



MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MoU) is entered on **07th** Day of **December, 2022** at Lucknow

between

M/s **Chinmay Developers**, a Company incorporated under the Companies Act 2013, having its Corporate Office at **A-1 Vibhuti khand Gomti Nagar Lucknow 226010** through Shri/ Smt. **Ravi Bansal ,Partner,Chinmay Developers** (herein after referred to as "Company" which expression shall unless repugnant to the context thereof include its successor) of the one Part

and

The Governor of Uttar Pradesh through Shri **Prathamesh Kumar**, Government of Uttar Pradesh (herein after referred to as "GoUP" which expression shall unless repugnant to the context thereof include his successor in office) of the other Part.

Now, therefore, this MoU witnesses as follows:

Company wishes to establish the following Project in Uttar Pradesh :-

Project Name	Project Details	Location	Investment Proposed (In Crore INR)	Employment (Nos)	Proposed Year of Commencement
URBANAC SKY MANSION	GROUP HOUSING RESIDENTIAL APARTMENTS, KHASRA NO. 477, 478, 479KA, 611, 612, VILLAGE- MASTEMAU, TEHSIL-MOHANLALGANJ, LUCKNOW	Lucknow	160	200	January, 2023

- For establishment of aforesaid Project, GoUP would facilitate Company to obtain necessary permission / registrations / approvals / clearances etc. as per the existing facilities / rules and regulations of the State GoUP and would also help to avail incentives under various schemes announced by State / Central Government, wherever applicable.
- GoUP will facilitate Company to establish the aforesaid Project in the State of Uttar Pradesh in a time bound manner.
- Parties to this MoU agrees as below :
 - This MoU is not intended to provide any basis for any investment decision to be made by any interested parties and each prospective interested party must make their own independent assessment of the Project;
 - None of the provisions of this MoU shall be deemed to constitute a Partnership between parties hereto, and no party shall have any authority to bind or shall be deemed to be agent of the other in any manner whatsoever;
 - In due course of time, if the GoUP undertakes a transparent competitive bidding process based on the feasibility reports to award the Projects, then the interested parties including Company may consider their participation as per their discretion.



IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands on the day and the year first herein before written.

For and on behalf of
Government of Uttar Pradesh

For and on behalf of
M/s. Chinmay Developers

(AUTHORISED SIGNATORY)

Name:Shri Prathamesh Kumar

Designation: Additional Chief Executive Officer, Invest UP

Contact No.: 0522-2720236, 2720238

Email: aceoinvestup@udyogbandhu.com

Contact Address:4th Floor Block A PICUP Bhawan,
Lucknow, Uttar Pradesh 226010

(AUTHORISED SIGNATORY)

Name: Ravi Bansal

Designation:Partner

Contact No.:+919235556662

Email: chinmayconstruction@yahoo.com

Contact Address: A-1 Vibhuti khand
Gomti Nagar Lucknow 226010

Witness Signature:

Name:RISHIKESH TIWARI

Designation:

Contact No.:9235550004





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

To,

The -1

CHINMAY DEVELOPERS

7th Floor, 705-706, Urbanac Business Park, A-1, Vibhuti Khand, Gomti
Nagar, Lucknow, Uttar Pradesh. -226010

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/UP/INFRA2/413744/2023 dated 09 Jan 2023. The particulars of the
environmental clearance granted to the project are as below.

- | | |
|---|---|
| 1. EC Identification No. | EC23B038UP190251 |
| 2. File No. | 7521 |
| 3. Project Type | New |
| 4. Category | B |
| 5. Project/Activity including
Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Environment Clearance of proposed
group housing project "URBANAC SKY
MANSION" at Khasra No. 477, 478,
479KA, 611, 612 Village - Mastemau,
Tehsil - Mohanlalganj, Lucknow, Uttar
Pradesh developed by M/s Chinmay
Developers |
| 7. Name of Company/Organization | CHINMAY DEVELOPERS |
| 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: 06/05/2023

(e-signed)
Member Secretary
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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PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)





State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Vineet Khand-1, Gomti Nagar, Lucknow- 226010

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

Phone no- 0522-2300541

Reference- MoEFCC Proposal no- SIA/UP/INFRA2/413744/2023 & SEIAA, U.P File no-7521

Sub: Environmental Clearance for Proposed Group Housing Project “URBANAC SKY MANSION” at Khasra No.- 477, 478, 479KA, 611, 612, Village- Mohanlalganj, Lucknow, Uttar Pradesh, M/s Chinmay Developers.

Dear Sir,

This is with reference to your application / letter dated 09-01-2023 & 04-01-2023 on above mentioned subject. The matter was considered by 723th SEAC in meeting held on 24-01-2023 and 717th SEIAA meeting held on 05-04-2023.

A presentation was made by the project proponent along with their consultant M/s Paramarsh Servicing Environment and Development, Lucknow, U.P. to SEAC on 24-01-2023.

