

# State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

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

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To,

Shri Sanjeev Agrawal,  
M/s Vinayak Kripa Homebuild LLP,  
265/316 Old Katra,  
Allahabad, U.P.- 211002

Ref. No. 30/Parya/SEAC/4648/2019

Date: 10/5 April, 2019

Sub: Environmental Clearance for "Vinayak Central Park" at Sherwan Legacy at Arazi Bhumidhari Nos.- 404, 385, 384, 383, 386, 387, 381, 382, & Parts of Arazi Bhumidhari Nos.-380, 407/1, 367/1 and 405, Village- Harwara, Tehsil- Sadar, Sulaemsaral, District- Allahabad, U.P., M/s Vinayak Kripa Home build LLP. Regarding.

Dear Sir,

Please refer to your application/letters 30-01-2018, 08-02-2018 & 07-03-2019 addressed to the Chairman/Secretary, State Level Environment Impact Assessment Authority (SEIAA) and Director, Directorate of Environment Govt. of UP on the subject as above. The State Level Expert Appraisal Committee considered the matter in its meetings held on dated 07/03/2019 and SEIAA in its meeting dated 10/04/2019.

A presentation was made by the project proponent along with their consultant M/s ENV DAS (India) Pvt. Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:-

- 1- The environmental clearance is sought for "Vinayak Central Park" at Sherwan Legacy at Arazi Bhumidhari Nos.- 404, 388, 384, 383, 386, 387, 381, 382, & Parts of Arazi Bhumidhari Nos.-380, 407/1, 367/1 and 405, Village- Harwara, Tehsil- Sadar, Sulaemsaral, District- Allahabad, U.P., M/s Vinayak Kripa Home build LLP.
- 2- Area details of the project:

S. No	Details	Area
1	Type of Building:	Residential
2	Total Plot Area	25376.00 m <sup>2</sup>
3	Deductible area(Phase I)	5616.00 m <sup>2</sup>
4	Net plot area	19760.00 m <sup>2</sup>
5	Permissible Ground coverage	10868.00 m <sup>2</sup> (@ 55% of plot area)
6	Proposed Ground coverage	9089.67 m <sup>2</sup> (@46% of plot area)
7	Open area (Plot area- Ground coverage)	10670.33 m <sup>2</sup> (19760.00 m <sup>2</sup> - 9089.67 m <sup>2</sup> )
8	Area for road and internal circulation	5870.00m <sup>2</sup> (29.70%)
9	Green area required	2964 m <sup>2</sup> (15%)
10	Green area Provided	3888.74m <sup>2</sup> (19.7 %)
11	Permissible FAR	49400.00 m2 (@ 2.5 )
12	Proposed FAR	48450.85m2 (@ 2.45)
13	Compensatory FAR against EWS/LIG	4818.38 m2
14	Total Achieved FAR (Proposed FAR +Compensatory FAR against EWS/LIG)	(48450.85 m2 + 4818.38 m2) =53269.23 m2
15	Convenient Shop	238.22 m2(7 nos.)
16	Club Area	1041.35 m2
17	School Building Area	499.95 m2
18	Swimming pool	225 m2
19	Stilt Area	8474.00 m2
	Podium	8362.66 m2
	Area for Services	2215.70 m2
	Basement	373.14 m2
	Total Non- FAR	19425.5 m2
20	Built up Area (FAR+ Non FAR)	72694.73 m2
21	Maximum height of building	42.365 m (S+13)



3- Salient features of the project:

Items	Details
Total flats Proposed	422 Flats (2 BHK) 235 Flats (1 BHK) Total no. of units= 657 units
Estimated Population (Including retail)	Residential: 3285 (@ 5 persons per unit) Visitors: 330 Staff/ employees: 200
Parking Required	464 ECS (235 Two Wheeler parking required)
Total Parking provided	556 ECS (288 Two Wheeler parking will be provided.)
Power requirement & source	3750 KVA Source: U.P Power Corporation Ltd. (UPPCL)
Power backup (DG Sets)	2 nos.250 KVA, & 1 no. 82.5 KVA
Water requirement & source	Fresh water: 225 KLD Recycled Water: 97 KLD Total Water requirement: 322 KLD Source: Municipal water supply & Recycled Water
Sewage Generation	Amount of waste water generated: 272KLD STP Capacity: 340 KLD
Solid waste	Domestic waste : 1767kg/day Horticultural waste: 15 kg/day E-waste : < 1kg/day

4- Land use details:

Land use Type	Area (In m <sup>2</sup> )	Percentage (%)
Ground Coverage	9089.67	46
Green Area	3888.73	20
Area for road and internal circulation	5870.00	30
Area for services	911.6	4
Total Area	19760.00	100

5- Water requirement details:

S.No	Description	Unit/Area (In m <sup>2</sup> )	Total Occupancy	Fresh water Requirement:				
				Rate of water demand for drinking and washing (lpcd)	Total Water demand for drinking and washing (KLD)	Rate of Flushing water demand (lpcd)	Total Flushing water/Recycled Water (KLD)	Total Fresh Water Requirement (KLD)
1	Residential	657 units	3285	65	214	21	69	283
2	Visitors		330	5	2	10	3	5
3	Staff (Including staff of shops)		200	30	6	15	3	9
4	Nursery School		100	30	3	15	2	5
Total Domestic water					225		77	302
5	Horticulture (m <sup>2</sup> )	3888.73 m <sup>2</sup>		5 l/sqm			20	20
Total					225		97	322
Water/ Waste water Details				225KLD				
Fresh Water				225KLD				



E.C. for "Vinavak Central Park" at Sherwan Legacy at Arsal Dhumidhari Nos.- 404, 385, 384, 383, 386, 387, 381, 382 & Parts of Arsal Dhumidhari Nos.-380, 407/1, 367/1 and 405, Village- Harwara, Tehsil- Sadar, Sulaemasaral, District- Allahabad, U.P., M/s Vinavak Kdpw Home build LLP.

Flushing	77KLD
Horticulture / Landscape :	20KLD
Total water requirement	322KLD
Recycled water	97 KLD
Source of water - Municipal water Supply and Recycled Water	
Waste water: Approximately 272 KLD waste water will be generated in operation phase of the project which will be treated in the onsite STP of 340 KLD (@25% higher) and re-circulated for the low end uses (Flushing and horticulture).	

6- Parking details:

Parking Provided (As per Approved Plans)	
Location	General (ECS)
In Stilt ( 8474 m <sup>2</sup> ) (@1ECS/33 m <sup>2</sup> )	256
In First Floor (8362.66m <sup>2</sup> )	180 + 288 Two Wheelers
In Open	120
Total	556 ECS + 288 Two Wheeler parking

7- Solid waste generation details:

S.No.	Particulars	Population	Waste generated in(kg/day)
1.	Residential (@0.5kg/day)	3285	1642
2.	Visitors (@0.15kg/day)	330	50
3.	staff (@0.25 kg/day)	200	50
4.	Nursery School(@0.25 kg/day)	100	25
Total Solid waste generated			1767 kg/day
Horticulture Waste (@ 0.037/m <sup>2</sup> /day)(3888.73 m <sup>2</sup> )			15 kg/day
E-Waste (0.15 kg/C/year)			<1Kg/Day
STP Sludge(@.04 of waste water/kg/day)			11kg/day

B- The project proposal fall under category B(a) of EIA Notification, 2006 (as amended).

