवश्यकता पड़ती है तो उसे उप पट्टा धारक द्वारा अपने व्यय पर किया जायेगा।
14. आबंटी/उप पट्टा धारक द्वारा जल की व्यवस्था अपने स्रोतों से प्राधिकरण की वाटर लाईन संचालित होने तक, अपने व्यय पर करनी होगी। जल की व्यवस्था होने के उपरान्त तदनुसार आवश्यक कार्यवाही हेतु आबंटी संस्था/उप पट्टा धारक को अवगत करा दिया जायेगा। उक्त के कारण यदि डिजाइन में संशोधन होता है तो आबंटी संस्था द्वारा संशोधित ड्राईंग/डिजाइन प्राधिकरण से अनुमोदित कराना होगा।

15. भूखण्ड/परिसर के अन्दर इलैक्ट्रीकल नेटवर्क एवं विद्युत लोड प्राधिकरण के मानकों के अनुरूप होने की सूचना विद्युत सर्किल से प्राप्त करना होगा।
16. वर्क सर्किल द्वारा बाहरी ड्रेनेज के लिए जो लेवल आबंटी संस्था/उप पट्टा धारक को उपलब्ध कराये जायेगा, उसके अनुरूप प्लान को तैयार कर प्राविधान करने होंगे।
17. पर्यावरण, अग्निशमन विभाग द्वारा निर्गत निर्देशों के अनुरूप व्यवस्था सुनिश्चित करनी होगी।
18. आबंटी संस्था/उप पट्टा धारक द्वारा भवनों की ऊँचाई हेतु एअरपोर्ट प्राधिकरण से नियमानुसार अनापत्ति प्रमाण पत्र प्राप्त कर प्रस्तुत करना होगा।
19. ग्रीन, ओपेन स्पेस, ग्राऊण्ड कवरेज, एफ०ए०आर०, सैटबेक, भवन की ऊँचाई आदि पर मास्टर प्लान भवन विनियमावली(यथा संशोधित), योजना के ब्रोशर, आबंटन, पट्टा प्रलेख में दिये गये नियमों/विनियमों का अनुपालन सुनिश्चित किया जायेगा।
20. भविष्य में प्राधिकरण द्वारा कोई भी फीस/शुल्क माँगे जाने पर आबंटी संस्था द्वारा देय होगा।
21. आबंटी संस्था/ उप पट्टा धारक को प्राधिकरण/अन्य स्थानिय निकाय द्वारा समय-समय पर निर्धारित अनुसूचना शुल्क/उपयोग व्यय वहन करने होंगे।
22. सव-डिविजन रेगुलेशन तथा समय-समय पर जारी अन्य रेगुलेशन का अनुपालन सुनिश्चित करना होगा।
23. स्थल पर निर्माण कार्य शुरू आरम्भ करने के पूर्व पर्यावरण एवं वन मंत्रालय भारत सरकार के केन्द्रीय भू-गर्भ जल प्राधिकरण द्वारा विज्ञापित अधिसूचना संख्या 1067 दिनांक 14.9.06 में निहित प्राविधानों, इसमें समय-समय पर संशोधनों तथा उक्त मंत्रालय द्वारा अपेक्षित अन्य व्यवस्थाओं / निर्देशों के अनुसार पर्यावरण मूल्यांकन अनापत्ति प्रमाण पत्र भवन प्रकोष्ठ में प्रस्तुत करना अनिवार्य है तथा यह स्वीकृति मात्र यथावश्यक विभिन्न विभागों से एवं पर्यावरण सम्बन्धित अनापत्ति प्राप्त करने हेतु ही अनुमत्य होगी, अनापत्ति प्रमाण पत्र करने के पूर्व यदि स्थल पर किसी प्रकार का कोई निर्माण कार्य आरम्भ कराया जाता है तो नौएडा भवन विनियमावली के अनुसार कार्यवाही की जायेगी।
24. सन्दर्भित योजना में दर्शाये गये सभी प्रकार के भवन निर्माण किये जाने से पूर्व प्रत्येक भवन का उसके निर्धारित उपयोग के अनुसार नौएडा भवन विनियमावली-2010(यथा संशोधित सुसंगत प्रभावी प्राविधानों सहित)के अनुसार निर्धारित शुल्क प्रक्रिया के अन्तर्गत आवश्यक अभिलेखों तथा विस्तृत मानचित्रों के साथ पृथक से आवेदन कर पूर्ण स्वीकृति प्राप्त करनी होगी।
25. पंजीकरण एवं आबंटन पुस्तिका एवं लीज़ डीड की शर्तों एवं नियमों के अनुसार आवेदक को परियोजना पूर्ण करने हेतु निर्धारित समयावधि एवं न्यूनतम निर्धारित वित्तीय परिचय के साथ परियोजना पूर्ण करनी होगी।
26. सभी प्रकार के विकास कार्य एवं अवस्थापना सुविधायें तथा भवनों का निर्माण कार्य समय-समय पर शासकीय नीति/निर्देशों, बी.आई.एस. /आई०एस० के लागू सुसंगत कोड एवं मानकों के अनुरूप किया जायेगा। तदोपरान्त आवेदन करने के साथ नियमानुसार उनका कम्प्लीशन सर्टिफिकेट प्राप्त करने के उपरान्त ही अधिभोग में लाया जायेगा।
27. परियोजना के सम्पूर्ण परिसर एवं उसके भीतर निर्मित सभी भवनों में शारीरिक रूप से अक्षम एवं असक्त व्यक्तियों के लिए आवश्यक सुविधायें एवं सुगम्यता के दृष्टिगत अवरोधमुक्त परिसर के रूप में विकास एवं निर्माण किया जायेगा।
28. परियोजना के समस्त भवनों का निर्माण, अन्तरिक एवं बाह्य विकास कार्य, अवस्थापना सुविधायें, जन सेवार्य एवं सामुदायिक सुविधायें आदि का विकास पूर्ण करने पर आने वाला समस्त व्यय आवेदक को स्वयं वहन करना होगा जिसमें देय समस्त शुल्क, चार्ज, टैक्स, लेबी आदि (यथा लागू)भी सम्मिलित है।
29. गुणवत्तापूर्वक उच्चस्तरीय ढंग से परियोजना के क्रियान्वयन अवधि के समय तथा उसके उपरान्त अनुसूचना, संचालन आदि के सम्बन्ध में नौएडा प्राधिकरण, स्थानीय प्रशासन, उत्तर प्रदेश शासन, सक्षम न्यायालय आदि के अन्य नीतिगत निर्णयों/निर्देशों का अनुपालन अनिवार्य रूप से आवेदक को करना होगा।
30. सन्दर्भित योजना में भूजल की अनधिकृत निकासी एवं दुरुपयोग नहीं किया जायेगा एवं प्रश्नगत क्षेत्र की हाइड्रोलोजी के दृष्टिगत रेनवाटर हार्वेस्टिंग/भू-जल दोहन की व्यवस्था केन्द्रीय भू-जल परिषद अथवा उत्तर प्रदेश भू-जल विभाग के प्राविधानों के अन्तर्गत करना होगा।
31. योजना में भवन निर्माण हेतु जलापूर्ति के लिए किसी भी दशा में भू-जल दोहन केन्द्रीय भू-जल प्राधिकरण से अनापत्ति पत्र प्राप्त किये बिना नहीं किया जायेगा।

