

To,
Regional Office,
Ministry of Environment & Forest,
(Central Region), Kendriya Bhavan,
5th Floor, Sector-H, Aliganj,
Lucknow-226024.

Date: 20 July 2024

Sub: Half yearly compliance report of stipulated Environmental Conditions/Safeguards for the period “October, 2023 to March, 2024” and Environmental monitoring reports for the month of May, 2024 for Group Housing Project “The Element” located at Plot no GH-01 /1, Sector 11, Pratap Vihar and District: Ghaziabad, U.P. by M/s Ishaan Infraestates India Pvt. Ltd.

Dear Sir,

This is with reference to the Environment Clearance vide Identification no. **EC23B038UP181159 DATED 06-11-2023**, issued by State Environment Impact Assessment Authority, Uttar Pradesh, which have been asked to submit the compliance with the specific and general conditions/safeguards.

In view of above, we submitting a soft copy of the following information/documents as per new MoEF&CC notification published vide S.O. 5845 (E) dated 26th November, 2018 for your kind perusal:

1. Point – wise compliance of the stipulated environmental conditions/safeguards.
2. Environment Monitoring Report; Ambient Air, Ambient Noise, Water and Soil.

We fully assure you that, we will comply with all specific and general conditions/safeguards as specified in the above said Environment Clearance letter.

Thanking you,
Yours sincerely,

For M/s Ishaan Infraestates India Pvt. Ltd.

For Ishaan Infraestates (I) Pvt. Ltd.

(Authorized Signatory)

Authorised Signatory

CC:

- The Secretary, Department of Environment, Government of Uttar Pradesh, Lucknow.
- The Member Secretary, Uttar Pradesh Pollution Control Board, PICUP, Bhavan, Vibhuti Khand, Gomti Nagar, Lucknow.

HALF YEARLY ENVIRONMENT COMPLIANCE REPORT

SESSION: October, 2023 to March, 2024

EC IDENTIFICATION NO: EC23B038UP181159

FOR

**Expansion of Group Housing Project “The
Element”**

At

**Plot No. GH -01/1, Sector 11, Pratap Vihar,
Ghaziabad-201009, U.P.**

By

**M/s ISHAAN INFRAESTATES INDIA PVT.
LTD.**

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ANNEXURE A

COMPLIANCE REPORT

SPECIFIC AND GENERAL CONDITIONS AS PER THE ENVIRONMENTAL CLEARANCE IDENTIFICATION NO: EC23B038UP181159 (ANNEXURE I) FOR CONSTRUCTION AND OPERATION PHASES OF THE PROJECT PERIOD OCTOBER, 2023 TO MARCH, 2024.

Lab monitoring reports for the month of May, 2024 Ambient Air, Ambient Noise, Water and Soil, are attached as an **Annexure II.**

Additional Conditions:

S.No.	Condition	Compliance
1	The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.	Noted. The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.
2	The project proponent shall ensure to plant broad leaf trees and their maintenance. The CPCB guidelines in this regard shall be followed.	Noted: The project proponent shall ensure to plant broad leaf trees and their maintenance. The CPCB guidelines in this regard shall be followed.
3	The project proponent shall submit within the next 3 months the details on quantification of year wise CER activities along with cost and other details. CER activities must not be less 2% of the project cost. The CER activities should be related to mitigation of Environmental Pollution and awareness for the same.	Noted.
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.	Noted. 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.	Noted. The project proponent shall submit within the next 3 months the details of segregation plan of MSW.
6	The project proponent shall ensure that wastewater is properly treated in STP and maximum amount should be reused for gardening flushing system and washing etc. For reuse of water for irrigation sprinkler and drip, irrigation system shall be installed and maintained for proper function. Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharge.	Noted. 95 KLD of wastewater will be generated in operation phase, will be treated up to tertiary level in a STP of 120 KLD capacity and the treated sewage will be reused for toilet flushing and landscaping. Also, surplus treated water will be disposed-off into the public sewer. Dewatered/dried sludge generated from the STP plant will be used as manure for green belt development.

7	Under any circumstances, untreated sewage shall not be discharged to municipal sewer line.	Noted.
8	The project proponent will ensure that proper dust control arrangements are made during construction and proper display board is installed at the site to inform the public the steps taken to control air pollution as per the Construction and Demolition Waste Management Rules.	To be complied: Project Proponent will ensure the proper dust control arrangements are made and proper display board is installed at the site during construction.
9	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.	To be complied: 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.
10	A certificate from Forest Department shall be obtained that no forest land is involved and if forest land is involved the project proponent shall obtain forest clearance and permission of Central and State Government as per the provisions of Forest (conservation) Act, 1980 and submit before the start of work. If the proposed project is situated in notified area of ground water extraction, where creation of new wells for ground water extraction is not allowed, requirement of fresh water shall be met from alternate water sources other than ground water or legally valid source and permission from the competent authority shall be obtained to use it.	Noted.
11	Provision for charging of electric vehicles as per the guidelines of GoI / GoUP should be submitted within the next 3 months.	To be complied: The Project Proponent has proposed charging of electric vehicles as per the guidelines of GoI / GoUP should be submitted within the next 3 months. And 39 NOS common electric vehicle charging stations for the EV cars. Site Plan marked with the EV charging points is attached as an Annexure III .
12	PP should display EC granted to them on their website. 6-monthly compliance report should be displayed on their website and to be given every six months to residents / occupants of the building.	Noted.
13	EC is granted with the condition that EC is valid only for the building plan, which has	Noted. EC is granted with the condition that EC is valid only for the building plan, which has

	been submitted by PP for seeking EC. In case approved building plan is different from the one submitted for seeking EC then this EC will stand null and void.	been submitted by PP for seeking EC. In case approved building plan is different from the one submitted for seeking EC then this EC will stand null and void.
14	In compliance to Hon’ble Supreme Court order, dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs GOI and others) anti-smog guns shall be installed to reduce dust during excavation.	Noted.
15	DG sets shall be gas based and Guidelines issued by CAAQMS for NCR region regarding the use of DG sets during construction and operational phase should be followed.	To be complied: We will ensure the installation of DG set according to guidelines issued by CAAQMS for NCR region.
16	Project proponent is advised to explore the possibility and getting the cement in container rather through the plastic bag.	Noted: We will use container rather through the plastic bag.
17	Project proponent should ensure that there will be no use of “Single use of Plastic” (SUP).	Noted.
18	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.
19	The project proponent shall comply the use of fuel for backup power as per guidelines by “Commission of Air Quality Management in NCR”, directions of courts and CPCB shall be strictly adhered regarding DG sets (cleaner fuel as PNG/CNG/permissible fuel in NCR). The project proponent shall follow the orders/guidelines issued by Hon’ble Court(s)/Competent authorities from time to time.	To be complied: The project proponent shall comply the use of fuel for backup power as per guidelines by “Commission of Air Quality Management in NCR”, directions of courts and CPCB shall be strictly adhered regarding DG sets.
20	The proponent should provide the electric vehicle charging points and also allocate the safe and suitable place in the premises for the same.	To be complied: The project proponent has proposed Electric vehicle charging points and 39 NOS common electric charging stations for the EV cars. Site Plan marked with the EV charging points is attached as an Annexure III .
21	Project Proponent should adopt 01 village & develop them as model village.	Noted.

Standard Environment Clearance Conditions Prescribed by MoEF&CC:

1. Statutory compliance:

S.No.	Condition	Compliance
1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.	To be Complied: All the necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws. Allotment letter is attached as an Annexure-VI .
2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.	Complied: The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc. The structural stability certificate is attached as an Annexure VII .
3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forestland for non-forest purpose involved in the project.	Noted.
4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Noted.
5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.	Noted. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	Noted.
7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Noted.
8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by	Complied: The fire NOC and AAI NOC are attached as an Annexure-VIII and Annexure-IX respectively.

	project proponents from the respective competent authorities.	
9	The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.	Noted.
10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Noted.

2. Air quality monitoring and preservation:

S.No.	Condition	Compliance
1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.	Noted. The Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Noted.
3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.	To be Complied: The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period. The lab monitoring report is attached as an Annexure-II .
4	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	To be complied: Project proponent shall adopt the dust, smoke & other air pollution prevention measures at the time of construction.

5	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	To be complied: Project proponent will covered the construction material to prevent dust pollution.
6	Wet jet shall be provided for grinding and stone cutting.	To be complied: Wet jet shall be provided for grinding and stone cutting.
7	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	To be complied: Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
8	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.	Noted. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016
9	The diesel generator sets to be used during construction phase shall be low Sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise mission standards.	Noted. Project proponent will provide the low Sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise mission standards.
10	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Noted. The gaseous emissions from DG set will be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure will be provided to the DG sets to mitigate the noise pollution followed by CPCB.
11	For indoor air quality, the ventilation provisions as per National Building Code of India.	Noted. The ventilation provisions as per National Building Code of India will be provided.

3. Water quality monitoring and preservation:

S.No.	Condition	Compliance
1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rainwater.	To be complied: Project proponent will provide proper drainage facility and rainwater harvesting pits.
2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	To be complied: Project proponent will follow the natural topography as much as possible.
3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.	To be complied: Project proponent will ensure that total fresh water use shall not exceed the proposed requirement as provided in the project details.
4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports	To be complied: Project proponent ensure that measure the quantity of fresh water usage and recorded to monitor the water balance. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports
5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.	To be complied: Project proponent will ensure to obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available.
6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.	Noted.
7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation car washing, thermal cooling, conditioning etc. shall be done.	To be complied: The project proponent has proposed the installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation car washing,

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

16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Noted. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, not related water shall be disposed in to municipal drain.	To be complied: The treated sewage in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used.
18	No sewage or untreated effluent water would be discharged through storm water drains.	To be complied: Project proponent ensured that no sewage or untreated effluent water would be discharged through storm water drains.
19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	Noted.
20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.	Complied: The lab monitoring report for the month of May,2024 is attached as an Annexure-II.
21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Centre Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Noted. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Centre Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise monitoring and prevention:

S.No.	Condition	Compliance
1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Complied: The lab monitoring report for the month of May, 2024 is attached as an Annexure-II .
2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.	Complied: The lab monitoring report for the month of May, 2024 is attached as an Annexure-II .
3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Noted: Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy conservation measures:

S.No.	Condition	Compliance
1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	Noted.
2	Outdoor and common area lighting shall be LED.	Noted. Outdoor and common area lighting shall be LED.
3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	To be complied: Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	To be complied: Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-law’s requirement, whichever is higher.	Noted.
6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	Noted. We will follow the bye laws for solar power lightening.