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 07/03/2019 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held on 10/04/2019 decided to grant the Environmental Clearance for proposed project along with subject to the effective implementation of the following general & specific conditions:-

General Conditions:

1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.
2. It shall be ensured that obtain the no objection certificate from the U P pollution control board before start of construction.
3. It shall be ensured that no construction work or preparation of land by the project management except for securing the land is started on the project or the activity without the prior environmental clearance.
4. The proposed land use shall be in accordance to the prescribed land use. A land use certificate issued by the competent Authority shall be obtained in this regards.
5. All trees felling in the project area shall be as permitted by the forest department under the prescribed rules. Suitable clearance in this regard shall be obtained from the competent Authority.
6. Impact of drainage pattern on environment should be provided.
7. Surface hydrology and water regime of the project area within 10 km should be provided.
8. A suitable plan for providing shelter, light and fuel, water and waste disposal for construction labour during the construction phase shall be provided along with the number of proposed workers.
9. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.
10. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
12. Hazardous/Inflammable/Explosive materials likely to be stored during the construction and operation phases shall be as per standard procedure as prescribed under law. Necessary clearances in this regards shall be obtained.



13. Solid wastes shall be suitably segregated and disposed. A separate and isolated municipal waste collection center should be provided. Necessary plans should be submitted in this regards.
14. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
15. The emissions and effluents etc. from machines, instruments and transport during construction and operation phases should be according to the prescribed standards. Necessary plans in this regard shall be submitted.
16. Water sprinklers and other dust control measures should be undertaken to take care of dust generated during the construction and operation phases. Necessary plans in this regard shall be submitted.
17. Suitable noise abatement measures shall be adopted during the construction and operation phases in order to ensure that the noise emissions do not violate the prescribed ambient noise standards. Necessary plans in this regard shall be submitted.
18. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
19. Sewage effluents shall be kept separate from rain water collection and storage system and separately disposed. Other effluents should not be allowed to mix with domestic effluents.
20. Hazardous/Solid wastes generated during construction and operation phases should be disposed off as prescribed under law. Necessary clearances in this regard shall be obtained.
21. Alternate technologies for solid waste disposals (like vermin-culture etc.) should be used in consultation with expert organizations.
22. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
23. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Fully impermeable pavements shall not be constructed. Construction of pavements around trees shall be as per scientifically accepted principles in order to provide suitable watering, aeration and nutrition to the tree.
24. The Green building Concept suggested by Indian Green Building Council, which is a part of CII-Godrej GBC, shall be studied and followed as far as possible.
25. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
26. Ensure usage of dual flush systems for flush cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.
27. Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.
28. Ensure use of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. Make suitable provisions for using solar energy as alternative source of energy. Solar energy application should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. Present a detailed report showing how much percentage of backup power for institution can be provided through solar energy so that use and polluting effects of DG sets can be minimized.
30. Make separate provision for segregation, collection, transport and disposal of e-waste.
31. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
33. Prepare and present disaster management plan.
34. The project proponents shall ensure that no construction activity is undertaken without obtaining pre-environmental clearance.
35. A report on the energy conservation measures conforming to energy conservation norms finalize by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
36. Fly ash should be used as building material in the construction as per the provision of fly ash notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project lies within 100 km of Thermal Power Station).



37. The DG sets to be used during construction phase should use low sulphur diesel type and should conform to E.P. rules prescribed for air and noise emission standards.
38. Alternate technologies to Chlorination (for disinfection of waste water) including methods like Ultra Violet radiation, Ozonation etc. shall be examined and a report submitted with justification for selected technology.
39. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
40. The construction of the building and the consequent increased traffic load should be such that the micro climate of the area is not adversely affected.
41. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
42. High rise buildings should obtain clearance from aviation department or concerned authority.
43. Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities should be restricted to special areas earmarked for the purpose.
44. It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children could be provided in a formal way.
45. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
46. It shall be ensured that all Street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alternatives.
47. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
48. Treated effluents shall be maximally reused to aim for zero discharge. Where ever not possible, a detailed management plan for disposal should be provided with quantities and quality of waste water.
49. The treated effluents should normally not be discharged into public sewers with terminal treatment facilities as they adversely affect the hydraulic capacity of STP. If unable, necessary permission from authorities should be taken.
50. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
51. All necessary statutory clearances should be obtained and submitted before start of any construction activity and if this condition is violated the clearance, if and when given, shall be automatically deemed to have been cancelled.
52. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
53. The location of the STP should be such that it is away from human habitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.
54. The Environment Management plan should also include the break up costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.
55. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
56. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.
57. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
58. The DG sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.
59. E-Waste Management should be done as per MoEF guidelines.
60. Electrical waste should be segregated & disposed suitably as not to impose Environmental Risk.
61. The use of suitably processed plastic waste in the construction of roads should be considered.
62. Displaced persons shall be suitably rehabilitated as per prescribed norms.
63. Dispensary for first aid shall be provided.
64. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.



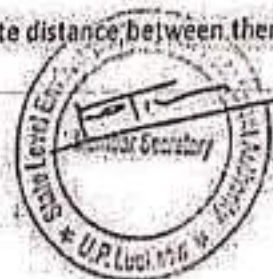
65. Diesel generating set stacks should be monitored for CO and HC.
66. Ground Water downstream of Rain Water Harvesting pit nearest to STP should be monitored for bacterial contamination. Necessary Hand Pumps should be provided for sampling. The monitoring is to be done both in pre and post monsoon, seasons.
67. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
68. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
69. An energy audit should be annually carried out during the operational phase and submitted to the authority.
70. Project proponents shall endeavor to obtain ISO: 14001 certification. All general and specific conditions mentioned under this environmental clearance should be included in the environmental manual to be prepared for the certification purposes and compliance.
71. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within the month) on need base assessment study in the study area. Income generating measures which can help in up-liftment of weaker section of society consistent with the traditional skills of the people identified. The program me can include activities such as old age homes, rain water harvesting provisions in nearby areas, development of fodder farm, fruit bearing orchards, vocational training etc. In addition, vocational training for individuals shall be imparted so that poor section of society can take up self employment and jobs. Separate budget for community development activities and income generating programmers shall be specified. Revised ECR plan is to be submitted within 3 month. Failing which, the environmental Clearance shall be deemed to be cancelled.
72. Appropriate safety measures should be made for accidental fire.
73. Smoke meters should be installed as warning measures for accidental fires.
74. Plan for safe disposal of R.O reject is to be submitted.

Specific Conditions

1. The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.
2. The project proponent shall ensure to plant broad leave trees and their maintenance. The CPCB guidelines in this regard shall be followed.
3. The project proponent shall submit within the next 3 months the details on quantification of year wise CER activities along with cost and other details. CER activities must not be less 2% of the project cost. The CER activities should be related to mitigation of Environmental Pollution and awareness for the same.
4. The project proponent shall submit within the next 3 months the details of estimated construction waste generated during the construction period and its management plan.
5. The project proponent shall submit within the next 3 months the details of segregation plan of MSW.
6. The project proponent shall ensure that waste water is properly treated in STP and maximum reused for gardening, flushing system etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function.
7. The project proponent will ensure that proper dust control arrangements are made during construction and proper display board is installed at the site to inform the public the steps taken to control air pollution as per the Construction and Demolition Waste Management Rules.
8. The project proponent shall install micro solar power plants, toilets in nearby villages, public place or school from CER fund of the project for which E.C is granted in addition to and water harvesting pits and carbon sequestration parks / designed ecosystems.
9. Solar energy to be used alternatives on the road and common places for illumination to save conventional energy as per ECBC Code.
10. The project proponent shall submit within the next 3 month the data of ground water quality including fluoride parameter to the limit of minimum deduction level for all six monitoring stations.
11. 15% area of the total plot area shall be compulsorily made available for the green area development including the peripheral green area. Plantation of trees should be of indigenous species and may be as per the consultation of local district Forest Officer.
12. The waste water generated should be treated properly in scientific manner i.e. domestic waste water to be treated in STP and effluent such as RO rejects with high TDS and other chemical bearing effluent shall be treated separately.
13. Permission from local authority should be taken regarding discharge of excess water into the sewer line.