32. योजना में भवन निर्माण हेतु जलापूर्ति के लिए नोएडा प्राधिकरण से जल की व्यवस्था सुनिश्चित करनी होगी।
33. सम्पूर्ण परिसर एवं उसके भीतर निर्मित सभी भवनों में शासन की नीति के अनुसार ऊर्जा संरक्षण एवं वैकल्पिक ऊर्जा का उपयोग, जलापूर्ति वितरण व्यवस्था एवं भूमिगत जल के उपयोग, जल संरक्षण एवं पुनर्वितरण, वर्षा जल संचयन, परिस्थितिकी एवं पर्यावरण संरक्षण, भूमि खुदाई एवं उत्खनन, वृक्षारोपण/लैंड स्केपिंग एवं सामाजिक वानिकी, सीवेज डिस्पोजल एवं सॉलिड वेस्ट मैनेजमेन्ट आदि की व्यवस्था सम्बन्धित शासकीय विभागों की गाइड लाइन्स/ मानकों/नियमों/शर्तों एवं उनकी अनापत्ति प्रमाण-पत्र के निर्देशों के अनुसार करनी होगी।
34. सन्दर्भित योजना में प्रस्तावित टॉवर का आकार, क्षेत्रफल, ऊँचाई, तलो की संख्या, हरित क्षेत्रफल, पार्किंग क्षेत्रफल प्रतीकात्मक रूप से दर्शाये गये हैं। इनमें प्रथक-प्रथक योजनाओं में बदलाव विस्तृत भवन मानचित्र स्वीकृति के समय भवन विनियमावली के अनुरूप अनुमन्य किया जायेगा।
35. ब्रोशर, पट्टा प्रलेख, उप पट्टा प्रलेख, उप पट्टा प्रलेख, महायोजना, भवन विनियमावली आदि के यथा संशोधित आदि के अध्यावधिक नियम, शर्तों प्रतिबन्धों के प्रावधान इस स्वीकृति पर भी लागू माने जायेंगे।
36. सम्पूर्ण परिसर में विद्युत सुरक्षा, अग्निशमन सुरक्षा, आपदा प्रबन्धन, भूकम्परोधी निर्माण एवं स्ट्रक्चरल सेफ्टी/स्टैबिलिटी, 30 मीटर से ऊँचे भवनों हेतु एयरपोर्ट अथॉरिटी आदि के मानकों एवं सम्बन्धित विभागों की गाइड लाइन्स/मानकों/नियमों/शर्तों/शासनादेशों एवं उनकी अनापत्ति प्रमाण पत्र के निर्देशों का अनुपालन समस्त विकास कार्य एवं भवनों के निर्माण तथा अवस्थापना सुविधाओं के विकास में किया जायेगा।
37. सम्पूर्ण परिसर एवं उसके भीतर निर्मित सभी भवनों में शासन की नीति के अनुसार ऊर्जा संरक्षण एवं वैकल्पिक ऊर्जा का उपयोग, जलापूर्ति वितरण व्यवस्था एवं भूमिगत जल के उपयोग, जल संरक्षण एवं पुनर्वितरण, वर्षा जल संचयन, परिस्थितिकी एवं पर्यावरण संरक्षण, भूमि खुदाई एवं उत्खनन, वृक्षारोपण/लैंड स्केपिंग एवं सामाजिक वानिकी, सीवेज डिस्पोजल एवं सॉलिड वेस्ट मैनेजमेन्ट आदि की व्यवस्था सम्बन्धित शासकीय विभागों की गाइड लाइन्स/मानकों/नियमों/शर्तों एवं उनकी अनापत्ति प्रमाण-पत्र के निर्देशों के अनुसार करनी होगी।
38. सम्पूर्ण परिसर एवं उनके भीतर निर्मित सभी विकास कार्यों, सामुदायिक एवं जन सुविधाएँ, आवस्थापना सुविधाएँ, सभी स्ट्रक्चर, सभी प्रकार के भवनों आदि का गुणवत्ता के साथ विकास, निर्माण, परिचालन, रख-रखाव, अनुसूचना आवेदक संस्था को स्वम करना होगा। इस सम्बन्ध में नोएडा प्राधिकरण एवं शासन द्वारा समय-समय पर नीतिगत निर्णय एवं निर्देशों का पूर्णतया पालन करना होगा।
39. सम्पूर्ण परिसर के भीतर निर्मित परिसर/भवन/स्ट्रक्चर/सामुदायिक एवं जन सुविधाओं/उपयोग आधारित क्रियाओं आदि का उप विभाजन, सब लीज, सब लेटिंग आदि आवेदक संस्था द्वारा आबंटन नियमावली, पट्टा प्रलेख, नोएडा प्राधिकरण के नियमों व नितियों, भवन विनियमावली - 2010, नोएडा महायोजना - 2031 (यथा संशोधित एवं प्रभावी) के प्राविधानों के अन्तर्गत बिना प्राधिकरण के यथावश्यक पुर्वानुमति प्राप्त किये आवेदक द्वारा नहीं किया जाएगा।
40. परिसर में प्रस्तावित हरित क्षेत्रफल एवं वृक्षों का रखरखाव गुणवत्तापूर्वक आबंटी संस्था/उप पट्टा धारक को स्वयं अपने व्यय पर करना होगा।
41. उ0प्र0 रेरा एवं अपार्टमेंट्स के निर्माण के सन्दर्भ में उत्तर प्रदेश अपार्टमेंट (Promotion of Construction, ownership & Maintenance) एक्ट, 2010; नियम व उपविधि तथा इसके अधीन जारी निर्देशों का अनुपालन सुनिश्चित करना होगा।
42. आबंटी/उप पट्टा धारक को ग्रीन भवन हेतु आई0जी0बी0सी/लीड/ब्यूरो ऑफ इनर्जी एफिशियेंसी द्वारा हर तीन वर्षों में आज्ञा पूर्ति प्रमाण पत्र प्राप्त कर प्रेषित करना होगा। अगर उसके द्वारा यह प्रमाण पत्र प्राधिकरण में प्रेषित नहीं किया जाता है तो एक माह के नोटिस पर प्राधिकरण द्वारा उसको निःशुल्क प्रदत्त एफ.ए.आर. का प्रशमन शुल्क क्रय योग्य एफ.ए.आर. का 200% की दर से वसूल किया जायेगा।
43. संदर्भित योजना में विभिन्न न्यायालयों में लम्बित याचिकाओं पर माननीय न्यायालयों द्वारा पारित आदेशों को अनुपालन सुनिश्चित करना होगा।
44. सभी प्रस्तुत की गयी/की जाने वाली अनापत्ति प्रमाण पत्र यथा - स्ट्रक्चर स्टेबिलिटी, अग्निशमन, एयर पोर्ट अथॉरिटी से अनापत्ति पत्र, अदेयता प्रमाण पत्र आदि में अंकित सभी प्रतिबन्धों एवं शर्तों का यथावत अनुपालन किये जाने का उत्तरदायित्व आबंटी संस्था/उप पट्टा धारक का होगा।