6. Waste Management

S.No.	Condition	Compliance
1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	Noted.
2	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	To be complied: Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	To be complied: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
4	Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a	To be complied: The Project proponent has proposed Organic waste

	minimum capacity of 0.3 kg /person/day must be installed.	compost/ Vermiculture pit/ Organic Waste Converter within the premises. OWC location marked in Site plan is attached as an Annexure V .
5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	To be complied: All non-biodegradable waste will be handed over to authorized recyclers.
6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	To be complied: Project proponent ensure that Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms.
7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	To be complied: Project Proponent used environment friendly materials as much as possible.
8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25 th January, 2016. Ready mixed concrete must be used in building construction.	To be complied: Project proponent will use fly ash for construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25 th January, 2016.
9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.	To be complied:
10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	Noted.

7. Green Cover

S.No.	Condition	Compliance
1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	Noted.
2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.	To be complied: Project proponent will use the minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species.
p	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.	To be complied: Project proponent apply for permission required to cut the trees.
4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.	To be complied: The topsoil will be stripped to a depth of 20 cm from the areas proposed .

8. Transport

S.No.	Condition	Compliance
1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.	Noted.
2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.	To be complied: Project proponent will ensure that Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate.
3	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.	To be complied: A detailed traffic management and traffic decongestion plan will be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project.

9. Human health issues:

S.No.	Condition	Compliance
1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	To be complied: Project proponent will ensure that all the workers working at the construction site wears dust mask.
	For indoor air quality the ventilation provisions as per National Building Code of India.	Noted.
3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Noted.
4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	To be complied: The housing of construction labour within the site with all necessary infrastructure and facilities will be provided temporarily.
5	Occupational health surveillance of the workers shall be done on a regular basis.	To be complied: Occupational health surveillance of the workers will be done on a regular basis.
6	A First Aid Room shall be provided in the project both during construction and operations of the project.	To be complied: First Aid Room will be provided.

10. Corporate Environment Responsibility:

S.No.	Condition	Compliance
1	The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.	Noted. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
2	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the	Noted. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of

	environmental / forest / wildlife norms / conditions and / or shareholder’s / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.	the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholder’s / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
3	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.	To be complied: A separate Environmental Cell both at the project and company head quarter level, with qualified personnel will be set up under the control of senior Executive.
4	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.	Noted.

11. Miscellaneous:

S.No.	Condition	Compliance
1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.	To be complied: Project proponent to publish in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.	To be complied: Project proponent submitted the copy of EC to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of

		receipt.
3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	To be complied: Project proponent upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.	To be complied: Project proponent submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
5	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Noted.
6	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	To be complied: Project proponent inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
7	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Noted.
8	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.	Noted.
9	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).	Noted. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).

10	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	Noted. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Noted. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
12	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Noted. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
13	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.	Complied: The lab monitoring report for the month of May, 2024 is attach as an Annexure-II .
14	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.	Noted. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
15	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted.

ANNEXURE I

ENVIRONMENT CLEARANCE LETTER



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

To,

The Director
 ISHAAN INFRAESTATES INDIA PRIVATE LIMITED
 Ishaan Corporate Tower, C-23, Sec-13, Vasundhara -201012

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/UP/MIS/273181/2022 dated 17 May 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No.	EC23B038UP181159
2. File No.	7089
3. Project Type	New
4. Category	B2
5. Project/Activity including Schedule No.	8(a) Building and Construction projects
6. Name of Project	Group Housing Project The Element
7. Name of Company/Organization	ISHAAN INFRAESTATES INDIA PRIVATE LIMITED
8. Location of Project	Uttar Pradesh
9. TOR Date	N/A

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

Date: 06/11/2023

(e-signed)
 Ajay Kumar Sharma
 Member Secretary
 SEIAA - (Uttar Pradesh)

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

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State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Vineet Khand-1, Gomti Nagar, Lucknow- 226010

E-Mail- doeuplko@yahoo.com, seiaaup@yahoo.com

Phone no- 0522-2300541

Reference- MoEFCC Proposal no- SIA/UP/MIS/273181/2023 & SEIAA, U.P. & File no-7089

Sub: Environmental Clearance for Proposed Group Housing Project "The Element" at GH-01/1, Sector-11, Pratap Vihar, Ghaziabad, U.P., M/s Ishaan Infraestates India Private Limited.

Dear Sir,

This is with reference to your application / letter dated 17-05-2022, 06-06-2022, 07-07-2022, 12-07-2022, 15-09-2023 & 15-06-2023 on above mentioned subject. The matter was considered by 673rd SEAC in meeting held on 19-07-2022 and 755th SEIAA meeting held on 12-09-2023.

A presentation was made by the project proponent along with their consultant M/s Oceao Enviro Management Solutions India Pvt. Ltd to SEAC on 19-07-2022.

Project Details Informed by the Project Proponent and their Consultant

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

1. The environmental clearance is sought for Group Housing Project "The Element" at GH-01/1, Sector-11, Pratap Vihar, Ghaziabad, U.P., M/s Ishaan Infraestates India Private Limited.
2. Total plot area of the project is 6217.80 sqm (1.536 Acres) & the built-up area is 31,109.503 sqm respectively.
3. Maximum no. of proposed floors is G + 12 floors + Basement with Terrace with ESS & Guard room, STP.
4. Geo coordinates of the project site:

S. No.	PILLARS	LONGITUDE	LATITUDE
1	1	28°39'31.91"N	77°24'35.09"E
2	2	28°39'34.44"N	77°24'34.27"E
3	3	28°39'35.49"N	77°24'34.40"E
4	4	28°39'35.26"N	77°24'37.01"E
5	5	28°39'31.75"N	77°24'36.34"E

5. Salient features of the project:

S. No.	Description	Details	Units
AREA DETAILS			
1	Total plot area	6,217.800	SQMTR.
2	Total Built-Up area	31,109.503	SQMTR.
3	Green/Landscape(13.36 % of the plot area)	830.836 (Proposed Plantation 80 nos. of Tree)	SQMTR
4	Total Water Requirement	147	KLD
5	Fresh Water Requirement	101	KLD
6	Treated Water Requirement	46	KLD
7	Waste Water Generation	125	KLD
8	Proposed STP Capacity	150	KLD

9	Treated Water Available for Reuse	100	KLD
10	No. of Rain Water Harvesting Pits Proposed	03	Nos
PARKING			
11	Total Parking Proposed	262	ECS
12	Total Parking as per UP Bye-laws	223	ECS
POWER			
13	Total Power Requirement during Operation	909.46	KVA
14	Power Source	UPPCL	
15	Total DG Set proposed	02 No's (1*600 KVA +1*200 KVA)	KVA
SOLID WASTE GENERATION			
16	Total Solid Waste	488	Kg/day

6. Detailed area statement:

S. No.	Particulars	Area (Sq.m)	Area (Acres)
1	Plot Area	6,217.800	1.536
2	Permissible Ground Coverage @ 40%	2,487.120	0.615
3	Proposed Ground Coverage @32.25%	2,005.380	0.496
4	Total Permissible Far Area (a + b)	16,321.725	4.033
a	Permissible F.A.R. @ 2.5	15,544.500	3.841
b	Green FAR @0.05 of Permissible FAR	777.225	0.192
5	Permissible Purchasable FAR Area@ 1.25 (B)	7,772.250	1.921
6	Permissible Green FAR on Purchasable FAR@0.05 of purchasable FAR area[C]	388.613	0.096
7	Total Permissible FAR Area (4+5+6) @3.94	24,482.588	6.050
9	Proposed FAR for Commercial	124.671	0.031
10	Proposed FAR Area @3.52 for Residential	21,148.511	5.225
11	Total Proposed FAR (9+10)	21,273.182	5.256
12	Total Service Area @13.63 of Plot Area (c + d)	847.737	0.209
c	Service area for Tower A	426.661	0.105
d	Service area for Tower B	421.076	0.104
13	Total Stilt Area (e + f)	629.089	0.155
e	Stilt area for Tower A	204.829	0.050
f	Stilt area for Tower B	424.26	0.104
14	Total Basement Area	4,362.93	1.078
g	Basement Area for Tower A	1,086.260	0.268
h	Basement Area for Tower B	919.120	0.227
i	Basement Area for Non Tower	2,357.55	0.583
15.	Total Non- FAR Area (j + k)	3,996.565	0.987
j	Non FAR for Tower A*	2,201.489	0.543
k	Non FAR for Tower B**	1,795.076	0.443
16	Built Up Area (Tot. FAR + Tot. Services+ Tot Stilt+ Tot Basement+ Tot Non-FAR) (11+12+13+14+15)	31,109.503	7.687
17	Permissible Green Area @ 10% of Plot Area	621.780	0.154
18	Proposed Green Area @ 13.36 % of Plot Area	830.836	0.205

7. Land use details:

Land use Classification	Area in Hectare	Area in %
Settlement	21985	69.17

Industrial Area	2195	6.91
Commercial Area	427	1.34
Waterbodies	271	0.85
Marshy Land	166	0.52
Airport Area	1045	3.29
Scrub Land	432	1.36
Forest/Trees	477	1.50
Agriculture Land	4787	15.06
Total	31785	100.00

8. Population details:

S. No.	Details	Tenements /DU/ Area	PPU/no. of person/m ²	Total Population
A	Residential (Tower A & B)			
a	Residents	184 Units	@5 persons /unit	920
b	Visitor		@10 % of Residential	92
c	Staff		@ 5 % of Residential	46
	Total Residential Population			1058
B	Commercial Area	124. 671	3 sqm / person	41.55 ~42
d	Staff		20 % of the Commercial Population	10
	Total population			1068

9. Water calculation details:

S. No.	Details Tenements/ Area(Sqm)/PPU	Total Occupancy/ Area/Vol.	Fresh Water Demand		Treated Water Demand	
			LPCD	Total Freshwater Requirement (in KLD)	lpcd	Total Treated Water Demand (in KLD)
1	Residents	920	90	82.8	45	41.4
2	Visitor	92	25	2.3	20	1.84
3	Staff	56	5	0.28	10	0.56
4	Landscape	830.84	-	-	3 Lit/sq.m	2.49 ~2.5
5	Makeup water from Swimming Pool (10% of Swimming Pool Water Volume)	134 m ³	-	13.4~13	NIL	NIL
6	Makeup From Kids Pool (10% of Kids Pool Water Volume)	15 m ³	-	1.5	NIL	NIL
7	Total Water Requirements			100.5~101 KLD		46.3 ~46