14. The height, Construction built up area of proposed construction shall be in accordance with the existing FAR norms of the competent authority & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
15. "Consent for Establishment" shall be obtained from UP Pollution Control Board.
16. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
17. Project proponent shall ensure completion of STP, MSW disposal facility, green area development prior to occupation of the buildings.
18. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2016.
19. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as cylinder for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche and First Aid Room etc.
20. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
21. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
22. Corporate Environmental Responsibility (CER) shall be prepared by the project proponent and the details of the various heads of expenditure to be submitted as per the guidelines provided in the recent CER notification No. 22-65/2017-IA.III dated 01/05/2018. A copy of resolution of board of directors shall be submitted to the authority. A list of beneficiaries with their mobile nos./address should be submitted along with six monthly compliance reports.
23. No parking shall be allowed outside the project boundary.
24. Digging of basement shall be undertaken in view of structural safety of adjacent buildings under Information/consultation with District Administration/Mining Department. All the topsoil excavated during construction activities should be stored for use in horticulture /landscape development within the project site. Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
25. Surface rain water has to be collected in kachha pond for ground water recharging and irrigation of horticulture and peripheral plantation.
26. The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting. Structure stability certificate is to be preferably vetted by IITs/CBRI.
27. Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
28. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the UP Pollution Control Board.
29. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
30. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/UPPCB.
31. The green area design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential area. The open spaces inside the plot should be landscaped and covered with grass and shrubs. Green area Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
32. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.



E.C. for "Vinayak Central Park" at Sherwanj Legacy at Azad Bhumi Idhar Nos. 404, 405, 404, 403, 406, 407, 401, 402, & Parts of Azad Bhumi Idhar Nos. 380, 407/1, 407/1 and 405, Village: Harwan, Tehsil: Sadar, Sultanpur, District: Allahabad, U.P., M/s Vinayak Kiron Home build LLP.

33. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Construction of pavements around trees should be able to facilitate suitable watering, aeration and nutrition to the tree.
34. Ready Mix Concrete and Sprinkler to be used for curing and quenching during construction phase.
35. Roof top water in rainy season is to be discharged into RWH pits for ground water recharging. Arrangement shall be made that waste water and storm water do not get mixed.
36. NOC from Ground Water Board is to be submitted for drilling of tube well for use of Water Supply.
37. All the internal drains are to be covered till the disposal point.
38. This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any.
39. Reflecting paint should be used on the roof top and side walls of the building tower for cooling effect. Concealing factual data and information or submission of false/fabricated data and failure to comply with any of the conditions stipulated in the Prior Environmental Clearance attract action under the provision of Environmental (Protection) Act, 1986.

This Environmental Clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for Allahabad. 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 deemed to be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this Clearance shall automatically deemed to be cancelled.

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

  
(Ashish Tiwari)  
Member Secretary, SEIAA

No. /Parya/SFAC/4648/2019 Dated: As above

Copy with enclosure for information and necessary action to:

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

(Ashish Tiwari)  
Member Secretary, SEIAA

औपबन्धिक (provisonal) अनापत्ति प्रमाण पत्र


यूआईडी संख्या: 2018/45415/इला0/इलाहाबाद/426/जेडी

दिनांक: 23.05.2018

प्रमाणित किया जाता है कि मैसर्स-अराजी नं0-381, 382, 383, 384, 385, 386, 387, व 404, व पार्ट आफ आराजी सं0-367/1, 368/1, 369/1, 370, 374, 375, 379, 380, 388, 403, 405, व 407/1, हरवारा सुलेमसराय इलाहाबाद जिसमें भूतल, से लेकर 13 वें तल तक प्रस्तावित हैं एवं एक वेसमेन्ट प्रस्तावित है, जिसकी ऊँचाई 42.36 मीटर तथा प्लॉट एरिया 25376.00 वर्गमीटर हैं। भवन का अधियोग श्री संजीव अग्रवाल द्वारा किया जायेगा। इनके द्वारा अग्नि निवारण एवं अग्नि सुरक्षा के समस्त प्राविधानों का समायोजन एन0बी0सी0 एवं तत्सम्बन्धी भारतीय मानक ब्यूरो के आई0एस0 मानकों की संस्तुतियों के अनुरूप किया गया है। इस भवन को प्रोविजिनल अनापत्ति प्रमाण पत्र (एन0बी0सी0 की अधिभोग श्रेणी) आवासीय भवन के गुप ई 1, के अन्तर्गत इस शर्त के साथ दिया जा रहा है कि प्रस्तावित भवन में सभी मानकों का अनुपालन किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि एवं जीवन सुरक्षा प्रमाण पत्र (fire & life safety certificate) प्राप्त किया जायेगा।

निर्गत किये जाने का दिनांक:- जून 6, 2018

स्थान:- इलाहाबाद

  
(रव) (आर0एस0मि) 6  
मुख्या अग्निशमन अधिकारी  
इलाहाबाद।

प्रतिलिपि:-

- 1- सचिव/अपर सचिव, इलाहाबाद विकास प्राधिकरण इलाहाबाद को सूचनार्थ।
- 2- अग्निशमन अधिकारी सिविल लाइन्स इलाहाबाद को सूचनार्थ।
- ✓3- आवेदक को अनुपालनार्थ।

कार्यालय अग्निशमन अधिकारी सिविल लाइन इलाहाबाद।  
पत्र संख्या:- एफएसओ/मेमो/निरीक्षण/2018  
सेवा में,

दिनांक जून ,2018

मुख्य अग्निशमन अधिकारी  
इलाहाबाद।

विषय:- आराजी संख्या- 381, 382, 383, 384, 385, 386, 387 एण्ड 404 एण्ड पार्ट आफ आराजी संख्या- 367/1, 368/1, 369/1, 370, 374, 375, 379, 380, 388, 403, 405 एण्ड 407/1 हरवारा सुलेम सराय इलाहाबाद (क्षेत्रफल- 25376.00 वर्ग मीटर) पर दाखिल ले-आउट /समूह आवास मानचित्र पर अग्निशमन सुरक्षा की दृष्टिकोण से प्रोविजनल अनापत्ति प्रमाण पत्र संस्तुति किये जाने के सम्बन्ध में।

सन्दर्भ:- सचिव/अपर सचिव इलाहाबाद विकास प्राधिकरण, इलाहाबाद के पत्र संख्या 62/ प्र0अ0(त0स0-1) जोन-1/प्रस्ता0 /2018-19 दिनांक 04.05.2018