Project Details Informed by the Project Proponent and their Consultant

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

1. The environmental clearance is sought for Group Housing Project “URBANAC SKY MANSION” at Khasra No.- 477, 478, 479KA, 611, 612, Village- Mohanlalganj, Lucknow, Uttar Pradesh, M/s Chinmay Developers.
2. Salient features of the project as submitted by the project proponent:

Project Location	Proposed Group Housing Project “Urbanac Sky Mansion” at Khasra No 477, 478, 479KA, 611, 612 Village - Mastemau, Tehsil - Mohanlalganj, Lucknow, M/s Chinmay Developers
Land Use	The project comes under residential land use as per Lucknow Master Plan 2031.
Built-up Area	The total plot area of project site is 9287.00 sqm and the Built-up area of the project is 42363.10 sqm.
Total Water Requirement and source	Total fresh water requirement is 30 KLD and it shall be sourced through ground water.
Waste Water Generation and its Treatment	35 KLD Waste water will be generated and shall be treated in the sewage treatment plant having capacity of 75 KLD. Treated water shall be re-used for flushing, green area and DG Set cooling.
Solid Waste	Total solid waste- 235 KG/day Management of Solid waste as per the solid waste management Rule, 2016 and organic waste converter shall be installed for biodegradable waste management.
Rain Water Harvesting	01 Rain Water Harvesting Pits is proposed.
Power Requirement and backup in case of power failure	Total Power Demand is 1000 Kw Source of Power is Grid Supply. 1 No of D.G. Sets of capacity 500 KVA to be installed for power backup only.
Project Cost	Rs. 125 Crore

CER Cost	Rs. 1.8 Crore [1.5% of project cost]
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3. Area details of the project:

S.No.	Description	Area(m ²)
1.	Plot Area as per record	9287.00
2.	Area as per site condition	9287.00
3.	Area of plot considered	9287.00
4.	Permissible Ground Coverage [@ 40% of Plot Area]	3714.80
	Proposed Ground Coverage [@ 16.58% of Plot Area]	1539.91
5.	Plot Area for F.A.R.	9287.00
	Permissible F.A.R. @2.50	23217.50
	Incentive F.A.R. against EWS and LIG	684.00
	Permissible Paid F.A.R. Area @1.25	11608.75
6.	Total Permissible F.A.R. Area with Paid F.A.R. @3.75	34826.25
	Total Permissible F.A.R. Area @3.82	35510.25
	Total paid proposed F.A.R. Area	8999.73

7. FAR & BUILT-UP AREA DETAILS

	Gross Built up Area Tower (1)	18602.04 sqm
	No. of Units in Tower (1)	44
	Total F.A.R. Area Tower (1)	16450.57 sqm
	Gross Built up Area Tower (2)	23866.63
	No. of Units in Tower (2)	44
	Total F.A.R. Area Tower (2)	16450.57
	TOTAL F.A.R. Area	32901.23
	TOTAL BUILT-UP Area	42363.10

4. Population details:

S. No.	Particulars	No. of Units / Area	Population
1.	Main Dwelling units provided	88	
2.	Residential Population @ 5 persons/du	--	440
3.	Visitors (10 % of the Residential Population)	--	44
4.	Staff Population @ 5% of residential population	--	22
	Total		506

5. Water calculation details:

S. No	Description	Population/ Area		Freshwater			Flushing Water	Total Water	Flow to sewer		Wastewater
		Nos.	LPCD	KLD	LPCD	KLD			KLD	Dome stic 80%	
A	Total population	440	65	29	21	9.24	38.24	23.2	7.3	30.5	
	Staff Population	22	30	1	15	0.33	1.33	1	0.2	1.2	
	Float ing Population	44	5	0.22	10	0.44	1	0.2	0.1	0.3	

B	Green Area	1441.71	2			3	3			
C	DG Set	500	0.9l/K VA/hr for 6 hr				3			
TOTAL				30.22		13	47~ 50	24.4	8	32.5 ~ 35

6. Solid waste details:

S.No	Particular	Population	Waste generated kg/day
1.	Residential (@ 0.5 kg/day)	440	220
2.	Visitors (@ 0.15 kg/day)	44	7
3.	Staff (@ 0.15 kg/day)	22	3
4.	Green Area waste (@0.0036/sq/day)		5
	Total MSW		235
5.	E-waste (0.15 kg/C/Yr.)		< 1

7. Parking details:

Vehicle Type	Required		Proposed	
	No.	Area [sqm]	No.	Area [sqm]
Equivalent Car Space	-	-	134	1842.50
Total Car	132	1815.00	134	1842.50
Visitor's Car Parking	-	181..50	20	275.00
Other Parking	-		-	4356.83
Total	1996.50		6474.33	

8. 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 24-01-2023 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held 05-04-2023 and recommended grant of environmental clearance on the proposal as above alongwith standard environmental clearance conditions prescribed by MoEF&CC, GoI and following additional conditions:

Additional Conditions:

1. Project proponent shall install Organic bio convertor and follow E-Waste (Management) Rules, 2022 Battery Waste Management Rules, 2022.
2. The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.
3. The project proponent shall ensure to plant broad leaf trees and their maintenance. The CPCB guidelines in this regard shall be followed.
4. The project proponent shall submit within the next 3 months the details on quantification of year wise CER activities along with cost and other details. CER activities must not be less 2% of the project cost. The CER activities should be related to mitigation of Environmental Pollution and awareness for the same.
5. The project proponent shall submit within the next 3 months the details of estimated construction waste generated during the construction period and its management plan.
6. The project proponent shall submit within the next 3 months the details of segregation plan of MSW.