Total Water Requirement (Fresh Water Demand + Treated Water Demand) =101+46=147 KLD

10. Solid waste generation details:

S. No.	Category	Occupancy/ Area	Kg per capita per day	Waste generated (kg/capita/day)
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1	Residents	920	@ 0.5 kg/day	460
2	Staff	56	@ 0.25 kg / day	14
3	Visitor	92	@ 0.15 kg /day	13.8
4	Landscape waste	0.205	@ 0.2 kg/acres	0.041
Total Solid Waste Generated				487.841 ~ 488 Kg/day

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

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 19-07-2022 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held 12-09-2023 discussed the matter and recommended grant of environmental clearance on the proposal as above alongwith specific and following standard environmental clearance conditions:

Additional Conditions:

1. The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.
2. The project proponent shall ensure to plant broad leaf trees and their maintenance. The CPCB guidelines in this regard shall be followed.
3. The project proponent shall submit within the next 3 months the details on quantification of year wise CER activities along with cost and other details. CER activities must not be less 2% of the project cost. The CER activities should be related to mitigation of Environmental Pollution and awareness for the same.
4. The project proponent shall submit within the next 3 months the details of estimated construction waste generated during the construction period and its management plan.
5. The project proponent shall submit within the next 3 months the details of segregation plan of MSW.
6. The project proponent shall ensure that waste water is properly treated in STP and maximum amount should be reused for gardening flushing system and washing etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function. Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharge.
7. Under any circumstances untreated sewage shall not be discharged to municipal sewer line.
8. The project proponent will ensure that proper dust control arrangements are made during construction and proper display board is installed at the site to inform the public the steps taken to control air pollution as per the Construction and Demolition Waste Management Rules.
9. 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.
10. A certificate from Forest Department shall be obtained that no forest land is involved and if forest land is involved the project proponent shall obtain forest clearance and permission of Central and State Government as per the provisions of Forest (conservation) Act, 1980 and submit before the start of work. If the proposed project is situated in notified area of ground water extraction, where creation of new wells for ground water extraction is not allowed, requirement of fresh water shall be met from alternate water sources other than ground water or legally valid source and permission from the competent authority shall be obtained to use it.
11. Provision for charging of electric vehicles as per the guidelines of GoI / GoUP should be submitted within the next 3 months.
12. PP should display EC granted to them on their website. 6-monthly compliance report should be displayed on their website and to be given every six month to residents / occupants of the

building.

13. EC is granted with the condition that EC is valid only for the building plan which has been submitted by PP for seeking EC. In case approved building plan is different from the one submitted for seeking EC then this EC will stand null and void.
14. In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs GOI and others) anti-smog guns shall be installed to reduce dust during excavation.
15. DG sets shall be gas based and Guidelines issued by CAAQMS for NCR region regarding the use of DG sets during construction and operational phase should be followed.
16. Project proponent is advised to explore the possibility and getting the cement in container rather through the plastic bag.
17. Project proponent should ensure that there will be no use of "Single use of Plastic" (SUP).
18. 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.
19. The project proponent shall comply the use of fuel for backup power as per guidelines by "Commission of Air Quality Management in NCR", directions of courts and CPCB shall be strictly adhered regarding DG sets (cleaner fuel as PNG/CNG/permissible fuel in NCR). The project proponent shall follow the orders/guidelines issued by Hon'ble Court(s)/Competent authorities from time to time.
20. The proponent should provide the electric vehicle charging points and also allocate the safe and suitable place in the premises for the same.
21. Project Proponent should adopt 01 village & develop them as model village.

Standard Environmental Clearance Conditions prescribed by MoEF&CC:

1. Statutory compliance:
 1. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
 2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.
 3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
 4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
 5. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
 6. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
 7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
 8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
 9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.

10. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
2. Air quality monitoring and preservation:
 1. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
 2. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
 3. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.
 4. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
 5. Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
 6. Wet jet shall be provided for grinding and stone cutting.
 7. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
 8. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
 9. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise mission standards.
 10. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
 11. For indoor air quality the ventilation provisions as per National Building Code of India.
3. Water quality monitoring and preservation:
 1. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
 2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
 3. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
 4. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
 5. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water

- available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
6. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
 7. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation car washing, thermal cooling, conditioning etc. shall be done.
 8. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
 9. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
 10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
 11. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
 12. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
 13. All recharge should be limited to shallow aquifer.
 14. No ground water shall be used during construction phase of the project.
 15. Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
 16. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
 17. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, not related water shall be disposed in to municipal drain.
 18. No sewage or untreated effluent water would be discharged through storm water drains.
 19. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
 20. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.
 21. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Centre Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise monitoring and prevention:

1. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
2. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
3. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation measures:

1. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
2. Outdoor and common area lighting shall be LED.
3. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
4. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
6. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management :

1. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
4. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

6. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
 7. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
 8. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
 9. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
 10. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.
7. Green Cover:
1. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
 2. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
 3. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
 4. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
8. Transport:
1. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b. Traffic calming measures.
 - c. Proper design of entry and exit points.
 - d. Parking norms as per local regulation.
 2. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
 3. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent

authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

9. Human health issues :

1. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2. For indoor air quality the ventilation provisions as per National Building Code of India.
3. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
5. Occupational health surveillance of the workers shall be done on a regular basis.
6. A First Aid Room shall be provided in the project both during construction and operations of the project.

10. Corporate Environment Responsibility:

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

11. Miscellaneous:

1. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
3. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

4. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
5. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
6. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
7. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
8. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
9. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
10. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
12. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
13. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
14. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
15. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

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

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

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

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

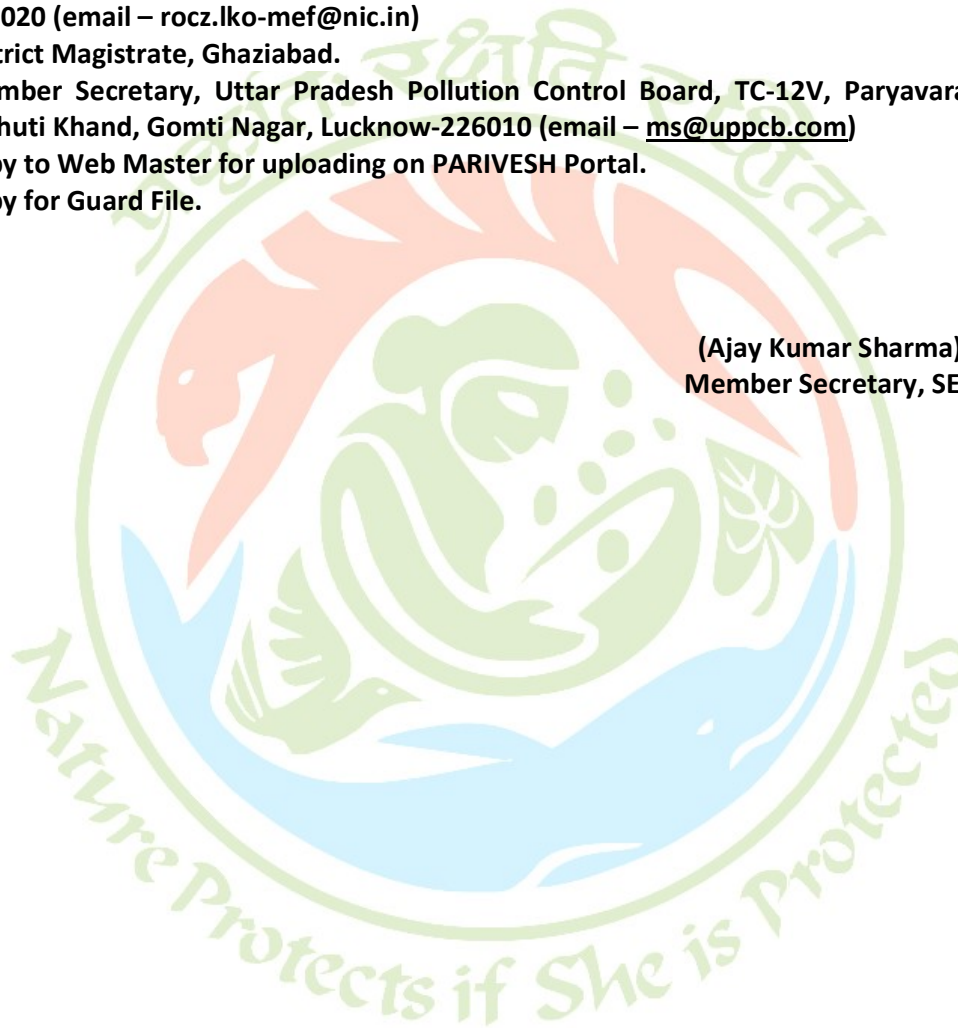
These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act,

1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006 including the amendments and rules made thereafter.

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

1. Additional Chief Secretary, Department of Environment, Forest and Climate Change, Government of Uttar Pradesh, Lucknow (email – psforest2015@gmail.com)
2. Joint Secretary, Ministry of Environment, Forest and Climate Change, Government of India, 3rd Floor, Prithvi-Block, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003 (email – sudheer.ch@gov.in)
3. Deputy Director General of Forests (C), Integrated Regional Office, Ministry of Environment, Forest and Climate Change, Kendriya Bhawan, 5th Floor, Sector “H”, Aliganj, Lucknow – 226020 (email – rocz.lko-mef@nic.in)
4. District Magistrate, Ghaziabad.
5. Member Secretary, Uttar Pradesh Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow-226010 (email – ms@uppcb.com)
6. Copy to Web Master for uploading on PARIVESH Portal.
7. Copy for Guard File.