महोदय,

कृपया उपरोक्त विषयक सचिव/अपर सचिव इलाहाबाद विकास प्राधिकरण, इलाहाबाद के पत्र संख्या 62/प्र0अ0 (त0स0-1) जोन-1/प्रस्ता0 /2018-19 दिनांक 04.05.2018 द्वारा आवेदक श्री संजीव अग्रवाल पार्टनर विनायक कृपा होम बिल्ड (एल0एल0पी0) द्वारा आराजी संख्या- 381, 382, 383, 384, 385, 386, 387 एण्ड 404 एण्ड पार्ट आफ आराजी संख्या- 367/1, 368/1, 369/1, 370, 374, 375, 379, 380, 388, 403, 405 एण्ड 407/1 हरवारा सुलेम सराय इलाहाबाद (क्षेत्रफल- 25376.00 वर्ग मीटर) पर दाखिल ले-आउट /समूह आवास मानचित्र पर अग्निशमन सुरक्षा की दृष्टिकोण से प्रोविजनल अनापत्ति प्रमाण पत्र संस्तुति किये जाने का अनुरोध किया गया है उक्त प्रस्तावित प्रश्नगत भवन मानचित्रों एवं अभिलेखों का परीक्षण/स्थल का निरीक्षण मेरे द्वारा अंकित मापों के आधार पर किया गया। जिसका विवरण निम्नवत है:-

भवन की संरचना:-

- |  |   |                  |
|--|---|------------------|
| 1- कुल प्लॉट एरिया-  | 25376 वर्गमीटर  |                  |
| 2- प्रस्तावित प्लॉट एरिया फेस-1  | 5616.00 वर्गमीटर  |                  |
| 3- प्रस्तावित भूखण्ड एरिया फेस-2 (गुप हाउसिंग)   | 19760.00 वर्गमीटर   |                  |
| 4- प्रस्तावित भूतल का कवर्ड एरिया प्रत्येक ब्लॉक :-  | 9089.67 वर्गमीटर  |                  |
| 5- प्रस्तावित कवर्ड एरिया ब्लॉक ए एवं ब्लॉक बी :-  | 47712.68 वर्गमीटर   |                  |
| 6- प्रस्तावित ब्लॉक ए व ब्लॉक बी के भूतल का कवर्ड एरिया (पार्किंग):-   | 8474.00 वर्गमीटर  |                  |
| 7- प्रस्तावित ब्लॉक ए व ब्लॉक बी के प्रथम तल का कवर्ड एरिया (पार्किंग):-   | 4181.33 वर्गमीटर  |                  |
| 8- प्रस्तावित ब्लॉक ए व ब्लॉक बी का द्वितीय तल का कवर्ड एरिया(प्रत्येक ब्लॉक):-                                    | 2429.25 वर्गमी0   |                  |
| 9- प्रस्तावित ब्लॉक ए व ब्लॉक बी का तृतीय तल से 11वें तल तक का टिपिकल कवर्ड एरिया (प्रत्येक ब्लॉक , प्रत्येक तल):- | 2206.81 वर्गमीटर  |                  |
| 10- प्रस्तावित ब्लॉक ए का 12 वें तल का कवर्ड एरिया मय एफएआर -  | 2206.81 वर्गमीटर, व ब्लॉक बी का 12 वें तल का कवर्ड एरिया (प्रत्येक ब्लॉक, प्रत्येक तल) मय एफएआर - | 2206.81 वर्गमीटर |

11-प्रस्तावित ब्लॉक ए के 13 वें तल का कवर्ड एरिया-1726.23 वर्गमीटर, ब्लॉक बी के 13 वें तल का कवर्ड एरिया- 1810.12 वर्गमीटर।

फेस वन में 41 प्लॉट डेवलप किये जायेगे जिसका कुल प्लॉट एरिया-5616.00 वर्गमीटर है जिसमें सिंगल यूनिट डूपलेक्स का निर्माण होगा।

फेस टू में गुप हाउसिंग का निर्माण किया जायेगा ब्लॉक ए,बी,सी,डी,ई,एफ गुप हाउसिंग और एमनाइटिज का निर्माण होगा।

ब्लॉक ए- वन बीएचके पलैटों की संख्या 105, टू बीएचके पलैटों की संख्या 192 के सापेक्ष, एलआईजी टू बीएचके पलैटों की संख्या 18, ईडब्ल्यूएस वन बीएचके के सापेक्ष पलैटों की संख्या 13,।

फेसटू में कुल निर्मित होने वाली इकाईयों की संख्या 593 पलैट व फेस वन में आवंटित होने वाले पलैटों की संख्या 41।

ब्लॉक बी- वन बीएचके पलैटों की संख्या मय एफएआर 104 व 64 कंसिस्ट एलआईजी ईडब्ल्यूएस, टू बीएचके पलैटों की संख्या 192, एलआईजी टू बीएचके पलैटों की संख्या 20, ईडब्ल्यूएस के सापेक्ष वन बीएचके पलैटों की संख्या 13।

12- ब्लॉक ए व ब्लॉक बी की ऊँचाई मुमटी को छोड़कर - 42.36 मी0

ब्लॉक सी- (कामर्शियल एवं व्यवसायिक भवन)

1-ब्लॉक सी का कुल प्लॉट एरिया:- 786.49 वर्गमीटर

2-ग्राउण्ड तल (शॉप) का कवर्ड एरिया मय एमिनिटीज व फेसलटीज:- 349.02 वर्गमीटर

3-प्रथम तल (हाल,कोर्ट रुम) का कवर्ड एरिया:- 302.44 वर्गमीटर

4-द्वितीय तल (स्क्वैश रुम व हाल) का कवर्ड एरिया:- 349.02 वर्गमीटर

5-तृतीय तल (जिम, गुप एक्सरसाइज, हाल) का कवर्ड एरिया:- 279.09 वर्गमीटर

6-बेसमेन्ट (मल्टीपरपज हाल) का कवर्ड एरिया:- 373.14 वर्गमीटर

7- ब्लॉक सी- (कामर्शियल एवं व्यवसायिक भवन) की ऊँचाई:- 14.95 मीटर

13-ब्लॉक डी:- ( नर्सरी स्कूल भवन )

1-ब्लॉक डी का कुल प्लॉट एरिया:- 500.05 वर्गमीटर

2- प्रस्तावित ग्राउण्ड तल से तृतीय तल का टिपिकल कवर्ड एरिया: 166.65 वर्गमीटर

ब्लॉक डी:- ( नर्सरी स्कूल भवन ) की ऊँचाई:- 11.00 मीटर

भवन का अधियोग एवं हैजार्ड श्रेणी- प्रश्नगत भवन का अधिभोग एन0वी0सी0-2016 के आवासीय भवन गुप (श्रेणी बी-1) के अर्न्तगत वर्गीकृत किया गया है।

ढाँचागत व्यवस्थायें:-

1- पहुँच मार्ग:-प्रस्तावित भूखण्ड के सामने मानचित्रों में पूर्व में 12 मीटर शेष तीनों तरफ 18 मीटर रोड की चौड़ाई है।

2- प्रवेश द्वार:- प्रवेश द्वार की चौड़ाई मानक के अनुसार है।

3- सेट बैक:- प्रस्तावित भवन का सेटबैक निम्नवत है।

अग्रभाग	पृष्ठभाग	पार्श्वभाग प्रथम	पार्श्वभाग द्वितीय
ब्लॉक ए- 14 मी0	14 मी0	14 मी0	14 मी0

ब्लाक बी- 14 मी०	14 मी०	14 मी०	14 मी
ब्लाक सी- 3.00 मी०	2.02 मी०	3.00 मी०	4.00 मी०
ब्लाक डी- 8.00 मी०	3.00 मी०	1.50 मी०	4.50 मी०