7. The project proponent shall ensure that waste water is properly treated in STP and maximum amount should be reused for gardening flushing system and washing etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function. Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharge.
8. Under any circumstances untreated sewage shall not be discharged to municipal sewer line.
9. The project proponent will ensure that proper dust control arrangements are made during construction and proper display board is installed at the site to inform the public the steps taken to control air pollution as per the Construction and Demolition Waste Management Rules.
10. The project proponent shall install micro solar power plants, toilets in nearby villages, public place or school from CER fund of the project for which E.C is granted in addition to and water harvesting pits and carbon sequestration parks / designed ecosystems.
11. A certificate from Forest Department shall be obtained that no forest land is involved and if forest land is involved the project proponent shall obtain forest clearance and permission of Central and State Government as per the provisions of Forest (conservation) Act, 1980 and submit before the start of work.
12. 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.
13. Provision for charging of electric vehicles as per the guidelines of GoI / GoUP should be submitted within the next 3 months.
14. 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.
15. 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.
16. 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.
17. Project proponent is advised to explore the possibility and getting the cement in a closed container rather through the plastic bag to prevent dust emissions at the time of loading/unloading.
18. Project proponent should ensure that there will be no use of "Single use of Plastic" (SUP).
19. The proponent should provide the sufficient electric vehicle charging points as per the requirements at ground level and allocate the safe and suitable place in the premises for the same.
20. The project proponent should develop green belt in the township as per the plan submitted and also follow the guidelines of CPCB/Development authority for green belt as per the norms.
21. Project proponent should invest the CSR amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.
22. Proponent should submit the certified compliance report of previous/present EC along with action taken report to the Regional office MoEFCC, Lko/Director of Environment and other concerning authority regularly.
23. Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water not to be discharged outside the premises without the permission of the concerned authority.

24. The project proponent shall provide a measuring device for monitoring the various sources of water supply namely fresh water, treated waste water and harvested rain water.
25. The proponent should provide the MoU with STPs' owner/concerned department for getting the STPs treated water for construction use.

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 and 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 andPM25) 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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
 5. Sand, murrum, 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 Lucknow. 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, Lucknow.**
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

Signature Not Verified

Digitally signed by Member Secretary
Member Secretary
Date: 5/6/2023 3:43:58 PM
Page 12 of 12

लखनऊ विकास प्राधिकरण, लखनऊ

प्रेषक, आर्च कम प्लानिंग असिस्टेन्ट, लखनऊ विकास प्राधिकरण, नवीन भवन, गोमती नगर लखनऊ। संख्या-186/ए0पी0ए0/23 दिनांक-16-01-2023	सेवा में, श्री रवि बंसल कृते चिन्मय डेवलपर्स, ए-1, विभूतिखण्ड, गोमती नगर, लखनऊ।
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विषय: भू-उपयोग प्रमाण पत्र के सम्बन्ध में।

महोदय,

कृपया उपर्युक्त विषयक लखनऊ विकास प्राधिकरण में स्वीकृति हेतु प्रस्तुत मानचित्र ऑनलाइन आवेदन संख्या-LDA/BP/22-23/2512 के सापेक्ष भू-उपयोग प्रमाण पत्र हेतु प्रस्तुत प्रार्थना पत्र दिनांक 15.11.2022 एवं संलग्न प्रपत्रों का सन्दर्भ ग्रहण करने का कष्ट करें, जिसके अनुसार प्रश्नगत स्थल खसरा संख्या 477, 478, 479क, 611, 612 स्थित ग्राम मस्तेमऊ, मोहनलालगंज, लखनऊ का प्रभावी लखनऊ महायोजना-2031 के अन्तर्गत भू-उपयोग प्रमाण पत्र चाहा गया है। उक्त के कम में उपलब्ध कराये गये मानचित्र में प्रश्नगत स्थल के भू-उपयोग हेतु विभागीय पत्र सं0-134/सी.टी.पी./22 दिनांक 08.12.2022 सहयुक्त नियोजक, सम्भागीय नियोजन खण्ड, नगर एवं ग्राम नियोजन विभाग, उ0प्र0 को प्रेषित किया गया एवं उपलब्ध कराये गये प्रपत्रों के अनुसार सन्दर्भित स्थल के क्षेत्रफल के आधार पर आगणित भू-उपयोग सूचना संबंधी शुल्क प्राधिकरण कोष में जमा करने के संबंध में विभागीय पत्र संख्या-163/ए0पी0ए0/2022 दिनांक 03.01.2022 निर्गत किया गया। तदानुसार भू-उपयोग सूचना संबंधी शुल्क चालान सं0 100397933 के माध्यम से प्राधिकरण कोष में जमा करते हुए चालान की प्रति प्रार्थना पत्र दिनांक 04.01.2022 के साथ उपलब्ध करायी गयी है।

तदकम में अवगत कराना है कि सहयुक्त नियोजक, सम्भागीय नियोजन खण्ड, नगर एवं ग्राम नियोजन विभाग, उ0प्र0 के पत्रांक 467/लखनऊ महा.-2031/भू-उपयोग/ल0ख0/2022-23 दिनांक 12.12.2022 के माध्यम से प्रश्नगत स्थल के भू-उपयोग के संबंध में आख्या उपलब्ध करायी गयी है, जिसके अनुसार आवेदक/पक्ष के पत्र के साथ संलग्न मानचित्र में दर्शित की-प्लान/साइट प्लान के अनुसार प्रश्नगत स्थल का भू-उपयोग शासन द्वारा स्वीकृत लखनऊ महायोजना 2031 में निम्नवत् है:-

क्र०सं०	ग्राम का नाम	खसरा संख्या	शासन द्वारा स्वीकृत लखनऊ महायोजना -2031 के अनुसार भू-उपयोग।
1.	मस्तेमऊ	611, 477, 478 एवं 479 612	आवासीय 45.0 मी० चौड़ा महायोजना मार्ग एवं आवासीय।