(Ajay Kumar Sharma)
Member Secretary, SEIAA



ANNEXURE II

LAB MONITORING REPORT

TEST REPORT

TEST REPORT NO.:	OEL/0524/A-0046	DATE OF REPORT:	25.05.2024
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AIR MONITORING AND ANALYSIS REPORT

Name And Address of Customer	:	M/S ISHAAN INFRAESTATES INDIA PVT. LTD. GROUP HOUSING PROJECT "THE ELEMENT" LOCATED AT PLOTNO. GH-01/1, SECTOR-11, PRATAP VIHAR AND DISTRICT: GHAZIABAD, U.P.
Date of Monitoring	:	21.05.2024
Duration of Monitoring	:	21.05.2024 To 22.05.2024
Time of Monitoring	:	6.11 AM To 6.11 AM (CO for 1.0 Hrs.)
Sample ID No	:	OEL/A-0046
Sampling Done By	:	LAB STAFF
Sampling Location	:	PROJECT SITE
Sampling Method	:	AS PER IS
Sampling Machine Placed At Height	:	1.5 METER FROM GROUND LEVEL
Analysis Start Date	:	22.05.2024
Analysis End Date	:	24.05.2024
Weather Condition	:	CLEAR Ambient Temperature: 40.0 °C
Equipment Used	:	Respirable Dust Sampler (PM 10) + Fine Particulate Matter (PM 2.5)

S. No.	Test Parameter	Unit	Result	Specification/Limit (As per CPCB)	Test Method
1	Particulate Matter (PM ₁₀)	µg/m ³	212.64	For 24 Hrs.=100	IS 5182 (Part-23)
2	Particulate Matter (PM _{2.5})	µg/m ³	82.17	For 24 Hrs.=60	IS 5182 (Part-24)
3	Sulphur Dioxide (SO ₂)	µg/m ³	8.11	For 24 Hrs.=80	IS: 5182 (Part-2)
4	Nitrogen Dioxide (NO ₂)	µg/m ³	52.3	For 24 Hrs.=80	IS: 5182 (Part-6)
5	Carbon Monoxide (CO)	mg/m ³	0.61	For 1 Hrs.=4	IS 5182 (Part-10)

*****End of Test Report*****



Note:

- The results indicated only refer to the tested samples and listed applicable parameters.
- No Complaint will be entertained if received after 7 days of issue of test Report.
- Our liability is limited to invoice value only.
- The same sample shall be destroyed after 15 days & Biological/ Perishable sample shall be destroyed after issue of test report
- The Test report shall not be used in any advertising media or as evidence in the court of Law without prior written permission of the laboratory.

For Ocea-Enviro Research & Analytical Laboratories (India) Pvt. Ltd.

AUTHORIZED SIGNATORY Manshu Goel
Director

TEST REPORT

TEST REPORT NO.:	OEL/0524/N-0046	DATE OF REPORT:	25.05.2024		
NOISE MONITORING REPORT					
Name And Address of Customer	: M/S ISHAAN INFRAESTATES INDIA PVT. LTD. GROUP HOUSING PROJECT "THE ELEMENT" LOCATED AT PLOT NO. GH-01/1, SECTOR-11, PRATAP VIHAR AND DISTRICT:GHAZIABAD, U.P.				
Date of Monitoring	: 21.05.2024				
Monitoring Start Date	: 21.05.2024				
Monitoring End Date	: 22.05.2024				
Duration of Monitoring	: 24 HOURS				
Sample ID No	: OEL/N-0046				
Monitoring Done By	: LAB STAFF				
Sampling Location	: PROJECT SITE				
Sampling Method	: AS PER IS				
Category of Area	: RESIDENTIAL AREA				
Weather Condition	: CLEAR Ambient Temperature: 40.0 °C				
S. No.	Test Parameter	Unit	Result	Specification/Limit (As per CPCB)	Test Method
1	Day Time Noise Level	Leq :dB (A)	43.3	55	IS: 9989
2	Night Time Noise Level	Leq :dB (A)	36.5	45	IS: 9989
Remark: Day time is reckoned in between 06.00 A.M. and 10.00 P.M. Night time is reckoned in between 10.00 P.M. and 06.00 A.M					

*****End of Test Report*****



CHECKED BY

For Ocea-Enviro Research & Analytical Laboratories (India).Pvt. Ltd.

AUTHORIZED SIGNATORY

Himanshu Goel
Director

Note:

1. The results indicated only refer to the tested samples and listed applicable parameters.
2. No Complaint will be entertained if received after 7 days of issue of test Report.
3. Our liability is limited to invoice value only.
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5. The Test report shall not be used in any advertising media or as evidence in the court of Law without prior written permission of the laboratory.

TEST REPORT			
TEST REPORT NO.:	OEL/0524/S-0029	DATE OF REPORT:	25.05.2024
SOIL SAMPLE ANALYSIS REPORT			
Name And Address of Customer	: M/S ISHAAN INFRAESTATES INDIA PVT. LTD. GROUP HOUSING PROJECT "THE ELEMENT" LOCATED AT PLOTNO. GH-01/1, SECTOR-11, PRATAP VIHAR AND DISTRICT:GHAZIABAD, U.P.		
Date of Sampling	: 21.05.2024		
Analysis Start Date	: 22.05.2024		
Analysis End Date	: 24.05.2024		
Sample ID No	: OEL/S-0029		
Sampling Done By	: LAB STAFF		
Sampling Description	: SOIL		
Sampling Location	: PROJECT SITE		
Sampling Method	: AS PER IS		
Sample Quantity	: 2.0 Kg.		
Packing Condition	: SEALED		
Packed In	: ZIPPED POLY BAG		
Weather Condition	: CLEAR	Ambient Temperature: 40.0 °C	

S. No.	Test Parameter	Unit	Result	Test Method
1	pH	...	7.52	IS 2720 (Part-26)
2	Electrical Conductivity (EC)	µs/cm	246	IS 14767
3	Organic Matter (OM)	%	1.45	IS 2720 (Part-22)
4	Cation Exchange Capacity (CEC)	meq/100g	31.2	IS 2720 (Part-24)
5	Sodium (Na)	mg/kg	80.8	APHA-3125B
6	Potassium (K)	mg/kg	84.9	APHA-3125B
7	Calcium (Ca)	mg/kg	69.2	APHA-3125B
8	Magnesium,(Mg)	mg/kg	217	IS 2720-24 (1976)

*****End of Test Report*****



For Oceaο-Enviro Research & Analytical Laboratories (India) Pvt. Ltd.

AUTHORIZED SIGNATORY

Himanshu Goel
Director

Note:

1. The results indicated only refer to the tested samples and listed applicable parameters.
2. No Complaint will be entertained if received after 7 days of issue of test Report.
3. Our liability is limited to invoice value only.
4. The same sample shall be destroyed after 15 days & Biological/ Perishable sample shall be destroyed after issue of test report
5. The Test report shall not be used in any advertising media or as evidence in the court of Law without prior written permission of the laboratory.

TEST REPORT

TEST REPORT NO.:	OEL/0524/DW-0035	DATE OF REPORT:	25.05.2024
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WATER SAMPLE ANALYSIS REPORT

Name And Address of Customer	:	M/S ISHAAN INFRAESTATES INDIA PVT. LTD. GROUP HOUSING PROJECT "THE ELEMENT" LOCATED AT PLOTNO. GH-01/1, SECTOR-11, PRATAP VIHAR AND DISTRICT:GHAZIABAD, U.P.
Date of Sampling	:	21.05.2024
Analysis Start Date	:	22.05.2024
Analysis End Date	:	24.05.2024
Sample ID No	:	OEL/DW-0035
Sampling Done By	:	LAB STAFF
Sampling Description	:	DRINKING WATER
Sampling Location	:	PROJECT SITE
Sampling Method	:	AS PER IS
Sample Quantity	:	2.0+ 0.5 Ltr
Packing Condition	:	SEALED
Packed In	:	P.V.C AND GLASS BOTTLE

S. No.	Test Parameter	Unit	Result	Specification/Limit (As per IS:10500: 2012)		Test Method
				Desirable	Permissible	
1	pH	...	7.24	6.5 - 8.5	No Relaxation	APHA 4500-H+
2	Turbidity	NTU	<1.0	1	5	APHA 2130-B
3	Total Dissolved Solids (TDS)	mg/L	390	500	2000	APHA 2540-C
4	Chlorine (Residual)	mg/L	<0.02	0.2	1	APHA 4500:(Cl)-B
5	Fluoride (F)	mg/L	<0.01	1	1.5	APHA 4500:(F-)-D
6	Total Alkalinity (CaCO ₃)	mg/L	69.3	200	600	APHA 2320-B
7	Total Hardness (CaCO ₃)	mg/L	78	200	600	APHA 2340-C
8	Calcium (Ca)	mg/L	15.5	75	200	APHA 3500:(Ca)-B
9	Chloride (Cl)	mg/L	11.5	250	1000	APHA 4500:(Cl-)-B
10	Nitrate (NO ₃)	mg/L	<0.1	45	No Relaxation	APHA 4500:(NO ₃)-B
11	Sulphate (SO ₄)	mg/L	14.2	200	400	APHA 4500:(SO ₄)-E
12	Conductivity	μs/cm	267.9	Not Specified	Not Specified	APHA 2510-B
13	Chromium (Cr ⁺⁶)	mg/L	<0.05	Not Specified	Not Specified	APHA 3500:(Cr)-B
14	Iron (Fe)	mg/L	<0.05	1	No Relaxation	APHA-3120B

*****End of Test Report*****



Note:

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For Ocea-Enviro Research & Analytical Laboratories (India) Pvt. Ltd.
AUTHORIZED SIGNATORY