प्रस्तावित भवन का सेटबैक भवन नियमावली-2016 के अनुसार अपेक्षित होगा। सेट बैक सदैव अवरोध मुक्त रखे जायेंगे। सेटबैक में किसी प्रकार का स्थाई /अस्थायी निर्माण कार्य मान्य नहीं होगा। भवन के निर्माण में एन०बी०सी०-2016 पार्ट-4 के विन्दु 3.4.6:1 का विशेष ध्यान रखा जायेगा।

4-निकास मार्ग-प्रस्तावित भवन के ब्लाक ए,बी,सी,में मानक के अनुसार सीढ़ियां जिनकी चौड़ाई 1.50 मी० उपलब्ध होगी तथा प्रत्येक ब्लाक में मानक के अनुसार लिफ्ट का प्राविधान किया गया है, जिनकी पलोर के समस्त स्थानों से ट्रेवलिंग डिस्टेन्स अधिकतम अनुमन्य सीमा के अन्तर्गत है। तथा ब्लाक सी नर्सरी स्कूल भवन में एक जीना का प्राविधान मानचित्र में किया गया है जिसमें एक और जीना प्रस्तावित किया जाता है। ब्लाक ए व ब्लाक बी में भूतल एवं प्रथम तल का प्रयोग पार्किंग के रूप में किया जायेगा जिसमें 04 मीटर चौड़ा 02 रैम्प तथा 02 प्रवेश/निकास का प्राविधान मानचित्र में किया गया है।

रिफ्यूज एरिया का विवरण:- अपेक्षित नहीं है।

अग्निशमन सुरक्षा व्यवस्था:-नेशनल बिल्डिंग कोड आफ इण्डिया-2016 के अनुसार निम्नांकित अग्निशमन व्यवस्थाएं पूर्ण की जानी अनिवार्य होगी।

1- भूमिगत टैंक :- भूमिगत टैंक 1,000,00 लीटर क्षमता का अपेक्षित है जो अग्नि शमन कार्य के लिए आरक्षित होगा।

2- पम्प:- अण्डर ग्राउण्ड टैंक के पास मेन पम्प 2280 लीटर क्षमता का एक डीजल पम्प, 2280 लीटर क्षमता का एक इलेक्ट्रिक पम्प व 180 लीटर क्षमता का जॉकी पम्प अपेक्षित है।

3:- होजरील:- प्रस्तावित भवन के प्रत्येक तल पर होजरील लैंडिंग वाल्व आई०एस०-3844 मानकों के अनुरूप प्राविधानित किया जाय।

4- वेट राइजर- प्रस्तावित भवन में वेटराइजर सिस्टम एन०बी०सी०-2016 के मानकों के अनुरूप प्राविधानित किया जाय।

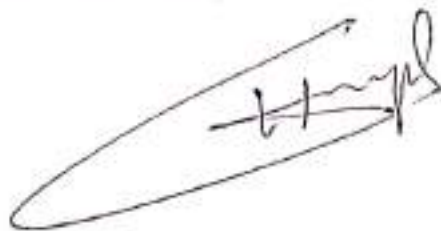
5- फायर सर्विस इनलेट:- प्रस्तावित सम्पूर्ण भवन परिसर में यार्ड हाइड्रेंट होज कैबिनेट एवं उसमें डिलीवरी होज पाइप तथा ब्रान्च पाइप एवं फायर सर्विस इनलेट का प्राविधान आई०एस०-13039:1991 के अनुसार प्राविधानित किया जाय।

6- हस्तचालित इलेक्ट्रिक फायर एलार्म सिस्टम:- प्रस्तावित भवन में मैनुअल आपरेटिड इलेक्ट्रिक फायर एलार्म सिस्टम का प्राविधान एन०बी०सी०-2016 मानकों के अनुसार प्राविधानित किया जाय।

7- स्वचालित हीट डिटेक्शन एण्ड एलार्म सिस्टम:- प्रस्तावित भवन में आटोमेटिक डिटेक्शन एण्ड एलार्म सिस्टम एन०बी०सी०-2016 मानकों के अनुसार प्राविधानित किया जाय।

8-स्वचालित स्प्रिंकलर सिस्टम:-प्रस्तावित व्यवसायिक भवन ब्लाक सी के बेसमेन्ट में आटोमेटिक स्प्रिंकलर सिस्टम एन०बी०सी०-2016 मानक के अनुसार अपेक्षित है।

9- टेरिस टैंक:- प्रस्तावित भवन की टेरिस पर टेरिस टैंक 20,000 ली० क्षमता का एन०बी०सी०-2016 मानक के अनुरूप प्राविधानित किया जाय।



10- टेरिस पम्प :- अपेक्षित नहीं है।

11- प्राथमिक अग्निशमन उपकरण(फायर एक्सटिंग्यूशर) : प्रस्तावित भवन के प्रत्येक ब्लाक के प्रत्येक तल पर फायर एक्सटिंग्यूशर आई0एस0-2190/2010 मानक के अनुरूप अपेक्षित है।

12-बेसमेन्ट में मैकेनिकल स्मोक एक्झास्ट सिस्टम एवं इमरजेन्सी लाइट का व्यवस्था अपेक्षित नहीं है।

13- स्मोक एक्सट्रैक्शन सिस्टम:- स्मोक एक्सट्रैक्शन सिस्टम अपेक्षित नहीं है।

ए- फायर चैक डोर ,स्मोक चैक डोर की लोकेशन व रेटिंग अपेक्षित नहीं है।

बी- बेसमेन्ट में कम से कम 30 बार एयर चेंज प्रतिघंटा प्रणाली का लगाया जाना आवश्यक नहीं है।

14- प्रेशराईजेशन प्रणाली:-

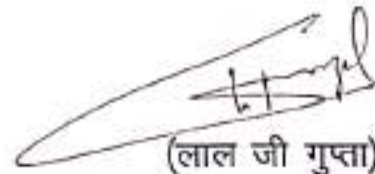
क- निकास स्थानों पर प्रेशराईजेशन की गयी है व प्रयुक्त होने वाले फैनस की डिटिंग इत्यादि, अपेक्षित नहीं है।

ख- प्रेशराईजेशन सिस्टम,डिटैक्शन सिस्टम से इण्टरलिंक, जो एन0बी0सी0-2016 के मानक के अनुरूप अपेक्षित नहीं है।

15- एग्जिट साइनेज: -प्रस्तावित सम्पूर्ण भवन में एग्जिट साइनेज प्राविधानित किया जाय।

16- पी0ए0 सिस्टम:- पी0ए0 सिस्टम की व्यवस्था सम्पूर्ण भवन में प्राविधानित किया जाय।