उक्त के अतिरिक्त प्रश्नगत स्थल का तलपट मानचित्र यदि सक्षम अधिकारी से स्वीकृत है तो सन्दर्भित स्थल का भू-उपयोग उक्त तलपट मानचित्र के अनुरूप अनुमन्य होगा एवं उक्त भू-उपयोग की जानकारी इस प्रतिबन्ध के साथ दी जा रही है कि राजस्व अभिलेखों में दर्ज तालाब/जलाशय का भू-उपयोग महायोजना मानचित्र में अन्य किसी भू-उपयोग के अन्तर्गत अंकित किया गया हो तब भी उसका भू-उपयोग तालाब/जलाशय माना जायेगा।

उपरोक्त सूचना इस शर्त के साथ प्रेषित है कि आप द्वारा विकास प्राधिकरण में प्रस्तुत मानचित्र में (प्रश्नगत स्थल के सापेक्ष) दर्शित की-प्लान/साइट प्लान व नजरी-नक्शे में अंकित दूरियों एवं उपर्युक्त वर्णित दूरियों में किसी प्रकार की असमानता/भिन्नता हुई तो उक्त सूचना निरस्त मानी जायेगी।

भवदीय


 (विक्रम सिंह)

आर्च कम प्लानिंग असिस्टेन्ट

प्रतिलिपि:- मुख्य नगर नियोजक महोदय को सूचनार्थ।

1
 (विक्रम सिंह)

आर्च कम प्लानिंग असिस्टेन्ट

रुस आई / आर. सच. कंत्र. रुन आर / स्कीम / रुन ओ सी / 2023/26/111-14

मालिक का नाम एवं पता

OWNERS Name & Address

Chumay Developers

Office no. 705-706, 7th Floor, URBANAC Business Park, A-1,
Vihhuti Khawd, Gomti Nagar, Lucknow

दिनांक/DATE:

11-01-2023

वैधता/ Valid Up to:

10-01-2023

ऊँचाई की अनुमति हेतु अनापत्ति प्रमाण पत्र/एनओसी
No Objection Certificate for Height Clearance

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	LUCK/NORTH/B/121922/732377
आवेदक का नाम / Applicant Name*	Ravi Bansal
स्थल का पता / Site Address*	Kh. no. 477, 478, 479ka, 611, 612, Village-Mastemau, Tehsil-Mohanlalganj, Lucknow, Village Mastemau, Lucknow, Uttar Pradesh
स्थल के निर्देशांक / Site Coordinates*	26 48 03.03N 81 01 38.49E, 26 48 04.95N 81 01 40.52E, 26 47 59.64N 81 01 41.15E, 26 47 59.56N 81 01 41.33E, 26 47 59.64N 81 01 41.61E, 26 48 03.37N 81 01 42.34E, 26 48 02.14N 81 01 43.30E
स्थल की ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर), (जैसा आवेदक द्वारा उपलब्ध कराया गया) / Site Elevation in mtrs AMSL as submitted by Applicant*	118.7 M
अनुमन्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level (AMSL)	198.7 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 विमानपत्तन प्राधिकरण, आवेदक द्वारा उपलब्ध कराए 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 जाएगी।

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 जाएगी। अर्थात्, संरचना की अधिकतम ऊँचाई = अनुमन्य अधिकतम ऊँचाई (-) स्थल की ऊँचाई।

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

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सेक्शन 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।

च) अनापत्ति प्रमाण पत्र जारी करना, भारतीय एयरक्राफ्ट एक्ट 1934, के सेक्शन 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, सीडिया, मुमटो, 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, lightning arresters, staircase, Mummy, 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 धुएँ का खतरा पैदा नहीं करता है, ही मान्य है।

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

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

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

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

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

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

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

ड) डे मार्किंग तथा सहायक विद्युत आपूर्ति सहित नाइट लाइटिंग (डीजीसीए भारत की वेबसाइट www.dgca.nic.in पर उपलब्ध) नागर विमान आवश्यकताएं संखला 'बी' पार्ट I

संख्यान-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

द) 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 Lucknow 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 - 1), अनुसूची - IV (भाग - 2; केवल RCS हवाई अड्डे) और अनुसूची - VI में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the Lucknow Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-1), 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)

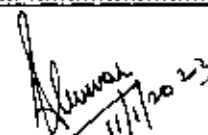
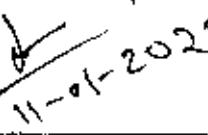
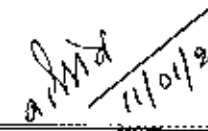
थ) अनापत्ति प्रमाण पत्र (एनओसी) की किसी भी त्रुटि/व्याख्या की स्थिति में अंगरेजी अनुवाद ही मान्य होगा।

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.

क्षेत्र का नाम / Region Name: उत्तर/NORTH

पदनामित अधिकारी/Designated Officer	 धीरेन्द्र कुमार / Dhirendra Kumar उपायुक्त/अधीक्षक (ए.टी.एम.) / Deputy Manager (A.T.M.) राष्ट्रीय विमानपत्तन प्राधिकरण, नई दिल्ली 202- 25653555, वेबसाइट: www.aai.aero पृष्ठ सं. 001/2023 के अंतर्गत जारी किया गया है।
नाम: पदनाम, दिनांक सहित हस्ताक्षर Name/Designation/Sign with date	
द्वारा तैयार Prepared by	 11-01-2023 Ishwar Chandel AGM (AEM)
द्वारा जांचा गया Verified by	 11/01/2023 Navinder Singh AGM (AEM)