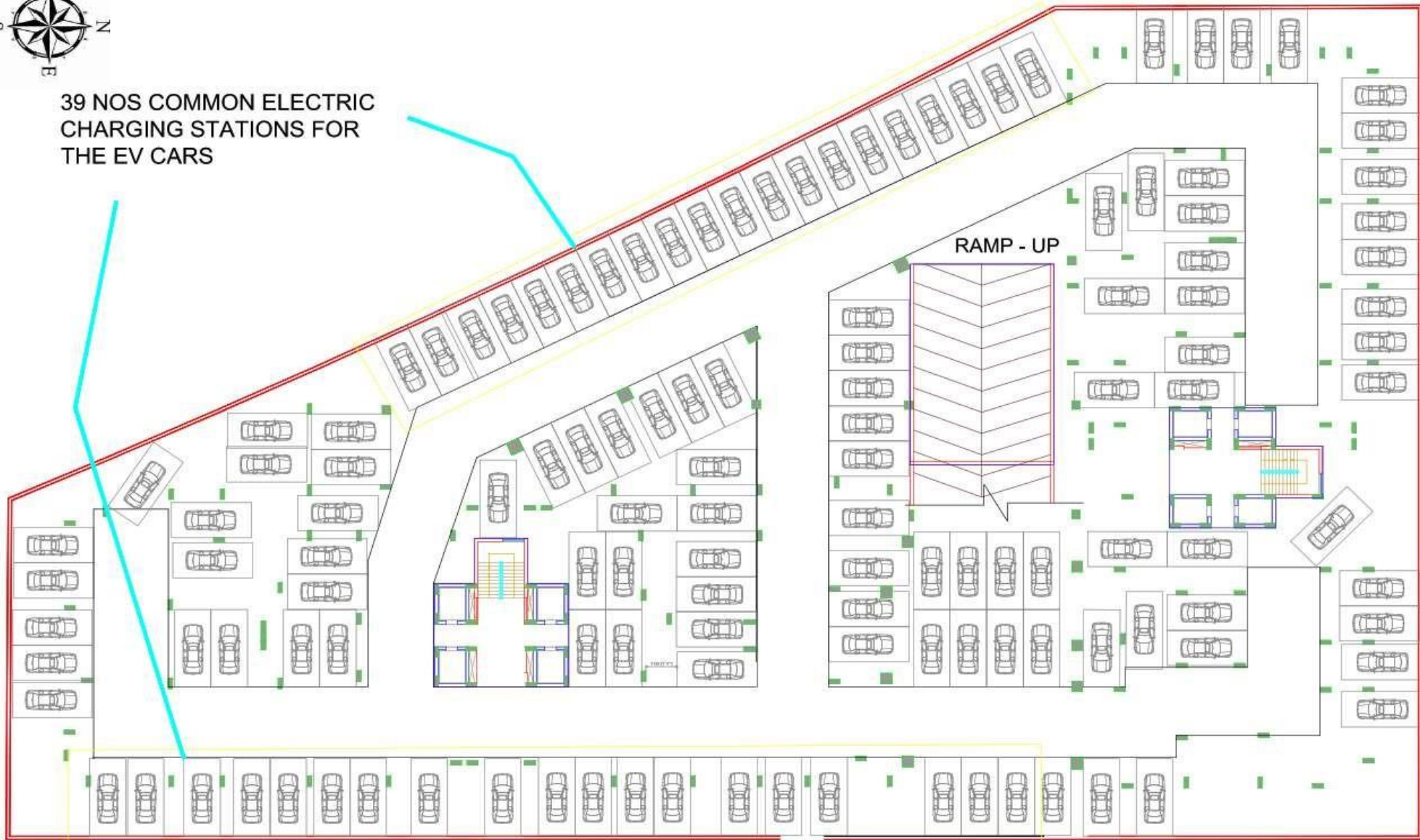
 Himanshu Goel
Director

ANNEXURE III

ELECTRICAL VEHICLE PLAN



39 NOS COMMON ELECTRIC
CHARGING STATIONS FOR
THE EV CARS



ANNEXURE IV

DUAL PLUMBING PLAN

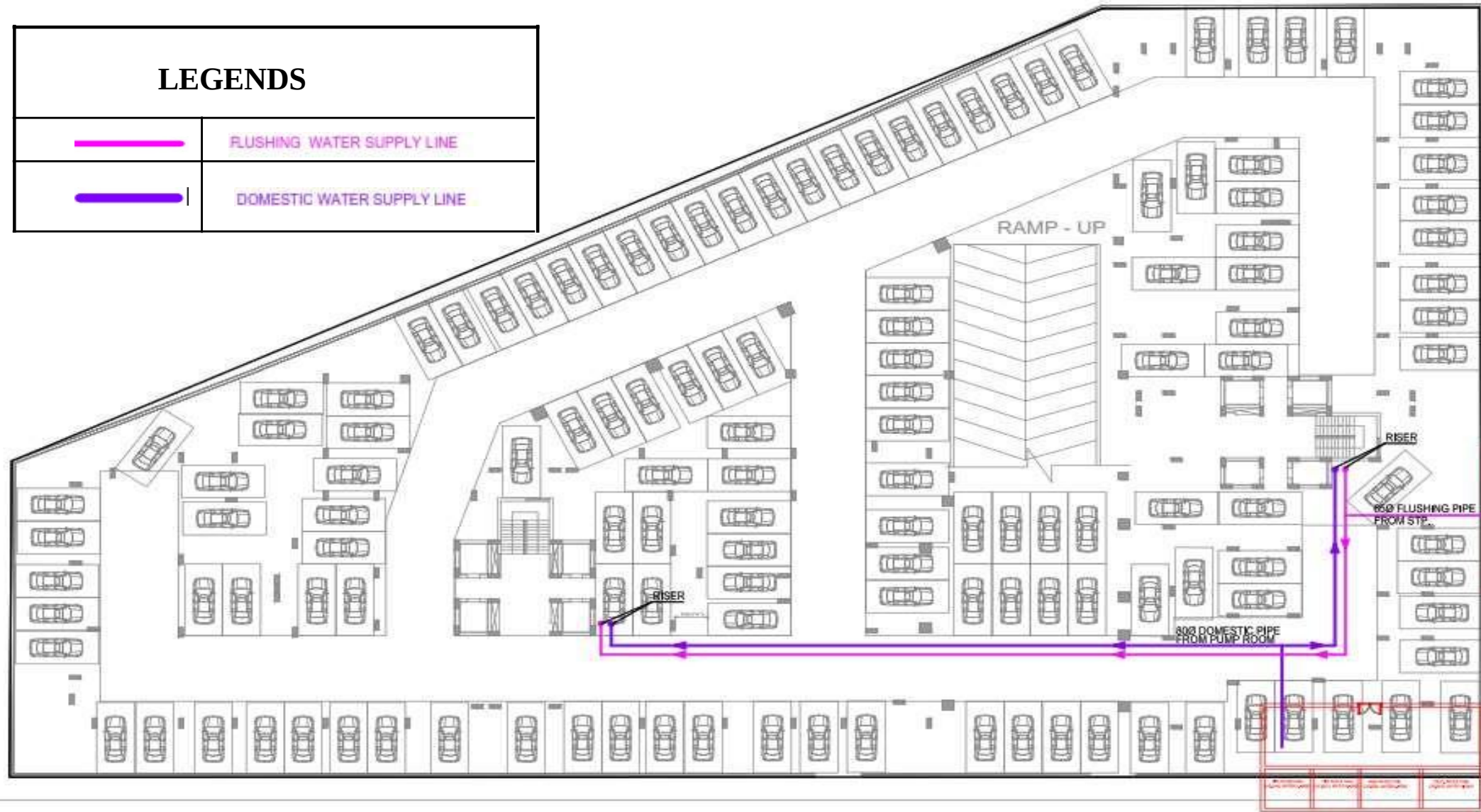
LEGENDS



FLUSHING WATER SUPPLY LINE



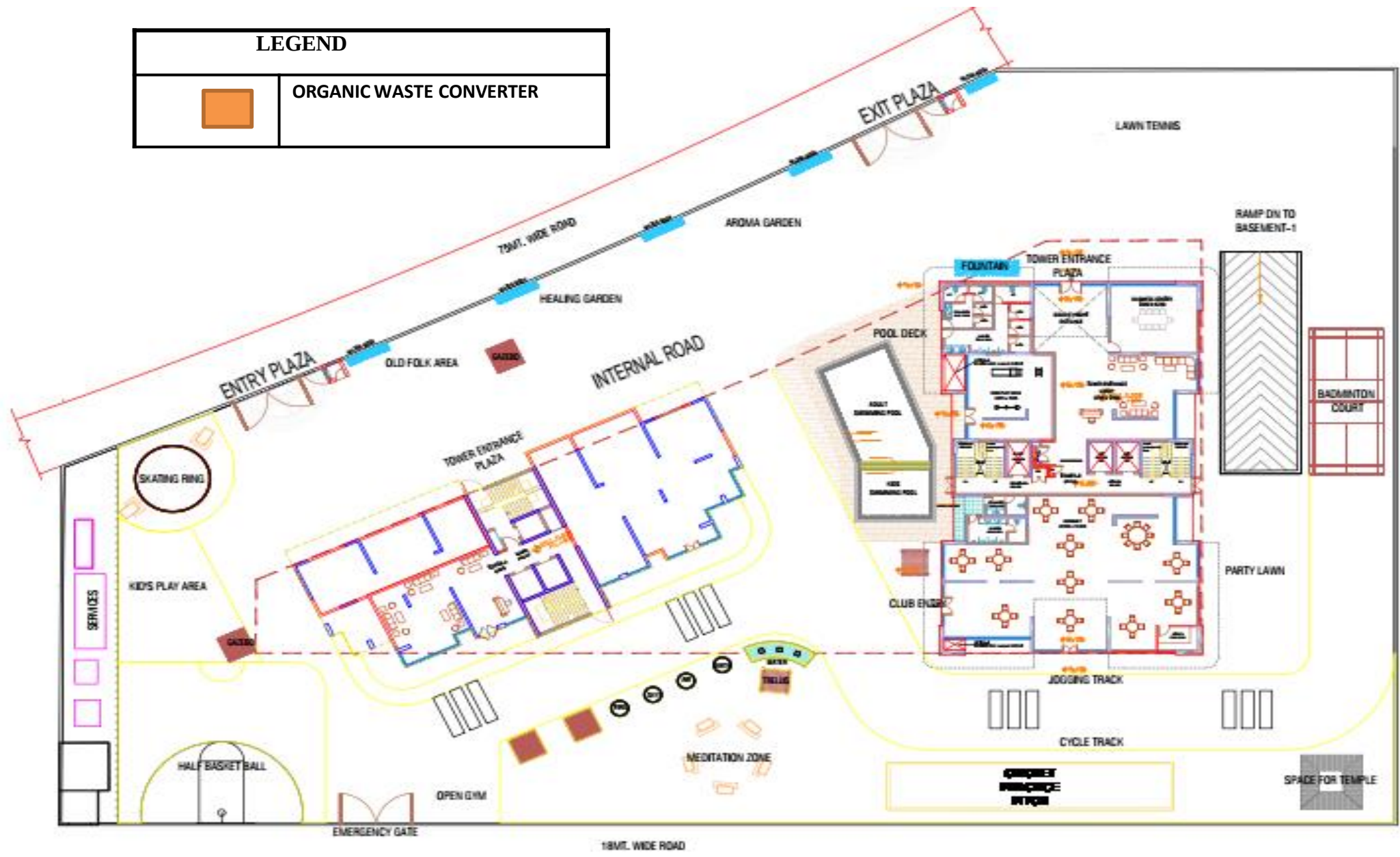
DOMESTIC WATER SUPPLY LINE



ANNEXURE V

OWC PLAN

LEGEND	
	ORGANIC WASTE CONVERTER



ANNEXURE VI
ALLOTMENT LETTER

गाजियाबाद विकास प्राधिकरण

विकासपथ, गाजियाबाद

I.S.O.-9001-2000 एवं I.S.O.-14001-2004 प्रमाणित संस्था

पत्रांक 2372 / व्यव0अनु0/2021
सेवा में,

दिनांक 27/12/21

मैसर्स ईशान इन्फ्रास्टेड्स इण्डिया प्रा0लि0,
द्वारा श्री चंदन श्रीवास्तव
पता-ईशान कार्पोरेट टॉवर, सी-23,
सैक्टर-13, वसुन्धरा,
गाजियाबाद-201012