45. पार्किंग की व्यवस्था परिसर के भीतर ही करना सुनिश्चित करेंगे। सड़क पर किसी भी प्रकार की पार्किंग नहीं करेंगे। उल्लंघन करने की दशा में आवंटी संस्था के विरुद्ध नियमानुसार कार्यवाही की जायेगी।
46. आबंटी/उप पट्टा धारक को परिसर के अन्दर ही सॉलिड वेस्ट के निस्तारण हेतु सॉलिड वेस्ट मैनेजमेंट प्लांट स्थापित करना होगा।
47. आबंटी/उप पट्टा धारक को अधिभोग प्रमाण पत्र हेतु आवेदन करते समय सम्बन्धित विभाग से नियमानुसार समयवृद्धि पत्र प्राप्त कर प्रस्तुत करना होगा।

माननीय राष्ट्रीय हरित अधिकरण, नई दिल्ली में ओ०ए० संख्या 21/2014 में अलग-अलग तिथियों में पारित आदेशों के अनुपालन के क्रम में मुख्य सचिव, कार्यालय उ०प्र० शासन के पत्रांक 1760/पी०एस०एम०एस०/2016 दिनांक 18.11.2016 तथा विशेष सचिव, पर्यावरण विभाग, उ०प्र० शासन के पत्रांक संख्या 3595/नौ-5-206-29रिट/2014 दिनांक 08.11.2016 से जारी निर्देशों के अनुपालनार्थ निर्माण प्रक्रिया से जनित वायु प्रदूषण की रोकथाम हेतु निम्न शर्तों का अनुपालन करना होगा:-

- Every builder/owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including builder, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.
- Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- Every owner and/or builder shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- It shall be the responsibility of every builder to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- All builders/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- Wind breaking walls around construction site.
- All builders shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the builders and transporters.
- Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- The entry and exit points design is very important as it should not disturb the existing traffic.
- Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- Life of vehicle should be inspected to avoid further air pollution.
- Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters

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(DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).