ईमेल आईडी / EMAIL ID : noc_nrt@aai.aero

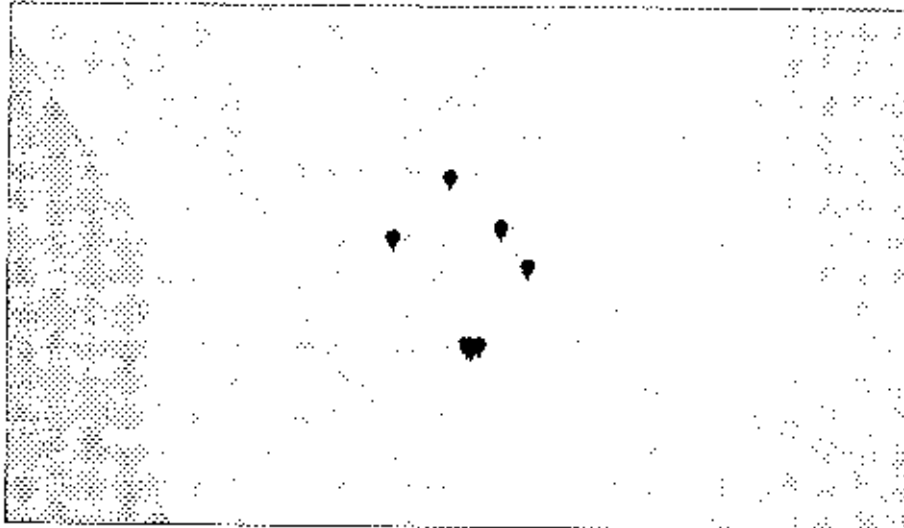
फोन/ Pb: 011-25653551

ANNEXURE/अनुलग्नक

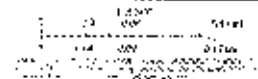
Distance From Nearest Airport And Bearing/निकटतम विमानक्षेत्र से दूरी और बीयरिंग

Airport Name/विमानक्षेत्र का नाम	Distance (Meters) from 'Nearest ARP'/निकटतम विमानक्षेत्र संदर्भ बिंदु से दूरी (मीटर में)	Bearing(Degree) from Nearest ARP/निकटतम विमानक्षेत्र संदर्भ बिंदु से बीयरिंग (डिग्री)
Lucknow	14944.71	73.22
NOCID	LUCK/NORTH/B/121922/732377	

Street View



11/01/2023



प्रेषक,

तहसीलदार-अर्जन,
लखनऊ विकास प्राधिकरण,
लखनऊ।

सेवा में,

अधिसासी अभियन्ता-मानचित्र सेल
लखनऊ विकास प्राधिकरण,
लखनऊ।

पत्रांक: 262 / ए.सी. / तह. / 2023

दिनांक: 23.5.2023

विषय:- खसरा संख्या-477, 478, 479क, 611 व 612 ग्राम-मस्तेमऊ, परगना व तहसील-मोहनलालगंज, लखनऊ पर प्रस्तावित मानचित्र पर अनापत्ति के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक श्री रवि बंसल (पार्टनर) कृते चिन्मय डेवलपर्स के पत्र दिनांक 18.03.2023 के साथ संलग्न ऑनलाइन प्रस्तुत आवेदन पत्र संख्या-LDA/BP/22-23/2512/NOC दिनांक-11.11.2022 का संदर्भ ग्रहण करने का कष्ट करें, जिसके माध्यम से ग्राम-मस्तेमऊ, परगना व तहसील-मोहनलालगंज, लखनऊ की भूमि खसरा संख्या-477, 478, 479क, 611 व 612 कुल क्षेत्र-11315.00 वर्ग मीटर भूमि पर प्रस्तावित मानचित्र पर अनापत्ति उपलब्ध कराये जाने की अपेक्षा की गयी है।

इस सम्बन्ध में अवगत कराना है कि ग्राम-मस्तेमऊ, परगना व तहसील-मोहनलालगंज, लखनऊ की भूमि खसरा संख्या-477, 478, 479क, 611 व 612 कुल क्षेत्र-11315.00 वर्ग मीटर भूमि का अधिग्रहण वर्तमान समय में लखनऊ विकास प्राधिकरण द्वारा नहीं किया गया है, परन्तु लखनऊ महायोजना 2031 के अन्तर्गत स्थित है।

कृपया अवगत होना चाहे।

भवदीय

(अभिजीत सिंह)
अमीन-अर्जन

(शशि भूषण पाठक)
तहसीलदार-अर्जन

प्रतिलिपि:-

1. उपाध्यक्ष/सचिव/प्रभारी अधिकारी-अर्जन महोदय को सादर अवलोकनार्थ।
2. श्री रवि बंसल (पार्टनर) कृते चिन्मय डेवलपर्स निवासी-ए-1-विभूति खण्ड, गोमतीनगर, लखनऊ के क्रम में सूचनार्थ।

(अभिजीत सिंह)
अमीन-अर्जन

(शशि भूषण पाठक)
तहसीलदार-अर्जन

प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2023/75000/LCK/LUCKNOW/3876/JD

दिनांक: 28-02-2023

प्रमाणित किया जाता है कि मैसर्स **URBANAC SKY MANSION DEVELOPED BY MS CHINMAY DEVELOPERS** (भवन/ प्रतिष्ठान का नाम) पता **477,478,479KA 611 AND 612 MASTEMAU MOHAN LAL GANJ,MASTEMAU,LUCKNOW** तहसील - **MOHAN LAL GANJ** प्लॉट एरिया **11315.00 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **37095.12** (वर्गमीटर), ब्लॉकों की संख्या **2** जिसमें

ब्लॉक/टॉवर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
TOWER 1	23	1	79.65 mt.
TOWER 2	23	1	79.65 mt.