विषय :- गुप हाउसिंग भूखण्ड संख्या-जी.एच.-01/1, सैक्टर-11 प्रताप विहार गाजियाबाद (क्षेत्रफल 6217.80 वर्ग मीटर)
के आवंटन/भुगतान विवरण के सम्बन्ध में।

महोदय,

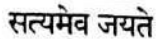
उपरोक्त विषयक आपको सूचित किया जाता है कि दिनांक 10.12.2021 को गुप हाउसिंग भूखण्ड संख्या-जी.एच.-01/01, सैक्टर-11 प्रताप विहार गाजियाबाद की खुली टेक्निकल बिड तथा दिनांक 17.12.2021 को प्राईस बिड में आवेदन संख्या-013 से आपकी उच्चतम बोली रू0 39,100.00 प्रतिवर्ग मीटर उपाध्यक्ष महोदय के आदेश दिनांक 17.12.2021 के द्वारा स्वीकार कर ली गयी है। उक्त दरों में 12 प्रतिशत लीजरेन्ट चार्ज व फ्री-होल्ड चार्ज जोड़ने पर भूखण्ड का कुल मूल्य रू0 27,22,89,898.00 होता है। ब्रोशर की शर्तों के अनुसार कुल बिड मूल्य रू0 27,22,89,898.00 की 25 प्रतिशत धनराशि रू0 6,80,72,475.00 के सापेक्ष जमा धरोहर राशि रू0 2,35,50,000.00 को समायोजित करते हुये इसकी शेष राशि रू0 4,45,22,475.00 पत्र की तिथि से 30 दिन के भीतर जमा कराना सुनिश्चित करें। अवशेष 75 प्रतिशत धनराशि रू0 20,42,17,423.00 पर 11 प्रतिशत ब्याज सहित 14 किश्तों का भुगतान विवरण निम्न प्रकार है।

क्र0सं0	धनराशि	ब्याज 11 प्रतिशत	कुल देय धनराशि	देय तिथि
1	1,45,86,969.00	1,12,31,966.00	2,58,18,935.00	17.06.2022
2	1,45,86,958.00	1,04,29,675.00	2,50,16,633.00	17.12.2022
3	1,45,86,958.00	96,27,392.00	2,42,14,350.00	17.06.2023
4	1,45,86,958.00	88,25,110.00	2,34,12,068.00	17.12.2023
5	1,45,86,958.00	80,22,827.00	2,26,09,785.00	17.06.2024
6	1,45,86,958.00	72,20,544.00	2,18,07,502.00	17.12.2024
7	1,45,86,958.00	64,18,262.00	2,10,05,220.00	17.06.2025
8	1,45,86,958.00	56,15,979.00	2,02,02,937.00	17.12.2025
9	1,45,86,958.00	48,13,696.00	1,94,00,654.00	17.06.2026
10	1,45,86,958.00	40,11,413.00	1,85,98,371.00	17.12.2026
11	1,45,86,958.00	32,09,131.00	1,77,96,089.00	17.06.2027
12	1,45,86,958.00	24,06,848.00	1,69,93,806.00	17.12.2027
13	1,45,86,958.00	16,04,565.00	1,61,91,523.00	17.06.2028
14	1,45,86,958.00	8,02,283.00	1,53,89,241.00	17.12.2028

उपरोक्त तालिकानुसार किश्तों का भुगतान हेतु निर्धारित देय तिथि से 29 दिन का अनुग्रह अवधि प्रदान की जायेगी। देय धनराशि का भुगतान समय से न करने की दशा में निर्धारित तिथि से 15 प्रतिशत वार्षिक ब्याज अतिरिक्त देय होगा। भूखण्ड का कब्जा रजिस्ट्री/अनुबन्ध विलेख निष्पादित कराने के उपरान्त ही प्रदान किया जायेगा। आयकर विभाग के नोटिफिकेशन के अनुसार 50 लाख से अधिक की सम्पत्ति के मूल्य का एक प्रतिशत टी डी एस कटौती कर प्राधिकरण के स्थायी खाता संख्या (PAN)AAALG0072C में जमा कर प्रमाण पत्र प्रस्तुत करना होगा। यदि कार्नर का भूखण्ड होगा तो नियमानुसार 10 प्रतिशत कार्नर चार्ज देय होगा। शेष नियम व शर्तें ब्रोशर के अनुसार होगी।

भवदीय

प्रभारी व्यवसायिक अनुभाग



Name **MANISH KUMAR**
Designation **Ex. E.**
Signature 
Stock Holding Corporation of India Ltd.
118/3, Model Town East, Ghaziabad

Government of Uttar Pradesh

e-Stamp



Enrol. Chamber No.-200, Main Jansil Road, Ghaziabad U.P.-201002
Mob. No.-9910714333

Certificate No.	:	IN-UP61348051285295U	
Certificate Issued Date	:	07-Apr-2022 03:29 PM	
Account Reference	:	SHCIL (FI)/ upshcil01/ GHAZIABAD/ UP-GZB	Enrol. Chamber No.-203, B Road, Ghaziabad U. Mob. No.-99107143
Unique Doc. Reference	:	SUBIN-UPUPSHCIL0109877216416820U	
Purchased by	:	ISHAAN INFRAESTATES INDIA PVT LTD CHANDAN SRIVASTA	
Description of Document	:	Article 5 Agreement or Memorandum of an agreement	
Property Description	:	GH-01/1 SECTOR-11 PRATAP VIHAR GHAZIABAD	
Consideration Price (Rs.)	:		
First Party	:	GHAZIABAD DEVELOPMENT AUTHORITY	
Second Party	:	ISHAAN INFRAESTATES INDIA PVT LTD CHANDAN SRIVASTA	
Stamp Duty Paid By	:	ISHAAN INFRAESTATES INDIA PVT LTD CHANDAN SRIVASTA	
Stamp Duty Amount(Rs.)	:	1,90,60,500 (One Crore Ninety Lakh Sixty Thousand Five Hundred only)	

Stamp
1,90,60,500/-

~~PREPARED BY ME~~

ANKUR KUMAR RANA



Verified By
Registration Clerk
Gonzalez

Locked BY
Subhakar-V
Ghaziabad

Subscribed & Verified at
Ghaziabad
For Ishaan Infra-styles Pvt. Ltd.
[Signature]
Authorised Signatory

Please write or type below this line

Ghaziabad Development Authority

B. K. S.
Enrol. No.-D 12723
Chamber No.-203, 1st
Road, Ghazipur
Mob. No.- 99 107143



ATTESTE
ASHOK KUMAR
Notary, Ghazipur
Distt. Ghazipur


 અનુસચિવ
 ગાંધી વિજ્ઞાન મંડળ

PU 0000980734

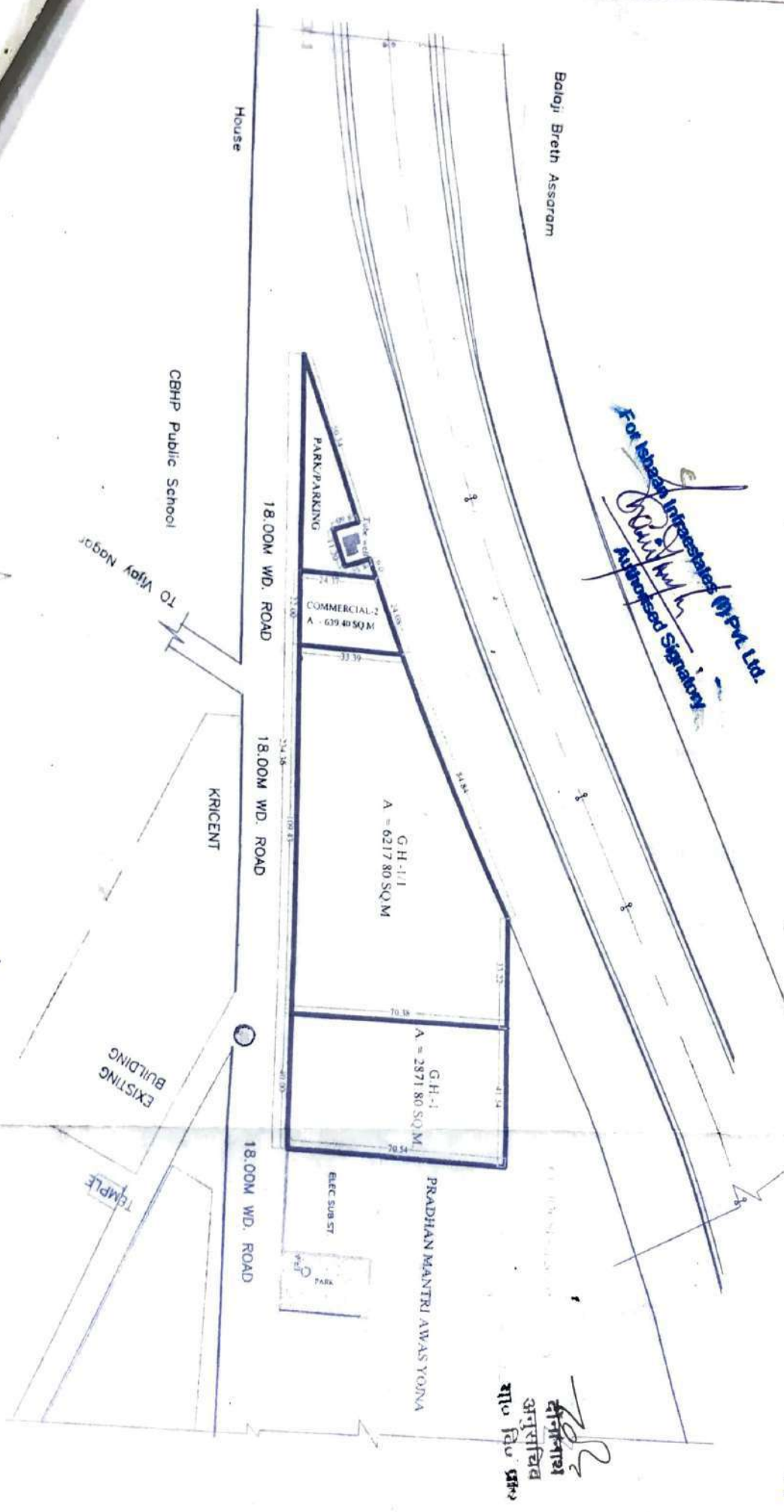
Statutory Alert:

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

REVISED PART LAYOUT PLAN OF G.H.-1 AT PRATAP VIHAR SECTOR XI, G. M. P. GHAZIABAD.