- Green belt creation will also act as a mitigating factor.

- उप विभाजित भूखण्ड का क्षेत्रफल = 44310.00 वर्ग मी0
- अनुमन्य भू-आच्छादित क्षेत्रफल @40% = 17724.00 वर्ग मी0
- अनुमन्य एफ.ए.आर.@3.50 = 155085.00 वर्ग मी0
- ग्रीन बिल्डिंग के लिए अनुमन्य एफ0ए0आर0 का अतिरिक्त 5% एफ0ए0आर0 = 7754.25 वर्ग मी0
- ग्रीन बिल्डिंग के लिए अतिरिक्त 5% एफ0ए0आर0 के साथ कुल अनुमन्य एफ0ए0आर0 (155085.00 + 7754.25) = 162839.25 वर्ग मी0 (3.67)

प्रस्तावित क्षेत्रफल का तलवार विवरण निम्नानुसार है:-



तल	अनुमन्य क्षेत्रफल (वर्ग मी0)	प्रस्तावित एफ0ए0आर0 क्षेत्रफल (वर्गमी0)
भूतल	17724.00	3115.26
प्रथम तल	शेष एफ0ए0आर0	6473.81
द्वितीय तल		6653.45
तृतीय तल		5943.45
चर्तुथ तल		5424.91
पंचम तल		5413.22
छटवां तल		5413.22
सातवां तल		5413.22
आठवां तल		5424.91
नौवा तल		5413.22
दसवां तल		5413.22
ग्यारहवां तल		5413.22
बारवां तल		5424.91
तेरहवां तल		5413.22
चौदहवां तल		5413.22
पन्द्रहवां तल		5413.22
सोलहवां तल		5424.91
सत्रहवां तल		5413.22
अठरहवां तल		5413.22
उन्नीसवां तल		5413.22
बीसवां तल		4947.00
इकीसवां तल		5413.22
बाइसहवां तल		5413.22
तेइसहवां तल		5413.22
चौबीसहवां तल		5424.91
पच्चीसवां तल		5413.22
छबीसवां तल		5413.22
सत्ताइसवां तल		5413.22
अठाइसवां तल		1593.72
उन्नतीसवां तल		1593.72
तीसवां तल		1489.17


इक्तीसवां तल		1593.72
बत्तीसवां तल		1408.80
तैतीसवां तल		1408.80
चौतीसवां तल		1408.80
छत तल		499.87
कुल एफ.ए.आर. (5% हरित बिल्डिंग सहित)	1,62,839.25	1,62,692.08 (ए)
नॉन एफओएओआरओ		
तहखाना(स्टैक पार्किंग)/	सेटबैक छोड़ने के पश्चात शेष क्षेत्रफल (पार्किंग/सर्विसेज हेतु)	35056.72 (बी)
पोडियम(सामान्य पार्किंग)	7.50 मी० भूखण्ड के चारों ओर छोड़े जाने के पश्चात शेष क्षेत्रफल	21892.18 (सी)
सेवा क्षेत्रफल @15%	23262.75	23059.14 (डी)
कुल प्रस्तावित क्षेत्रफल (ए + बी + सी + डी + सहित)	= 1,62,692.08 + 35,056.72 + 21,892.18 + 23,059.14 = 2,42,700.12 वर्ग मी०	

प्रस्तावित भू-आच्छादन क्षेत्रफल = 10227.19 वर्ग मी० (23.08%)
 प्रस्तावित एफओएओआरओ(5% हरित बिल्डिंग सहित) = 1,62,692.08 वर्ग मी० (3.67%)

भवदीय

Map for proposed Building is per Bye
 Laws. Submitted for approval please.

 Asslt. Arch
 Architect


 (इशतियाक अहमद)
 महाप्रबन्धक (नियोजक)
 नौएडा
 (इशतियाक अहमद)
 महाप्रबन्धक (जियोजब)
 नौएडा

- सेक्रेट्री, स्टेट लेवल एन्वारमेन्ट इम्पेक्ट एसिसमेंट अथोरिटी, उ०प्र०, डायरेक्टरेट ऑफ एनवायरमेन्ट, डॉ० भीमराव अम्बेडकर पर्यावरण परिसर, विनीत खण्ड - 1, गोमती नगर, लखनऊ - 226010, उ०प्र० को सादर सूचनार्थ ।
- सहा० महाप्रबन्धक (ग्रुप हा०) को सूचनार्थ ।
- मै० शिप्रा ईस्टेट लि०, फ्लैट सं०-502, 502ए, पाचवां तल 23 बारहखम्बा रोड, नारायन मंजिल, नई दिल्ली-110001 को सूचनार्थ ।

COPY OF FIRE NOC

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

यूआईडी संख्या : UPFS/2020/23845/GBN/GAUTAM BUDDH NAGAR/7220/JD

दिनांक : 21-10-2020

प्रमाणित किया जाता है कि मेसर्स **ROSEBERRY ESTATE LLP** पता **GH-01A, Sector-43, Sector-43, Noida** तहसील

- **Dadri** प्लॉट एरिया **44310.00 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **185747.49** (वर्गमीटर), ब्लॉकों की संख्या **14**

जिसमें

ब्लॉक/टॉवर	प्रत्येक ब्लॉक में तलों की संख्या	बसेमेन्ट की संख्या	ऊँचाई
Tower 1	28	1	86.15 mt.
Tower 2	28	1	86.15 mt.
Tower 3	28	1	86.15 mt.
Tower 4	28	1	84.80 mt.
Tower 5	28	1	84.80 mt.
Tower 6	28	1	84.80 mt.
Tower 7	28	1	84.80 mt.
Tower 8	28	1	84.80 mt.
Tower 9	35	1	105.45 mt.
Tower 10	35	1	105.45 mt.
Community Hall	3	1	15.60 mt.
Commercial Shopping	3	1	12.75 mt.
Nursery School	4	1	15.45 mt.
Dispensary	4	1	14.80 mt.