अतः उपरोक्तानुसार श्री संजीव अग्रवाल पार्टनर विनायक कृपा होम विल्ड (एल0एल0पी0) द्वारा आराजी संख्या- 381, 382, 383, 384, 385, 386, 387 एण्ड 404 एण्ड पार्ट आफ आराजी संख्या- 367/1, 368/1, 369/1, 370, 374, 375, 379, 380, 388, 403, 405 एण्ड 407/1 हरवारा सुलेम सराय इलाहाबाद (क्षेत्रफल- 25376.00 वर्ग मीटर) पर दाखिल ले-आउट /समूह आवास मानचित्र पर अग्निशमन सुरक्षा की दृष्टिकोण से प्रोविजनल अनापत्ति प्रमाण पत्र इस शर्त के साथ संस्तुति किया जाता है कि आवेदक द्वारा भवन/ईकाई में अग्नि से सुरक्षा सम्बन्धी सभी प्रस्तावित प्राविधान भवन नियमावली तथा नेशनल बिल्डिंग कोड आफ इण्डिया-2016 में उल्लिखित मानकों के अनुसार कराये जायें तथा भवन के निर्माणोपरान्त भवन का प्रयोग करने से पहले भवन में अग्नि से सुरक्षा व्यवस्थाएं मानकों के अनुसार भौतिक रूप से स्थापित कर उनका निरीक्षण/परीक्षण अग्निशमन विभाग से कराकर अन्तिम अग्निशमन अनापत्ति प्रमाण पत्र प्राप्त किया जाना अनिवार्य होगा। अन्यथा संस्तुति किया जा रहा भवन निर्माण हेतु प्रोविजनल अग्निशमन अनापत्ति प्रमाण पत्र स्वतः ही निरस्त समझा जायेगा।



(लाल जी गुप्ता)

अग्निशमन अधिकारी

सिविल लाइन इलाहाबाद

कायालय अधिशाषी अभियन्ता, (जांचदल) जलकल विभाग, नगर निगम, इलाहाबाद  
पत्र सं० डी०/१२९ /ज०क०वि०/जांचदल/०१८ दिनांक २३/०५/२०१८

सेवा में,

सचिव/अपर सचिव, जोन-१,  
इलाहाबाद विकास प्राधिकरण,  
इलाहाबाद।

विषय:- आराजी सं०- ३८१ से ३८७, ४०४ एवं ३६७/१, ३६८/१, ३६९/१, ३७०, ३७४, ३७५, ३७९, ३८०, ३८८, ४०३, ४०५ एवं ४०७/१ हरवारा, सुलेम सराय, इलाहाबाद (क्षेत्रफल २५३७६.०० वर्गमीटर) पर दाखिल ले-आउट/समूह आवास मानचित्र पर अनापत्ति दिये जाने के सम्बन्ध में।

महोदय,

उपरोक्त विषयक आपके पत्र सं०/६२/प्र०अ०(त०सं०-१)/जोन-१/प्रस्ता०/ले-आउट /समूह/२०१८-१९ दिनांक ०४.०५.२०१८ के सन्दर्भ में अवगत कराना है कि प्रश्नगत निर्माणाधीन मूखण्ड के विरुद्ध श्री संजीव अग्रवाल आराजी सं०- ३८१ से ३८७, ४०४ एवं ३६७/१, ३६८/१, ३६९/१, ३७०, ३७४, ३७५, ३७९, ३८०, ३८८, ४०३, ४०५ एवं ४०७/१ हरवारा, सुलेम सराय, इलाहाबाद ने इस कार्यालय के पत्र सं०/१२६/ज०क०वि०/जांचदल/०१८ दिनांक २१.०५.२०१८ के अनुसार विकास शुल्क जल मद में धनराशि रु० ७,६३,०९३.०० चेक सं० ०४०६७३ दिनांक २१.०५.२०१८ द्वारा जलकल विभाग कोष में जमा करा दिया गया है। सम्बन्धित उपभोक्ता के मानचित्र को रवीकृत करने के सम्बन्ध में जलकल विभाग, नगर निगम, इलाहाबाद को कोई आपत्ति नहीं है।

अतः आपसे अनुरोध है कि नियमानुसार अग्रिम कार्यवाही करने का कष्ट करें।

भवदीय

अधिशाषी अभियन्ता  
(जांचदल)

पृ०प०स० एवं दिनांक तदैव:-

प्रतिलिपि:- श्री संजीव अग्रवाल आराजी सं०- ३८१ से ३८७, ४०४ एवं ३६७/१, ३६८/१, ३६९/१, ३७०, ३७४, ३७५, ३७९, ३८०, ३८८, ४०३, ४०५ एवं ४०७/१ हरवारा, सुलेम सराय, इलाहाबाद को सूचनार्थ प्रेषित।

अधिशाषी अभियन्ता  
(जांचदल)



प्रेषक,

मुख्य अभियन्ता,  
नगर निगम इलाहाबाद।

सेवा में,

सचिव/अपर सचिव  
इलाहाबाद विकास प्राधिकरण इलाहाबाद।

पत्रांक संख्या डी०- 359/STCB/18

दिनांक:- 29.9.18

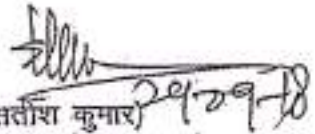
विषय:-आराजी संख्या-307,1368,1369,1370,374,375,379,380,388,403,एवं 407/1 मौजा हरवारा सुलेमसराय, सदर जिला इलाहाबाद (क्षेत्रफल-26376.00) पर दाखिल समूह आवास मानचित्र पर अनापत्ति दिये जाने के सम्बन्ध में।

महोदय,

उपर्युक्त विषयक आराजी समूह आवास मानचित्र पर निम्न शर्तों पर अनापत्ति दी जाती है:-

1. आवेदक द्वारा सुदृढीकरण शुल्क घनांक ₹०-41,04,664.00 (₹५०-इकतालिस लाख चार हजार छः सौ बीसठ मात्र) नगर निगम कोष में FEDERAL BANK के खाता सं०-13922000011850 से जारी चेक नम्बर-040687 दिनांक 28.09.2018 द्वारा जमा कर दिया गया है।
2. समूह आवास भवन निर्माण के दौरान नगर निगम की किसी भी अवस्थापना सुविधा जैसे सड़क, पटरी इत्यादि प्रभावित होती है, तो उसका मरम्मत एवं निर्माण आवेदक द्वारा कराया जायेगा।
3. समूह आवास भवन के अन्दर जल निकासी की समुचित व्यवस्था करना अनिवार्य होगा, ताकि अवस्थापना सुविधा क्षतिग्रस्त न हो।
4. समूह आवास भवन में पार्किंग की पर्याप्त व्यवस्था Building By-Laws के अनुसार किया जाना अनिवार्य होगा।
5. समूह आवास भवन का निर्माण Building By-Laws के अनुसार करना होगा।
6. उपरोक्त शर्तों का उल्लंघन करने पर जारी एन०ओ०सी० स्वतः निरस्त समझी जायेगी।

भवदीय



(सुरेश कुमार)  
मुख्य अभियन्ता

नगर निगम, इलाहाबाद।

Tele: 0532-2580561-65/5243  
Telefax: 0532-2580029

By Registered Post

Head Quarters,  
Central Air Command,  
Indian Air Force,  
Bamrauli,  
Prayagraj -12