है। भवन का अधिभोग मैसर्स **URBANAC SKY MANSION DEVELOPED BY MS CHINMAY DEVELOPERS** 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 **URBANAC SKY MANSION DEVELOPED BY MS CHINMAY DEVELOPERS** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

Note : In view of the recommendation reports of cfo and fso. The NOC is being issued as per NBC-2016 LDA Bye laws

"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)

[6F3173ACF1282848601D36130C6B4188B05EE040]

24-03-2023

निर्गत किये जाने का दिनांक : 24-03-2023
स्थान : LUCKNOW



कार्यालय: अधिशासी अभियन्ता जोन-4 जलकल विभाग, नगर निगम,
गोमती नगर, लखनऊ-226010

प्रेषक:

अधिशासी अभियन्ता जोन-4,
जलकल विभाग, नगर निगम,
गोमती नगर, लखनऊ।

संख्या-495/एल0जे0एस0/ईई-4/2021-22,

दिनांक- 30/11/2022

सेवा में,

अधिशासी अभियन्ता-मानचित्र सेल
लखनऊ विकास प्राधिकरण,
लखनऊ।

विषय- प्रस्तुत तलपट मानचित्र खसरा सं0 477, 478, 479ka, 611 एवं 612 ग्राम-मस्तेमऊ, लखनऊ पर प्रस्तावित मानचित्र की अनापत्ति के सम्बन्ध में।

महोदय,

कृपया आपके द्वारा खसरा सं0 477, 478, 479ka, 611 एवं 612 ग्राम-मस्तेमऊ, लखनऊ विकास प्राधिकरण के प0सं0 एलडीए/बीपी/22-23/2512/एन0ओ0सी0, दिनांक 11-11-2022 द्वारा जलकल विभाग नगर निगम, लखनऊ की अनापत्ति हेतु प्रस्तुत किया गया है। उक्त भू-खण्ड के आस-पास 100 मीटर के स्काई रेडियस में पेयजल पाइप लाइन व सीवर लाइन स्थित नहीं है। जिसके कारण कोई भी विभागीय देयक नहीं बनता है।

अतः खसरा सं0 477, 478, 479ka, 611 एवं 612 ग्राम-मस्तेमऊ, लखनऊ विकास प्राधिकरण से मानचित्र स्वीकृति हेतु जलकल विभाग नगर निगम जोन-4 लखनऊ द्वारा वर्तमान में अनापत्ति प्रमाण पत्र जारी किया जाता है।

प0सं0:- /एल0जे0एस0/ईई-4/2021-22,

दिनांक:-

प्रतिलिपि:- निम्न को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

1- Chinmay Developers.

2- कार्यालय प्रति।

30/11/2022
अधिशासी अभियन्ता जोन-4
जलकल विभाग, नगर निगम
लखनऊ।

अधिशासी अभियन्ता जोन-4



लखनऊ नगर निगम

प्रेषक,
मुख्य वास्तुविद्
नगर निगम, लखनऊ।

सेवा में,
अधिशासी अभियन्ता-मा0 सेल
लखनऊ विकास प्राधिकरण,
नवीन भवन, विपिन खण्ड
गोमती नगर, लखनऊ।

संख्या: 53/मु0वा0/23

दिनांक: 09/08/23

तारीख:

विषय :- चिन्मय डेवलपर्स पार्टनर, श्री रवि बंसल खसरा नं0 477,478,479क,611 एवं 612 ग्राम मस्तेमऊ परगाना एवं तहसील मोहनलालगंज लखनऊ पर प्रस्तावित समूह आवासीय भवन निर्माण हेतु मानचित्र पर लखनऊ विकास प्राधिकरण के पत्र संख्या-एलडीए/बीपी/22-23/2512/एनओसी दिनांक 11.11.22 के संबंध में अनापत्ति प्रमाण पत्र।

महोदय,

चिन्मय डेवलपर्स पार्टनर, श्री रवि बंसल खसरा नं0 477,478,479क,611 एवं 612 ग्राम मस्तेमऊ परगाना एवं तहसील मोहनलालगंज लखनऊ पर प्रस्तावित समूह आवासीय भवन निर्माण हेतु मानचित्र पर लखनऊ विकास प्राधिकरण के पत्र संख्या-एलडीए/बीपी/22-23/2512/एनओसी दिनांक 11.11.22 का संदर्भ ग्रहण करने का कष्ट करें। नगर निगम स्तर पर परीक्षणोपरान्त प्रभावी निम्नांकित शुल्क धनराशि हेतु जारी मांग पत्र संख्या-50/मु0वा0/23 दिनांक 07.08.23 के क्रम में प्रार्थी द्वारा नगर निगम कोष में शुल्क धनराशि जमा करा दी गई है।