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

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा।"

Note : As per the recommendations made by FSO, CFO and DDT MRT ZONE provisional NOC is being approved with condition that at least one Internal staircase must be provided out of two External staircases.



निर्गत किये जाने का दिनांक : 26-10-2020

स्थान : LUCKNOW

हस्ताक्षर - (डिजिटल रूप से हस्ताक्षरित)

ARVIND KUMAR

57A490F0117CC93F7DEBC709C4B04C4D42A1B931

26-10-2020

Note:- Kindly check the authentication of NOC by verifying the UID at departmental portal of UP Fire Service.

LAND OWNERSHIP DOCUMENTS



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Base Certificate No. : IN-UP04007243841198P
 Certificate No. : IN-UP04072037169443Q
 Certificate Issued Date : 18-Jan-2018 04:36 PM
 Account Reference : SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
 Unique Doc. Reference : SUBIN-UPUPSHCIL0104901809073782Q
 Purchased by : ROSEBERRY ESTATE LLP
 Description of Document : Article 35 Lease
 Property Description : PLOT NO. GH-01A, SECTOR-43, NOIDA, U.P.
 Consideration Price (Rs.) :
 First Party : NOIDA
 Second Party : ROSEBERRY ESTATE LLP
 Stamp Duty Paid By : ROSEBERRY ESTATE LLP
 Stamp Duty Amount(Rs.) : 2,11,96,500
 (Two Crore Eleven Lakh Ninety Six Thousand Five Hundred only)



Please write or type below this line

For Roseberry Estate LLP

Authorised Signatory

दीपचन्द्र
वरिष्ठ सहायक
नोएडा

UP 0005192812

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website 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.

SHIL



For Roseberry Estate LLP

Authorized Signatory

Page 2
Date: 01/01/2020

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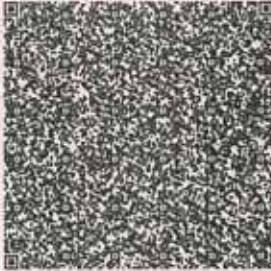
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP04007243841198P
Certificate Issued Date	: 29-Dec-2017 06:12 PM
Account Reference	: SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0104824268529619P
Purchased by	: ROSEBERRY ESTATE LLP
Description of Document	: Article 35 Lease
Property Description	: PLOT NO. GH-01A, SECTOR-43, NOIDA, U.P
Consideration Price (Rs.)	:
First Party	: NOIDA
Second Party	: ROSEBERRY ESTATE LLP
Stamp Duty Paid By	: ROSEBERRY ESTATE LLP
Stamp Duty Amount(Rs.)	: 19,23,09,845 (Nineteen Crore Twenty Three Lakh Nine Thousand Eight Hundred And Forty Five only)



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दीपचन्द
वरिष्ठ सहायक
नौएडा

For Roseberry Estate LLP
Authorised Signatory

UP 0005191071

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SHIL



Authorised Signatory
For Ministry, State L.P.

1981

LEASE DEED

This Lease Deed made on 19th day of January, 2018 (Two thousand and Eighteen) 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 Roseberry Estate LLP**, a Special Purpose Company, within the meaning of Companies Act, 1956 having its registered office at **502-502-A, 5th Floor, Narain Manzil, 23 Barakhamba Road, New Delhi** through Authorized signatory **Sh. AMIT WALIA** R/o STD.-608, Sun Tower, Shipra Sun City, Indrapuram , Ghaziabad Director of the company, duly authorized by the board of Directors vide Resolution dated 23.12.2017 (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-1A, SECTOR-43 (SUB DIVIEDED PLOT OF GH-1, SECTOR-43)** on the terms and conditions hereinafter appearing for the purpose of constructing Residential Flats according to the set backs and building plan approved by the lessor.

AND WHEREAS the Lessor has through a Sealed Two-Bid tender System awarded to the CONSORTIUM CONSISTING OF- **M/S SHIPRA ESTATE LTD. (LEAD MEMBER), M/s Roseberry Developers Pvt. Ltd. (Relevant Member), M/s APACE Properties Pvt. Ltd. (Relevant Member), M/s Verve Homes Pvt. Ltd. (Relevant Member) & M/s Regalia Properties Pvt. Ltd. (Relevant Member)** lessee the plot No. GH-1, Sector-43, Noida after fulfilling the terms and conditions prescribed in the brochure of group housing scheme code no- **GH-2016-17-(Group Housing-1)** and its corrigendum, vide Reservation/Allotment Letter No. NOIDA/Commercial/2016/1930 dated 26th August, 2016 & 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 approved the Sub division of Group Housing **Plot No-GH-01, Sector-43 as GH-1A, Sector- 43 (admeasuring to 44310 Sqmt.), GH-1B, Sector-43 (admeasuring to 41145 Sqmt.) & GH-1C, Sector- 43 (admeasuring to 41145 Sqmt.)** and the name of the status of **M/s Roseberry Estate LLP** as special purpose company, of the request of consortium member (as mentioned above), in accordance with the clause C (7) of the brochure of the scheme, to develop and marketing the project on demarcated **Plot No-GH-1A, Sector-43, NOIDA measuring 44310 Sqmt.** vide letter No. Noida/GHP/GH-1A/43/2018/204 Dated 15 January, 2018