CAC/S 5372/3/ATC

07 Jan 19

**Shri Sanjeev Agarwal**  
M/s Vinayakkripa Home Build  
LLP, 265/316,  
Old Katra,  
Prayagraj (UP) 211 002

**ISSUE OF NOC FOR CONSTRUCTION OF MULTI-STOREY GROUP HOUSING  
BUILDING BY M/S VINAYAKKRIPA HOME BUILD LLP**

Sir,

1. Please refer your amended application on the subject dt 14 Nov 18.
2. The application has been examined within provisions mentioned under section 5(2) of Gazette of India GSR 751 (E) read in conjunction with sub section (1) clause (o) & clause (r) of sub section 2 of section 5 read with section 9A of Aircraft Act 1934, Works of Defence Act 1903 and other relevant orders on the subject. Headquarters Central Air Command, Indian Air Force has No Objection for construction of **44.965M** high **Multi-Storey Group Housing Building** at Parts of Arazi No 381-387 and 404 and part of Arazi No. 367/1, 368/1, 369/1, 370, 374, 375, 379, 380, 388, 403, 405 and 407/1 at Harwara, Sulem Sarai, Allahabad (Corner-1- 25°26'36.4"N 81°46'44.1"E, Corner-2- 25°26'40.3"N 81°46'44.6"E, Corner-3- 25°26'39.6"N 81°46'52.1"E and Corner-4- 25°26'35.6"N 81°46'51.6"E) by M/s **Vinayakkripa Home Build LLP** subject to the following conditions:-
  - (a) The NOC is for construction of building and cannot be used as document for any other purpose / claim whatsoever including ownership of land. No construction is to be undertaken on defence land or in its notified vicinity.
  - (b) No Objection to such construction shall also be obtained by the applicant separately from ant other defence establishment in the vicinity of such construction and also from AAI / ant other relevant government authorities including approval of building plans.
  - (c) The site elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation of the proposed structures. If however, at any stage, it is established that the actual site elevation and site coordinates are different from those provided by the applicant, the NOC will be invalid.
  - (d) The maximum apex height and top elevation of the building shall not exceed **44.965M AGL** and **141.025M AMSL**. No extension of structure permanent or temporary (e.g. Cranes, Antenna, Mumtee, Lightening Arresters,

Lift machine room, Overhead water tank, cooling towers, sign boards, any attachment or fixtures of any kind) shall be permitted above the cleared height.

(e) Permission for installation/operation of crane (if at all used) is to be coordinated with **Air Force Station Bamraulli, Prayagraj** on real time basis at the time of project execution. The applicant, **Mr. Sanjeev Agarwal** (Partner in M/s Vinayakkripa Home Build LLP) is responsible for single point of contact locally (on site) for such coordination with IAF. **Air Force Station Bamraulli, Prayagraj** retains the rights to restrict usage of high crane on said coordinates.

(f) Fresh application needs to be submitted in case any kind of change in location (coordinates) or in buildings as mentioned above and also for all future constructions within the campus.

(g) Standard obstruction lightings as per IS 5613 notification and ICAO standards as stipulated in Annex 14 is to be provided by the company / applicant and it shall be kept **switched 'ON'** at all times. Provision shall be made for standby power supply to keep the lights 'ON' during power failure. Company shall carry out periodic maintenance of the lights to keep them in serviceable and visible condition.

(h) No open garbage dump would be used in and around the site to avoid bird menace. Garbage Treatment Plant shall be provided by the applicant and a confirmation on its completion shall be provided to **this HQ and AOC, Air Force Station Bamraulli, Prayagraj**.

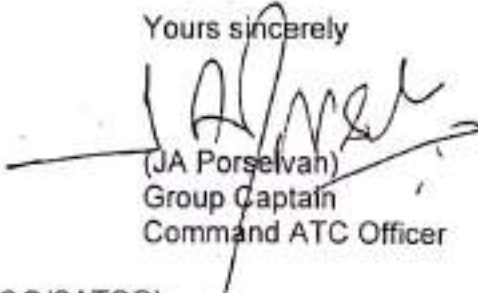
(j) Commencement and completion of the project is to be promptly intimated to **AOC, Air Force Station Bamraulli, Prayagraj** and **this HQ**.

(k) Failure to render these certificates [Para (g) (h) & (j)] within the stipulated time shall lead cancellation of NOC.

(l) The NOC is valid for **five years** from the date of its issue. If the proposed constructions are not constructed and completed within this period, the applicant shall be required to obtain a fresh NOC from Indian Air Force. Request for revalidation of NOC will not be entertained after the expiry of validity period.

(m) The applicant shall obtain necessary NOC from Airport Authority of India (AAI) (if applicable).

Yours sincerely

  
(JA Porsevhan)  
Group Captain  
Command ATC Officer

**Copy to:** Air Force Station Bamrauli, Prayagraj (COO/SATCO)

**Internal:** C Nav O

सेवा में,

सचिव/अपर सचिव,  
इलाहाबाद विकास प्राधिकरण,  
जनपद इलाहाबाद।

कृपया अपने पत्र संख्या: 62/प्र0अ0(त0स0-1)/प्रस्ता0/18-19 दिनांक: 04.05.2018 का सन्दर्भ ग्रहण करने का कष्ट करें, जिसके माध्यम से श्री संजीव अग्रवाल पार्टनर विनायक कृपा होम विल्ड (एल0एल0पी0) द्वारा आराजी संख्या-381, 382, 383, 384, 385, 386, 387 एण्ड 404 एण्ड पार्ट आफ आराजी संख्या-367/1, 368/1, 369/1, 370, 374, 375, 379, 380, 388, 403, 405 एण्ड 407/1 हरवारा सुलेम सराय जिला इलाहाबाद (क्षेत्रफल 25376.00 वर्गमीटर) पर ले-आउट/समूह आवास मानचित्र प्रस्तुत किया गया है। मानचित्र की स्वीकृति के क्रम में पार्किंग की उपलब्धता एवं यातायात पर पड़ने वाले दबाव के परिप्रेक्ष्य में अनापत्ति प्रमाण-पत्र उपलब्ध कराये जाने की अपेक्षा की गयी है।

उपरोक्त के सम्बन्ध में अवगत कराना है कि पार्किंग एवं यातायात के दृष्टिकोण से मानचित्र का परीक्षण कर स्थलीय निरीक्षण किया गया, जिसके अनुसार श्री संजीव अग्रवाल पार्टनर विनायक कृपा होम विल्ड (एल0एल0पी0) द्वारा आराजी संख्या-381, 382, 383, 384, 385, 386, 387 एण्ड 404 एण्ड पार्ट आफ आराजी संख्या-367/1, 368/1, 369/1, 370, 374, 375, 379, 380, 388, 403, 405 एण्ड 407/1 हरवारा सुलेम सराय जिला इलाहाबाद (क्षेत्रफल 25376.00 वर्गमीटर) पर ले-आउट/समूह आवास मानचित्र पर यातायात के दृष्टिकोण से मौके पर मानचित्र में दर्शित पार्किंग स्थल की भूमि उपलब्ध है। यातायात पुलिस इलाहाबाद द्वारा निम्न शर्तों के अधीन तथा यदि मानचित्र में उ0प्र0 अर्बन प्लानिंग एक्ट के प्रावधानों का पालन किया गया तो उक्त दशा में अनापत्ति प्रमाण पत्र निर्गत किया जाता है :-

- सचिव/अपर सचिव, इलाहाबाद विकास प्राधिकरण, इलाहाबाद के पत्र संख्या: 62/प्र0अ0(त0स0-1)/प्रस्ता0/18-19 दिनांक: 04.05.2018 के साथ संलग्न मानचित्र के अनुसार पार्किंग एवं यातायात की उपलब्धता सुनिश्चित करनी होगी।
- भवन निर्माण उपविधि में निहित शर्तों के अनुसार पार्किंग एवं यातायात सम्बन्धी पर्याप्त स्थान उपलब्ध कराया जाना होगा।
- मानचित्र में दर्शित पार्किंग के अनुसार ही सन्दर्भित भूखण्ड पर पार्किंग का प्राविधान किया जाना होगा। उक्त पार्किंग स्थल पर किसी भी प्रकार का अन्य निर्माण अनुमन्य नहीं होगा।

संलग्नक: उपरोक्तानुसार।

  
(कुलदीप सिंह)  
पुलिस अधीक्षक यातायात,  
इलाहाबाद  
पुलिस अधीक्षक यातायात  
इलाहाबाद