जोन	खण्ड का क्षेत्रफल	अनापत्ति निम्न शर्तों के साथ दी जा रही है:-			
जोन-4 वार्ड-विस्तारित क्षेत्र	9287.00 वर्ग मीटर	<ol style="list-style-type: none"> भवन निर्माण लखनऊ विकास प्राधिकरण द्वारा स्वीकृत मानचित्र के अनुसार कराया जायेगा। नगर निगम की भूमि सम्पत्ति, फुटपाथ नाला, नाली, सड़क इत्यादि पर कोई अतिक्रमण नहीं किया जायेगा। भवन निर्माण हेतु सामग्री से कोई यातायात प्रभावित नहीं करेंगे। भवन निर्माण सामग्री के अवशेष एवं किसी प्रकार का विध्वंस एवं निर्माण अवशेष का निस्तारण सी एण्ड डी वेस्ट मैनेजमेन्ट रूल्स 2016 के अनुसार करना होगा। भवन निर्माण के समय यदि फुटपाथ, सड़क, नाली इत्यादि पर यदि कोई टूट-फूट होती है तो इसका निर्माण भवन स्वामी द्वारा किया जायेगा। 			
आच्छादित क्षेत्रफल (वर्ग मी0)	अम्बार शुल्क		सुदृढ़ीकरण/निरीक्षण शुल्क		कुल धनांक
	रसीद सं0 व दिनांक	धनांक	रसीद सं0 दिनांक	धनांक	
42364.00 वर्ग मी0	शासनदेश के क्रम में छूट	शासनदेश के क्रम में छूट	26772/79 दिनांक 09.08.23	रु0 81,33,888/- रु0 8,47,280/- 89,81,168/- (रु0 नवासी लाख इक्यासी हजार एक सौ अड़सठ मात्र)	रु0 89,81,168/- (रु0 नवासी लाख इक्यासी हजार एक सौ अड़सठ मात्र)

सम्पत्ति विभाग की आख्या दिनांक 27.07.2023 जोनल अधिकारी की आख्या 28.27.23 अभियन्त्रण विभाग की आख्या दिनांक 31.07.23 तथा नगर आयुक्त महोदय की स्वीकृति के अनुपालन में प्रार्थी को 42364.00 वर्ग मी0 आच्छादित क्षेत्रफल की अनापत्ति प्रदान किये जाने में नगर निगम को कोई आपत्ति नहीं है। यदि लखनऊ विकास प्राधिकरण से उक्त मानचित्र में किसी भी प्रकार का परिवर्तन/परिवर्तन होने के कारण आच्छादित क्षेत्रफल में वृद्धि की स्थिति में नगर निगम की पुनः अनापत्ति आवश्यक होगी।

मुख्य वास्तुविद्
नगर निगम, लखनऊ

प्रतिलिपि :-

- चिन्मय डेवलपर्स पार्टनर, श्री रवि बंसल खसरा नं0 477,478,479क,611 एवं 612 ग्राम मस्तेमऊ परगाना एवं तहसील मोहनलालगंज लखनऊ को सूचनार्थ प्रेषित

मुख्य वास्तुविद्
नगर निगम, लखनऊ

लखनऊ विकास प्राधिकरण, लखनऊ

प्रेषक,
नजूल अधिकारी,
लखनऊ विकास प्राधिकरण,
लखनऊ।

सेवा में,
श्री रवि बंसल (पार्टनर),
चिन्मय डेवलपर्स
संख्या-477, 478, 479क, 611, 612
ग्राम-मस्तेमऊ, मोहनलालगंज,
लखनऊ।

संख्या : 220/230-15क/23
दिनांक : 26/04/2023

: विषय :

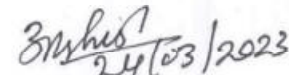
मानचित्र हेतु आपत्ति/अनापत्ति के सम्बन्ध में।

महोदय,


कृपया उपरोक्त विषयक अपने प्रार्थना-पत्र दिनांक 18.03.2023 के साथ संलग्न आनलाइन प्रणाली के माध्यम से प्रस्तुत पत्र संख्या-LDA/BP/22-23/2512/NOC दिनांक 11.11.2022 का सन्दर्भ ग्रहण करने का कष्ट करें, जिसके माध्यम से खसरा संख्या-477, 478, 479क, 611, 612 ग्राम-मस्तेमऊ, मोहनलालगंज, लखनऊ पर प्रस्तावित ग्रुप हाउसिंग मानचित्र स्वीकृत किये जाने हेतु नजूल विभाग से अनापत्ति उपलब्ध कराने का अनुरोध किया गया है।

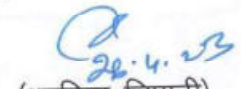
अवगत कराना है कि ग्रुप हाउसिंग हेतु प्रस्तावित मानचित्र की भूमि विस्तृत क्षेत्र के अन्तर्गत आती है। उक्त ग्राम का कोई अभिलेख ल0वि0प्रा0 के अभिलेखागार में उपलब्ध नहीं है। विस्तृत क्षेत्र की भूमि होने के कारण इसका नजूल विभाग से कोई सम्बन्ध नहीं है। अतः प्रस्तावित ग्रुप हाउसिंग मानचित्र स्वीकृत किये जाने में नजूल विभाग को आपत्ति नहीं है।

सूचनार्थ प्रेषित।


24/03/2023
(आशीष मौर्या)
अमीन


25/3/23
(महेन्द्र प्रताप सिंह)
अनुभाग अधिकारी


24/4/23
(शशि भूषण पाठक)
तहसीलदार-नजूल


26.4.23
(अरविन्द त्रिपाठी)
नजूल अधिकारी

प्रतिलिपि-अधिशायी अभियंता, मानचित्र सेल को सूचनार्थ प्रेषित।

महोदय

कृपया संलग्न अर्थापत्र कुते चिन्मय डेवलपमेंट द्वारा अद्यो-
हस्ताक्षरी रवि वंशल पुत्र श्री. डी. वंशल नि. कायलिय यता ए-1 विभूतिखण्ड
गोमतीनगर लाइन 35 का सन्दर्भ गृहकारने डी बुया डरे मिलनेमाध्यम
से ग्राम मस्तेमड पा. वतह मोहन लालगंज जिला लाइन 8 डी गारासं.
477, 478, 479 ड, 611 व 612 का उन्नापति प्रमाणपत्र प्रदान किए जाने
के अनुवेदन किया गया है जॉय काय्या निम्नलिखित है।