दीपचन्द
वरिष्ठ सहायक
नौएडा

For Roseberry Estate LLP
Authorised Signatory

पट्टा विलेख(30 वर्ष से अधिक)

प्रतिफल- 3465041920 स्टाम्प शुल्क- 213506345 बाजारी मूल्य - 3465042000 पंजीकरण शुल्क - 20000 प्रतिलिपिकरण शुल्क - 120 योग : 20120

श्री मेसर्स रोजबेरी एस्टेट एलएलपी द्वारा अमित वालिया,
पुत्र श्री एच सी वालिया
व्यवसाय : नौकरी
निवासी: एसटीडी-608 सन टावर शिप्रा सनसिटी इन्द्रापुरम गाजियाबाद



ने यह लेखपत्र इस कार्यालय में दिनांक 19/01/2018 एवं 03:33:25
PM बजे
निबंधन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

19/01/2018
पूनम सिंह
उप निबंधक : सदर तृतीय
गौतम बुद्ध नगर

प्रिंट करें



AND WHEREAS at the inception allotment was made in the name of Consortium members in which M/s. Shipra Estate Limited was the lead member and subsequently in accordance with the allotment letter consortium member companies have decided and formed Special Purpose Companies (SPC).

AND WHEREAS the lessor approved the name and status of Special Purpose Company (SPC) on the request of consortium members as mentioned in accordance with the allotment vide letter No. NOIDA/Commercial/2016/1930 dated 26th August, 2016

AND WHEREAS the Lessor has agreed to demise and the Lessee has agreed to take on lease the plot on the terms and conditions as mentioned in allotment letter which clearly states that sub division of allotted plot is permissible and that the area of each such sub divided plot should not be less than 20,000 sqr mtrs and further the said sub division should be in accordance with the planning norms of the NOIDA.

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

AND WHEREAS the Lessor and Lessee has agreed that Lead Member shall remain the single largest share holder having at least 30% share in the consortium however, the shareholding of the lead member in the consortium shall remain at least 30 % till the temporary occupancy/ completion certificate of at least one phase of the project is obtained from the Noida.

AND WHEREAS it is necessary to mention that the consortium member with equity share shall only be considered as the 'relevant member'.

AND WHEREAS, the permission to sub divide the area of total land plot was given vide letter/notification dated 9th January, 2018 and accordingly present lease deed of area admeasuring 44310 sq.mtrs. has been executed.

AND WHEREAS the lessee is a **consortium of companies** comprising of-

NAME OF DESIGNATED PARTNERS		
1	M/S SHIPRA ESTATE LTD.	
2	M/S REGALIA PROPERTIES PVT. LTD	
3	M/S VERVE HOMES PVT. LTD.	
4	M/S ROSEBERRY DEVELOPERS PVT. LTD.	
5	M/S APACE PROPERTIES PVT. LTD.	
LIST OF DESIGNATED PROFIT SHARING RATIOS		
S. NO.	NAME OF SHAREHOLDER	%AGE OF SHARE HOLDING
1	M/S SHIPRA ESTATE LTD.	50%

दीपचन्द
वरिष्ठ सहायक
नोएडा

For Roseberry Estate LLP
Authorised Signatory

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

पट्टा दाता: 1

श्री नौएडा विकास प्राधिकरण द्वारा सचिन कुमार
शर्मा, पुत्र श्री स्व श्री एस सी शर्मा

निवासी: नौएडा विकास प्राधिकरण

व्यवसाय: नौकरी

पट्टा गृहीता: 1



श्री मेसर्स रोजबेरी एस्टेट एलएलपी द्वारा अमित
वालिया, पुत्र श्री एच सी वल्लभ

निवासी: एसटीडी-608 सन टावर शिप्रा सनसिटी
इन्द्रापुरम गाजियाबाद

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान
पहचानकर्ता : 1

श्री विनय कुमार सिंह, पुत्र श्री अक्षयेवर सिंह

निवासी: 502 पांचवां तल नारायण मंजिल दिल्ली

व्यवसाय: नौकरी

पहचानकर्ता : 2



श्री रविन्द्र पाल सिंह, पुत्र श्री महेन्द्र सिंह

निवासी: जी-261 जी पुरम गाजियाबाद

व्यवसाय: नौकरी



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

टिप्पणी:



पूनेम सिंह
19/01/2018
उप निबंधक : सदर तृतीय
गौतम बुद्ध नगर

2	M/S REGALIA PROPERTIES PVT. LTD	25%
3	M/S VERVE HOMES PVT. LTD.	21%
4	M/S ROSEBERRY DEVELOPERS PVT. LTD.	2%
5	M/S APACE PROPERTIES PVT. LTD.	2%