AREA OF PLOT NO. G.H.-1 = 2871.80 SQ.M.
AREA OF PLOT NO. G.H.-1/1 = 6217.80 SQ.M.
AREA OF COMMERCIAL PLOT NO.-2 = 639.40 SQ.M.

For Release: Infostates (P) Pvt. Ltd.
[Signature]
Authorized Signatory



[Signature]
अनुमोदित
आचार्य
राज सिंह

N

[Signature]
AE

[Signature]
EE

[Signature]
TP

[Signature]
SECRETARY

[Signature]
SECRETARY

For Ishaan Infraestates (I) Pvt. Ltd.
Authorized Signatory

दीनानाथ
अनुराधिय
गा० वि० प्रा०

GHAZIABAD DEVELOPMENT AUTHORITY
AGREEMENT TO SALE

This agreement to sale is executed on 11/04/2022, between Ghaziabad development authority a body created provision of the U.P. urban planning and development act, 1973 hereinafter called authority (which expression shall unless the context does not admit includes its successors and assigness) through its AUTHORISED SIGNATORY-
.....FIRST PARTY

AND

M/S ISHAAN INFRAESTATES INDIA (P) LTD., a company registered under THE COMPANIES ACT, 1956 having its office at Ishaan Corporate Tower, C-23, Sector-13, Vasundhara, Ghaziabad, U.P. (India)-201010 through its Authorized Signatory Sh.Chandan Srivastava S/O Mr. Ashok Srivastava R/O- G-2, 6/163, Vaishali, Ghaziabad which expression shall unless the context does not admit includes his heirs, successors, executors, administrators and permitted assigness of the other part-

.....SECOND PARTY

That the first party advertised and published a allotment of Group Housing Plots by Two bid system in Group Housing Plot NO. GH-01/1, Sector-11, Pratap Vihar Ghaziabad Yojna measuring area 6217.80 sq.mtrs. boundaries of which are mentioned in the end of this Agreement & site plan is attached with this Agreement with condition that building constructed thereon will be permissible as per building byelaws and as per terms and conditions mentioned in the booklet.

That the second party participated in the tender through Two bid system held on 17-12-2021 along with the other applicants and were the highest bidder having bid for Rs. 39,100.00 per sq.mtrs. Which is accepted by the vice chairperson on 17-12-2021 and the allotment letter no. 2372/comm.anu./2021 dated 27.12.2021 was issued in the favor of the second party. The total premium of the plot including 12% lease rent & free hold charge Rs. 27,22,89,898.00 (rupees Twenty Seven crore Twenty Two lac Eighty Nine thousand Eight hundred ninety Eight only).

For Ishaan Infraestates (I) Pvt. Ltd.
Authorized Signatory

दीनानाथ
अनुराधिय
गा० वि० प्रा०

आवेदन सं०: 202200739051345

विक्रय अनुबंध विलेख (कच्चा)

वर्ष: 2022

वही सं०: 1

रजिस्ट्रेशन सं०: 1871

प्रतिफल- 272289898 स्टाम्प शुल्क- 19060500 वाजारी मूल्य- 272289898 पंजीकरण शुल्क - 27229000 प्रतिलिपिकरण शुल्क - 80 योग
: 2722980

श्री मै० ईशान इन्फ्रस्टेट इन्डिया प्रा० लि० द्वारा
चन्दन श्रीवास्तव अधिकृत पदाधिकारी/ प्रतिनिधि,
पुत्र श्री अशोक श्रीवास्तव
व्यवसाय : अन्य
निवासी: जी-2 6/163 वैशाली गाजियाबाद।



श्री, मै० ईशान इन्फ्रस्टेट इन्डिया प्रा० लि० द्वारा

चन्दन श्रीवास्तव अधिकृत
पदाधिकारी/ प्रतिनिधि

ने यह लेखपत्र इस कार्यालय में दिनांक
11/04/2022 एवं 04:47:14 PM बजे
निबंधन हेतु पेश किया।



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

नवीन राय

उप निबंधक : सदर पंचम

गाजियाबाद

11/04/2022

विश्वास वर्मा

निबंधक लिपिक

प्रिंट करें

The first party acknowledge the receipt of 25% of the total premium including 12% lease rent & free hold charge Rs. 6,80,72,475.00 (rupees Six crore Eighty lac seventy Two thousand Four hundred Seventy Five only).and the balance 75% of the total premium charge Rs. 20,42,17,423.00 (rupees Twenty crore Forty Two lac Seveteen thousand Four hundred Twenty Three only). will be payable in 14 half yearly installment along with 11% interest as mentioned in the payment schedule letter dated 27-12-2021 and the penal interest will be charged @ 15% P.A. on the balance amount for the delayed period.

NOW BOTH THE PARTIES AGREE AS UNDER:

1. The first party declares that Group Housing Plot NO. GH-01/1, Sector-11, Pratap Vihar Ghaziabad Yojna measuring area 6217.80 sq.mtrs is free from all charges, liens and encumbrances and transferred to the second party through this deed.
2. The second party agree to pay the balance 75% of the total premium rs. 6,80,72,475.00 in 14 half yearly installment alongwith 11% interest as mentioned above and in case the installment is not paid in time then 15 percent interest will be charged on the balance amount for the delayed period.
3. The peaceful vacant physical possession of the plot in question will be given only after the execution of the deed.
4. If the compensation of the land in question is increased by the decision of the court of law, the second party to pay the proportionate amount of compensation to the first party.
5. The second party has paid stamp duty on the total premium of plot including lease rent and free hold charges as per the rules.
6. The second party shall complete the construction of the building in accordance with the plan approved by GDA as per condition of agreement and as per minimum specification prescribed by the Ghaziabad development authority.
7. The second party undertake to construct the building in according to the approved plan.
8. The second party shall be liable to pay rates, taxes, charges, and assessment of every description in respect of apportioned plot/building whether assessed, charged or imposed on that plot or on the building construction.

For Ishad Infraestates (I) Pvt. Ltd.
Authorised Signatory

दीनानाथ
अनुसचिव
ग्राहक वि० प्र०

आवेदन सं०: 202200739051345

बही सं०: 1

रजिस्ट्रेशन सं०: 1871

वर्ष: 2022

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त
विक्रेता: 1

श्री दीना नाथ अनु सचिव के द्वारा अंकुर कुमार राना
लिपिक, पुत्र श्री - सुन्दर पाल सिंह शणा

निवासी: गाजियाबाद विकास प्राधिकरण गाजियाबाद।

व्यवसाय: अन्य

क्रेता: 1



श्री मै० ईशान इन्फ्रस्टेट इन्डिया प्रा० लि० के द्वारा चन्दन
श्रीवास्तव, पुत्र श्री अशोक श्रीवास्तव

निवासी: जी-2 6/163 वैशाली गाजियाबाद।

व्यवसाय: अन्य

ने निष्पादन स्वीकार किया। निम्नकी पहचान
पहचानकर्ता: 1



श्री शैलेश कुमार, पुत्र श्री यू० पी० श्रीवास्तव

निवासी: 2बी 011 जी.सी. याण्ड वैभव खण्ड शिप्रा
सनसिटी गाजियाबाद।

व्यवसाय: अन्य

पहचानकर्ता: 2



कुमारी शिखा, पुत्री श्री सुरेश कुमार

निवासी: 70 सुन्दर पुरी गाजियाबाद।

व्यवसाय: अन्य



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

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

नवीन राय
उप निबंधक: सदर पंचम
गाजियाबाद

विश्वास वर्मा
निबंधक लिपिक

9. Any money due to the GDA from the second party of the aforesaid property, shall be recoverable as arrears of land revenue from the second party.
10. If it is disclosed that the agreement to sale of the plot/property has been obtained by suppression of any fact or mis-statement or misrepresentation or fraud or if there is any breach of the conditions of the agreement to sale, the agreement to sale will be cancelled as also with the possession of the property and the building thereon will be taken over by the authority and the second party will not be entitled to any compensation whatsoever nor for refund of any premium paid by him.
11. Any unauthorized construction made by the second party, is liable to be demolished in accordance with the rules/laws in force.
12. For Group Housing Plot the purchaser shall have to construct the building at his own cost within five years from the date of sale agreement deed registered. No construction will allowed without sanction of map. Allottees are strictly advised to obtain completion certificate from Ghaziabad Development Authority by submitting proper application after completion the construction otherwise levy will be charged.
13. The water supply, sewerage, drainage and electricity lines as per specification and standard shall be provided upto the boundary of the property by GDA. The internal work shall be completed by the second party.
14. The sale deed shall be executed in the proforma prescribed by the authority. The first party shall execute the sale deed within one months from the date of entire payment by the second party.
15. That the first party have right to cancellation, termination, forfeiture or re-entry on aforesaid plot in case the second party failed to comply with the terms and conditions of this agreement before cancellation the agreement first party will serve a notice on the second party to remedy the breaches and in case the second party failed to remedy the breaches the first party will cancel the agreement and take the possession back.
16. That the terms and conditions given in the auction brochure and allotment letter dated 27-12-2021 shall be applicable.

For Ishaan Infra Estates (P) Ltd.
Authorised Signatory

दीनानाथ
असुरनिव
कापू देव प्रोड



B. K. SHI

Enrol. No. 2011/107200
Chamber No.-21
Road, Ghaziabad U.P.-201002
Mob. No.- 9910714333



B. K. SHI

Enrol. No.
Chamber No.
Road, Gh
Mob. No.- 9910714333

17. In case, the cost of allotted property is more than rs. 50 lac, according to notification of income tax department, allottee will have to deposit due amount in account of ghaziabad development authority after deduction of 1% TDS and deposit it in authority's permanent account number (PAN)XXXXXXXXXX. TDS certificate is to be submitted in the office of authority.

18. Decision of the vice chairperson, Ghaziabad development authority will be final and binding.

19. Details of Group Housing Plot NO. GH-01/1, Sector-11, Pratap Vihar Ghaziabad Yojna measuring area 6217.80 sq.mtrs are boundaries of which are given below:

NORTH :

SOUTH :

EAST :

WEST :

मलंगन स्थल चिह्न के अनुसार

In witness the parties name above have signed this AGREEMENT TO SALE on.....11..... the day of ~~May~~ 2022 at Ghaziabad U.P.