## UTTAR PRADESH POLLUTION CONTROL BOARD

Validity Period :07/10/2019 To 06/10/2024

Ref No. -  
65512/UPPCB/Allahabad(UPPCBRO)/CTE/ALLAHABAD/2019

Dated:- 15/11/2019

To ,

Shri SANJEEV AGARWAL  
M/s VINAYAK KRIPA HOMEBUILD LLP  
HARWARA, SULAEM SARAI, SADAR, PRAYAGRAJ  
ALLAHABAD

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

Please refer to your Application Form No.- 5920226 dated - 06/09/2019. After examining the application with respect to pollution angle, Consent to Establish (CTE) is granted subject to the compliance of following conditions :

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

A- Site along with geo-coordinates :

B- Main Raw Material :

Main Raw Material Details		
Name of Raw Material	Raw Material Unit Name	Raw Material Quantity
Building construction Material as per requirement	Metric Tonnes/Day	

C- Product with capacity :

Product Detail	
Name of Product	Product Quantity
FLATS (2 BHK)	422
FLATS (1 BHK)	235

D- By-Product if any with capacity :

By Product Detail			
Name of By Product	Unit Name	Licence Product Capacity	Install Product Capacity
Not Applicable as it is Housing Project	Metric Tonnes/Day	0	0

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

Source of Water Details		
Source Type	Name of Source	Quantity (KL/D)
Municipal Supply	MUNICIPAL SUPPLY	100.0
Ground Water (within premises)	SUBMERSIBLE	222.0

3. Quantity of effluent (In KLD) :

<b>Effluent Details</b>	
<b>Source Consumption</b>	<b>Quantity (KL/D)</b>
Domestic	322.0

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

<b>Fuel Consumption Details</b>		
<b>Fuel</b>	<b>Consumption(tpd/kld)</b>	<b>Use</b>
Diesel	2.0	FOR 250 KVA DG (2), 82.5 KVA SET

5. For any change in above mentioned parameters, it will be mandatory to obtain Consent to Establish again. No further expansion or modification in the plant shall be carried out without prior approval of U.P. Pollution Control Board.

For any change in above mentioned parameters, it will be mandatory to obtain Consent to Establish again. No further expansion or modification in the plant shall be carried out without prior approval of U.P. Pollution Control Board.

2. You are directed to furnish the progress of Establishment of plant and machinery, green belt, Effluent Treatment Plant and Air pollution control devices, by 10th day of completion of subsequent quarter in the Board.
3. Copy of the work order/purchase order, regarding instruction and supply of proposed Effluent Treatment Plant/Sewerage Treatment Plant /Air Pollution control System shall be submitted by the industry till 06/10/2024 to the Board.
4. Industry will not start its operation, unless CTO is obtained under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and control of Pollution) Act, 1981 from the Board.
5. It is mandatory to submit Air and Water consent Application, complete in all respect, four months before start of operation, to the U.P. Pollution Control Board.
6. Legal action under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 may be initiated against the industry With out any prior information, in case of non compliance of above conditions.

**Specific Conditions:**

1. This consent to establish (CTE) for Multi Story Group Housing Project is valid for 02 BHK Flats- 422 Nos. and 01 BHK Flats- 235 Nos. at 404, 386, 387, 385, 384, 383, 382, 381 and Parts of Araji No. 380, 407/1, 367/1 and 405 Village-Harwara, Sulempur Sarai, Tehsil-Sadar, District-Prayagraj at Plot Area 25376 Sq mt. and Builtup area- 72694.73 Sq mt.
2. Housing Project shall install Sewage Treatment Plant of capacity 340 KLD to treat the domestic effluent as per proposal submitted. The treated water shall be maximally used in gardening/flushing and other purposes in premises. In case of discharge of treated effluent, permission shall be obtained from Prayagraj Nagar Nigam and submit to the Board.
3. Green Belt shall be developed and maintained as per the guidelines issued by the Board vide office order dated 16/02/2018, which is available on Board's Website- [www.uppcb.com](http://www.uppcb.com). A time bound program for the development of green belt shall be submitted within 01 month.
4. Project shall comply with the conditions of Environmental Clearance issued by SEIAA vide letter No. 30/Parya/SEAC/4648/2019 dated 10-05-2019.
5. Fly ash shall be used as building material in the construction as per provisions of Fly Ash notification dated 25-01-2016 issued by MoEF&CC, New Delhi.
6. Project shall comply the provisions of notification dt. 07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation GOI.
7. Project shall install at least 0.2KVA mt from roof level along with acoustic enclosures on proposed 02 Nos. DG sets of capacity 250 KVA and 01 No DG Set of capacity 82.5 KVA for use of backup power.
8. Project shall obtain permission from CGWA for withdrawal of ground water and make suitable arrangements of rain water harvesting for recharging ground water as per the CGWA guidelines.
9. The dust emission from the construction sites will be completely controlled and all precautions will be taken as per the provisions of Construction & Demolition Waste Management Rules 2016.
10. Project shall comply with the provisions of Environment (Protection) Act 1986, Water (Prevention and Control of Pollution) Act, 1974 as amended, Air (Prevention and Control of Pollution) Act, 1981 as amended.
11. Project shall comply the provisions of SWM Rules 2016 and provide facility for safe disposal of generated solid waste in housing project area.
12. At the project site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
13. Project proponent will put tarpaulin scaffolding around the area of construction and the building for effective and efficient control of dust emission generated during construction of the project.
14. The construction material of any kind stored on site will be fully covered in all respect so that it does not disperse in the air in any form.
15. All the construction material & debris will be carried in trucks or vehicles which are fully covered and protected so as to ensure that the construction debris or construction material does not get dispersed into the air or atmosphere in any form whatsoever.
16. The vehicles carrying construction debris or construction material of any kind will be cleaned before it is permitted to ply on the road after unloading of such material.
17. Fixing of sprinklers and creation of green air barriers will be done to control fugitive dust emission and improve environment during construction activity.
18. The transportation of construction material and debris waste to construction site, dumping site or any other place will be carried out in accordance with rules.
19. All approach roads & in campus roads should be sprinkled with water to suppress the dust emission during the construction activities.
20. Project shall not establish Hot Mix/Ready Mix/Wet Mix Plant within project area without prior permission of UPPCB.
21. The Project Proponent shall maintain a nursery of minimum 100 new plants within the campus with protection measures for ensuring their survival.
22. Project shall submit bank guarantee of Rs. 10 Lakh valid for 5 years for compliance of above specific conditions within 15 days in the prescribed format on Rs. 100/- Non Judicial Stamp Paper, otherwise this consent to operate will deemed to be automatically cancelled.

Please note that consent to Establish will be revoked, in case of, non compliance of any of the above mentioned conditions. Board reserves its right for amendment or cancellation of any of the conditions specified above. Industry is directed to submit its first compliance report regarding above mentioned specific and general conditions till 15/12/2019 in this office. Ensure to submit the regular compliance report otherwise this Consent to Establish will be revoked.

**Chief Environmental Office (circle-2)**

Dated:- 15/11/2019

**Copy To -**

Regional Officer, UPPCB, Prayagraj with direction to send the compliance report of CTE conditions on quarterly basis.

**Tanzar Ullah Khan** Digitally signed by Tanzar Ullah Khan  
Date: 2019.11.15 17:19:18 +05'30'  
**Chief Environmental Office (circle-2)**