II. NOW THIS LEASE DEED WITNESSETH AS FOLLOWS:-

This in consideration of the premium of 3,46,50,42,000/- (Rupees Three Hundred Forty Six Crores Fifty Lacs Forty Two Thousand only) out of which 20% i.e. Rs 69,30,08,400/- have been paid in full by lessee to the lessor (the receipt where of the Lessor both hereby acknowledge) and the balance 80% premium i.e. Rs. 2,77,20,33,600/- (Rupees Two Hundred Seventy Seven Crore Twenty Lacs Thirty Three Thousand Six Hundred Only) of the plot will be paid within 8 years from the date of issuance of allotment letter in the following manner :-

Sl. No.	Installment No.	Due Date	Principal amount	Interest @11%	Total
1	1st	25.02.2017	173252100	152461846	325713946
2	2nd	25.08.2017	173252100	142932983	316185083
3	3rd	25.02.2018	173252100	133404117	306656217
4	4th	25.08.2018	173252100	123875252	297127352
5	5th	25.02.2019	173252100	114346386	287598486
6	6th	25.08.2019	173252100	104817521	278069621
7	7th	25.02.2020	173252100	95288655	268540755
8	8th	25.08.2020	173252100	85759790	259011890
9	9th	25.02.2021	173252100	76230924	249483024
10	10th	25.08.2021	173252100	66702059	239954159
11	11th	25.02.2022	173252100	57173193	230425293
12	12th	25.08.2022	173252100	47644328	220896428
13	13th	25.02.2023	173252100	38115462	211367562
14	14th	25.08.2023	173252100	28586597	201838697
15	15th	25.02.2024	173252100	19057731	192309831
16	16 th	25.08.2024	173252100	9528866	182780966

In case of default in depositing the instalments or any payment, interest @ 14% compounded half yearly shall be leviable for defaulted period on the defaulted amount.

All payment should be made through a demand draft/pay order 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. Premium referred to in this document means total amount payable to the Authority for the allotted plot.

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 premium due and the lease rent payable.


विरिण्ड सहायक
नीएडा

For Roseberry Estate LLP

Authorised Signatory

1. The first part of the report is a general introduction to the project. It describes the purpose of the study, the objectives, and the scope of the work. It also mentions the date of the report and the name of the author.

2. The second part of the report is a detailed description of the methodology used in the study. It explains the steps that were taken to collect and analyze the data. This part is important because it allows other researchers to replicate the study if they wish.

3. The third part of the report is a discussion of the results of the study. It presents the findings of the research and discusses their implications. This part is also important because it allows other researchers to see how the results of the study compare to those of other studies in the field.

4. The fourth part of the report is a conclusion. It summarizes the main findings of the study and provides some suggestions for further research. This part is important because it gives the reader a clear idea of what the study has achieved and what still needs to be done.



For Research/Study IP
 Authorized Signatory

जयपुर
 11/11/11

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.

The amount deposited by the lessee will first be adjusted against the interest and thereafter against allotment money, installment, and lease rent respectively. No request of the lessee contrary to this will be entertained.


A. EXTENSION OF TIME

1. In exceptional circumstances, the time of deposit for the payment of balance due amount may be extended by the Chief Executive Officer of the Authority.
2. However, in such cases of time extension, interest @ 14% per annum compounded half yearly shall be charged on the outstanding amount for such extended period.
3. Extension of time, in any case, shall not be allowed for more than 60 days for each instalment to be deposited, subject to maximum of three (3) such extensions during the entire payment schedule.
4. For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.

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-1A, Sector-43** in the New Okhla Industrial Development Authority, Distt. Gautam Budh Nagar (U.P.) contained by measurement **44310** 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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३. अथवा प्रतीय वि




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 **19th January, 2018** 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 DOETH 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 **3,46,50,420/-** as lease rent being 1% of the plot premium for the first 10 years 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.
 - (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) Delay in payment of the advance lease rent will be subject to interest @14% per annum compounded half yearly on the defaulted amount for the defaulted period.
 - (v) The lessee has the option to pay lease rent equivalent to 11 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.

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NORMS OF DEVELOPMENT


The lessee shall be allowed to construct the flats subject to achieving the density with the following norms. The maximum permissible ground cover is under revision to 40% and maximum permissible FAR to 3.5. The decision of the State Government in this matter shall be final :

Maximum permissible Ground Coverage	40%
Maximum permissible FAR	3.5%
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 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 allotment/ lease as the case may be, shall be liable to be cancelled. Lessee shall lose all rights to the allotted land and building 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. 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 three years only with penalty as under:
 - (a) For first year the penalty shall be 4% of the total premium.
 - (b) For second year the penalty shall be 5% of the total premium.
 - (c) For third year the penalty shall be 6% of the total premium.


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Extension for more than three years as stated above, will not be permitted under any circumstances.

(d) 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.

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 unauthorised 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.

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.

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

TRANSFER OF PLOT, BUILDINGS THEREON AND CHANGE IN CONSTITUTION:

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.

Change in Constitution shall be permitted as per prevailing policy of the lessor. In case of a partnership firm, any change in constitution as above, may be allowed only with a condition that the original partners shall retain a minimum of 51% share of the original partnership till the completion of the project i.e. upto obtaining the Completion Certificate from NOIDA for the 1st phase. If the lessee is a SPC, then the conditions of brochure laid down in clause C (8) & C(9) shall also be applicable.

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:-

- (i) The dues of NOIDA towards the cost of land and one time lease rent has been paid before executing of sub-lease deed of built-up premises.
- (ii) The sub-lease of flats will be permissible equivalent to premium paid after deduction 10% of the premium.
- (iii) The lease deed/ sub lease deed as per rules has been executed.
- (iv) The allottee/ lessee/ sub lease has obtained temporary occupancy/ building completion certificate for the respective phase from the NOIDA.
- (v) The sub- lessee/ transferees undertake to put to use the premises for the original permissible use only and the


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premises being transferred shall be as per completion certificate and are not part of any common areas.