GHAZIABAD DEVELOPMENT AUTHORITY

Sankesh Kumar

Witness No. Sankesh Kumar (First Party)

2 BOLL GROUND Varsha Khand

Shikha Society Ghaziabad (UP)

Witness No.

Smiley

Shikha C/o Suresh Kumar

70, Sunder Puri Ghaziabad (UP)

For Ishaan Infraestates (P) Pvt. Ltd.
(Second Party)
Authorized Signatory

दीनानाथ
अनुराग
गांधी वि० प्र०

B. K. SHASHODIA
Advocate
Enrol. No. -D/1272/2002
Chamber No.-203, Main Tehsil
Road, Ghaziabad U.P.-201002
Mob. No.- 9910714333

आवेदन सं०: 202200739051345

बही संख्या 1 जिल्द संख्या 9018 के पृष्ठ 259 से 282 तक क्रमांक
1871 पर दिनांक 11/04/2022 को रजिस्ट्रीकृत किया गया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर



नवीन राय

उप निबंधक : सदर पंचम

गाजियाबाद

11/04/2022



ANNEXURE VII

STRUCTURAL STABILITY CERTIFICATES



भारतीय प्रौद्योगिकी संस्थान रुड़की
INDIAN INSTITUTE OF TECHNOLOGY ROORKEE

सिविल अभियांत्रिकी विभाग
DEPARTMENT OF CIVIL ENGINEERING

रुड़की - 247 667, उत्तराखण्ड, भारत
ROORKEE-247 667, UTTARAKHAND, INDIA

Fax/फैक्स: 01332-275568, 273560

Tele/फोन : 01332-284319, 285219

E-mail/ई-मेल : civil@iitr.ac.in

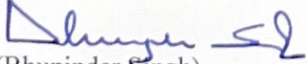
CED/Consl./BS./2022

TO WHOMSOEVER IT MAY CONCERN

Sub: Proof checking of design and submission drawings of Group Housing "THE ELEMENT" at Plot No. GH-01/1, Sector-11 Partap Vihar, Ghaziabad, Uttar Pradesh {Tower-A (2B+Ground floor+ 13 storey) and Tower-B(2B+Ground floor+ 13storey), being developed by "M/s Ishaan infraestates India Private limited."

This is to certify that the submission drawings of the above development with a total built up area of 34956.43 square metres which have been prepared by M/S Keen Associates Pvt. Ltd., Sector-63, N.O.I.D.A. are intended to be in compliance with all applicable provisions of the Indian Codes IS 456:2000, IS 1893 (Part 1):2016, IS 13920:2016 and SP-34. During detailed review of the final analysis and design and G.F.C. drawings of the proposed buildings, where ever required, revisions to the structural analysis, design and drawings shall be recommended to the structural designer of the building towards ensuring compliance with relevant requirements of the above codes. The structural design and the G.F.C. drawings shall be approved only after the designer has confirmed in writing the above said compliance.

It may be noted that the scope of the proof-checking exercise is limited only to the structural design of the above mentioned building and I.I.T. Roorkee shall assume no responsibility for compliance with local, state or national building bye-laws or with any other legal requirements or of safety aspects during construction of the said building.


(Bhupinder Singh) 28/06/22.

Dr. Bhupinder Singh
Professor
Department of Civil Engineering
Indian Institute of Technology Roorkee
Roorkee 247 667, Uttarakhand, INDIA

ANNEXURE VIII

FIRE NOC

प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2022/69399/GZB/GHAZIABAD/4398/JD

दिनांक: 22-12-2022

प्रमाणित किया जाता है कि मैसर्स **ISHAAN INFRAESTATES INDIA PVT LTD** (भवन/प्रतिष्ठान का नाम) पता **PROPOSED GROUP HOUSING AT PLOT No. GH-01 BY 1, SECTOR-11, PRATAP VIHAR, GHAZIABAD** तहसील - **GHAZIABAD** प्लॉट एरिया **6217.80 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **41623.392** (वर्गमीटर), ब्लॉकों की संख्या **2** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
TOWER A STILT AND 29 FLOOR	29	2	99.45 mt.
TOWER B STILT AND 28 FLOOR	28	2	96.15 mt.

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

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

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

हस्ताक्षर (निर्गमन अधिकारी)



Digitally Signed By
(AMAN SHARMA)

निर्गत किये जाने का दिनांक : 27-12-2022
स्थान : LUCKNOW

[6F3173ACF1282848601D36130C6B4188B05EE040]

27-12-2022

ANNEXURE IX

AAI NOC

22/11/2022 | 11R एच एच | एन आर / एली एन / एन सी / 2022/808/4650-53

मालिक का नाम एवं पता
OWNERS Name & Address
ISHAAN INFRAESTATES INDIA PRIVATE LIMITED
ISHAAN CORPORATE TOWER, BASEMENT, C-23, SECTOR-13, VASUNDHARA, GHAZIABAD
दिनांक/DATE:

14-11-2022

वैधता/ Valid Up to:

13-11-2030

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

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

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

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

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

अनापत्ति प्रमाणपत्र आईडी / NOC ID	SAFD/NORTH/B/042322/667997
आवेदक का नाम / Applicant Name*	Shikha
स्थल का पता / Site Address*	GH-01/1, SECTOR-11, PRATAP VIHAR, GHAZIABAD, PRATAP VIHAR GHAZIABAD, Ghaziabad, Uttar Pradesh
स्थल के निर्देशांक / Site Coordinates*	28 39 34.63N 77 24 34.32E, 28 39 35.69N 77 24 34.51E, 28 39 31.99N 77 24 35.23E, 28 39 31.82N 77 24 36.44E, 28 39 35.33N 77 24 37.07E
स्थल की ऊँचाई एमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	203.14 M
अनुमन्य अधिकतम ऊँचाई एमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	423.14 M

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

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

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

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

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

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

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

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

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

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

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



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SAFD/NORTH/B/042322/667997

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन I.G.I Airport, Meerut, Rohini Heliport, Safdarjung Airport, Sikandrabad विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची -

III, अनुसूची - IV (भाग- I), अनुसूची- IV (भाग -2; केवल RCS हवाई अड्डे) और अनुसूची- VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the I.G.I Airport, Meerut, Rohini Heliport, Safdarjung Airport, Sikandrabad Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule- IV (Part-2; RCS Airports Only) and Schedule-VII of GSR 751(E) amended by GSR770(E)

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

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

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

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

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

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

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

q. This NOC superseeds the previously issued NOC.



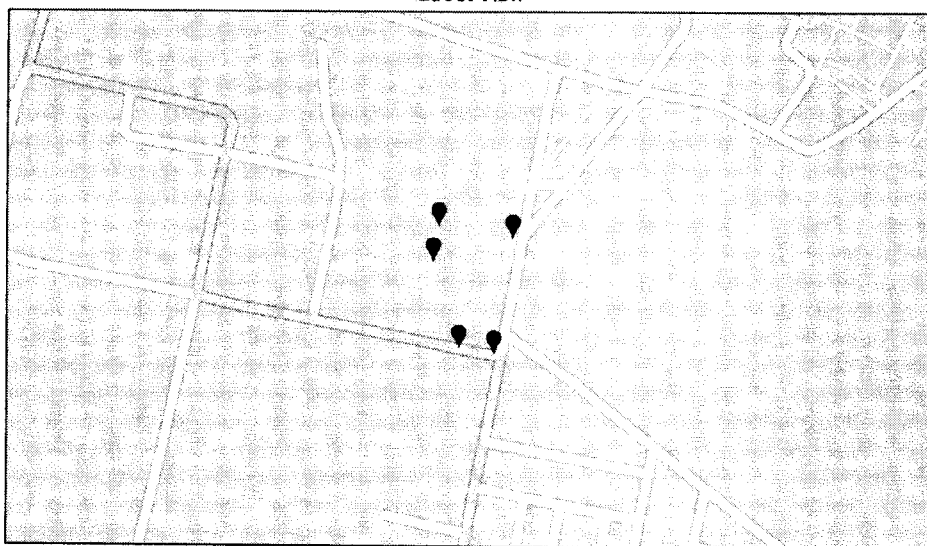
मनिंदर सिंह / Manminder Singh

फोन/ Ph: 011-25653551

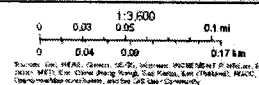
ANNEXURE/अनुलग्नक

Airport Name/विमानक्षेत्र का नाम	Distance (Meters) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
I.G.I Airport	30781.44	69.97
Meerut	37651.75	222.57
Rohini Heliport	35810.06	105.49
Safdarjung Airport	21493.55	66.31
Sikandrabad	41445.63	314.01
NOCID	SAFD/NORTH/B/042322/667997	

Street View



April 23, 2022



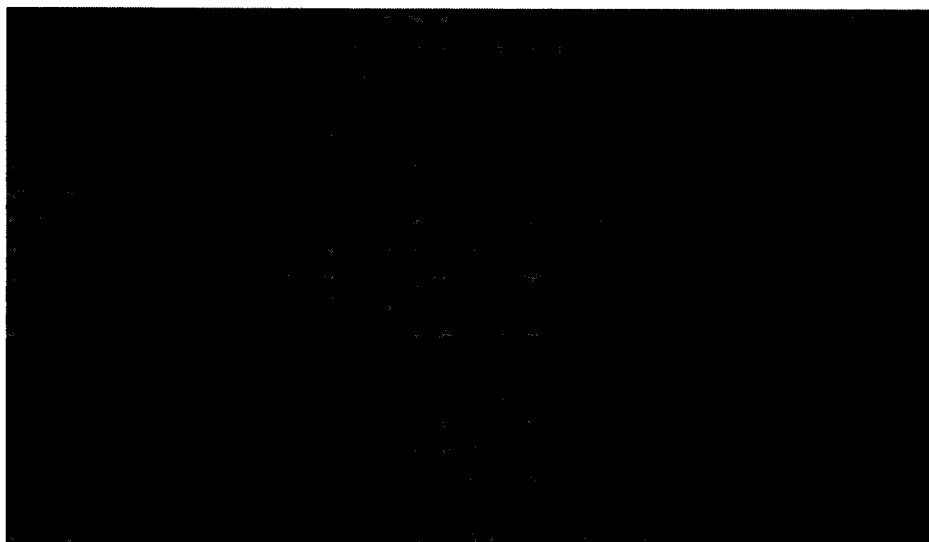
क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566
Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566

" हिंदी पत्रों का स्वागत है । "

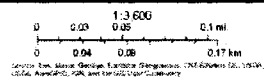


SAFD/NORTH/B/042322/667997

Satellite View



April 23, 2022



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