- (vi) 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.
- (vii) 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.
- (viii) Without obtaining the completion certificate the lessee shall have the right to sub-divide the allotted plot into suitable smaller plot as per the planning norms of the NOIDA and to transfer the same to the interested parties, if any, with the prior approval of the NOIDA on payment of transfer charges at the rate prevailing on the date of transfer. However, the area of each of such sub-division should not be less than 20,000 sq.mtrs.

MISUSE, ADDITIONS, ALTERATIONS ETC.

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

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.

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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.

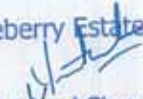
OVERRIDING POWER OVER DORMANT PROPERTIES

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 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 programme 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 UP flat ownership act 1975 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.

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.
3. Default on the part of the lessee for breach/violation of terms and conditions of registration/allotment/lease and/or non-deposit of allotment amount.
4. If at the same time of cancellation, the plot is occupied by the Lessee thereon, the amount equivalent to 25% 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.
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.

In all cases of cancellation a proper notice to the lessee will be sent by the lessor.


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OTHER CLAUSES

1. The Authority / Lessor reserves the right to make such additions /alternations or modifications in the terms and conditions of 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 interest @14% 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 Budh 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.
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 units 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 can not 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.

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For Secretary
Punjab

SECRETARY
PUNJAB

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 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 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

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For Secretary to Government

Health and Family Welfare

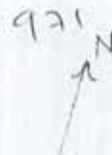
Secretary

1979

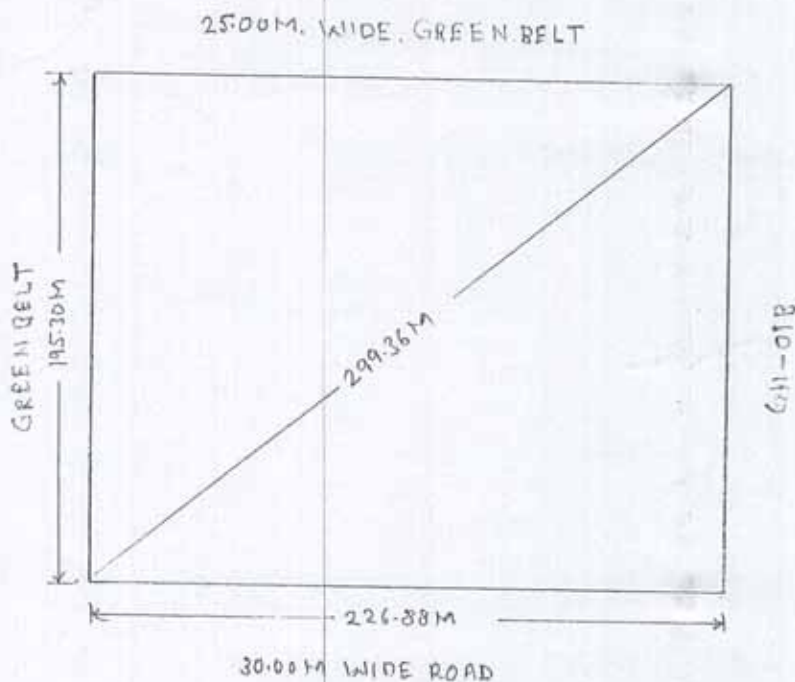
SITE PLAN OF SECTOR-43 NOIDA

PLOT NO - GH-01A

AREA - 44310.00 SqM



SCALE - Not to Scale



NOTE:- Area may be increase or decrease after development of site and prepared as per layout plan

Shan
17-01-18
J.E.
WC-2
NOIDA

17/01/18
APE (G)
WC-2
NOIDA

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FOR ROSEBERRY LIP

Anticised Signatory

गोधरा
गोधरा विभाग
गोधरा



Project Location of Google Map

समस्त
कामका लागि
योग्य



For Research Only


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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)

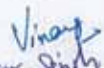
- d. All power exercised by the lessor under this lease may be exercised by the Chief Executive Officer of the lessor. The Lessor may also authorize any of its officers to exercise all or any of the power exercisable by it under this lease provided that the expression Chief Executive Officer for the 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 anyway prejudice the legal rights of the lessor.
- g. All terms and conditions of brochure and its corrigendums, allotment, building bye-laws and as amended from time to time shall be binding on the Lessee.
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 see their hands on the day and in the year herein first above written.

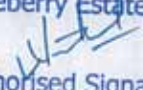
In presence of:


For and on behalf of LESSOR

Witnesses:-

1. 
Vinay Kumar Singh S/o
Shri Akshay Kumar Singh
Village No. 2 S.H. Phase No. 1
Muzil Delhi

2. 
Ravinder Pal Singh
Vill. No. 2 S.H. Phase No. 1
G-2.61. G.P. Purnima G.M.B.

For Roseberry Estate LLP

Authorised Signatory

For and on behalf of the LESSEE

प्रिंट करें

वही संख्या 1 जिल्द संख्या 6270 के पृष्ठ 189 से 236 तक
क्रमांक 345 पर दिनांक 19/01/2018 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

19/01/2018

पूनम सिंह

उप निबंधक : सदर तृतीय

गौतम बुद्ध नगर

प्रिंट करें