ग्राम मस्तेमड पा. वतह मोहन लालगंज जिला लाइन 8 की
रकबा की वरि 1430 हे 1435 ड के बारासं. 8 पर आदेश न्यायालय तहसीलदार
मोहन लालगंज बाद सं. टी- 2022/104603/228/30.06.2022 ग्राम मस्तेमड
पा. वतह मोहन लालगंज जिला लाइन 8 की रकबा की वरि 1424 हे 1429 ड के बारासं. 8
304 की गारासं. 477/0.6320 हे. व रकबासं. 305 डी गारासं. 478/0.3730 हे. व रकबासं.
306 डी गारासं. 479 ड/0.6960 हे. कुल 3 बिता वरुवा 1.7010 हे. का 1/2 भाग माली कुल
विभूति रकबा 0.5670 हे. मालयुकार्य बमो 60 ड विरुता अक्षय कुमार पुत्र लव
जगदीश प्रजाड निवासी 16 ए/399 बुन्दान योजना परायवेली रोड जिला लाइन 8
कानाम निरस्त डे के ता चिन्मय डेवलपमेंट पंजीकृत कायलिय ए। विभूतिखण्ड
गोमतीनगर लाइन 8 द्वारा पार्टनर रवि वंशल पुत्र श्री. डी. वंशल कानाम (1) में
पंजीकृत विभूय यत दिनांक 25.04.2022 संवित हे 102-01-2023 व आदेश
न्यायालय तहसीलदार मोहन लालगंज बाद संख्या टी- 2022/104603/2578/
30/6/2022 ग्राम मस्तेमड पा. वतह मोहन लालगंज जिला लाइन 8 की रकबा की
वरि 1424 हे 1429 ड के बारासं. 575 डी गारासं. 611/0.0890 हे. लम्पस मायु 60 ड
वमो 60 ड विरुता अमरावती रियल एस्टेट डेवलपमेंट प्रा. लि. कायलिय यता 305
ए तहसीलदार गृह अफेयर्स अवन 78 नं. 6 प्लेन नं. 7 डिल्ली द्वारा अद्यो हस्ताक्षरी विभूति
सिद्धा पुत्र श्री. वीरपी सिद्धा कानाम निरस्त डे के ता चिन्मय डेवलपमेंट कायलिय यता ए।
विभूतिखण्ड गोमतीनगर लाइन 8 द्वारा पार्टनर रवि वंशल पुत्र श्री. डी. वंशल कानाम
(1) में पंजीकृत विभूय यत दिनांक 13.06.2022 संवित हे 102-01-2023 तथा बमो
नं. 25.3.2021 की संख्या 1276) के पृष्ठ 13 हे 32 तक पृष्ठ 8669
पर एन. डी. ए. डेवलपमेंट कायलिय यता फौंड नं. 1 ग्राउण्ड प्लान पर्युना क्लन 8
नं. 16 संवित डी पारट 6 नं. 1 डिल्ली द्वारा पार्टनर श्रीमती शिवानी अमीन पत्नी
श्री. सुख अमीन ने चिन्मय डेवलपमेंट कायलिय यता अफेयर्स ने गारासं. 612 रकबा 0.923
हे 60.4154 हे 60.3210 हे. हय सि. डी सिद्धा अश्लोक अश्लोक नं. 1
हे। उमरोस्ट गारों में आवेडन का उाग नमा की शमिया डेवलपमेंट नहीं
है। सि. डी. वंशल के डे के ता

अशोक कुमार II
लेखपाल
क्षेत्र... मस्तेमड
मोहनलालगंज-नखनऊ
दिनांक... 10/5/2023

महोदय
आदरणीय लेखपाल
3/11/23
10/05/23

अग्रसारित
18/05/23
सीलदार
मोहनलालगंज



UTTAR PRADESH POLLUTION CONTROL BOARD
Building. No TC-12V Vibhuti Khand, Gomti Nagar, Lucknow-226010

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

Validity Period :28/02/2023 To 31/03/2028

Ref No. - 174804/UPPCB/Lucknow(UPPCBRO)/CTE/LUCKNOW/2023

Dated:- 01/03/2023

To ,

Shri RAVI BANSAL
M/s CHINMAY DEVELOPERS
Khasra No. 477, 478, 479KA, 611, 612,LUCKNOW, UTTAR PRADESH
LUCKNOW

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.- 19397092 dated - 11/01/2023. After examining the application with respect to pollution angle, Consent to Establish (CTE) is granted subject to the compliance of following conditions :

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

A- Site along with geo-coordinates :

B- Main Raw Material :

Main Raw Material Details		
Name of Raw Material	Raw Material Unit Name	Raw Material Quantity
Building and Construction Material	Metric Tonnes/Year	3

C- Product with capacity :

Product Detail	
Name of Product	Product Quantity
Group Housing with 88 units	0

D- By-Product if any with capacity :

By Product Detail			
Name of By Product	Unit Name	Licence Product Capacity	Install Product Capacity
Not Applicable	Metric Tonnes/Day		0

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

Source of Water Details		
Source Type	Name of Source	Quantity (KL/D)
Ground Water (within premises)	Borewell	30.0

3. Quantity of effluent (In KLD) :

Effluent Details	
Source Consumption	Quantity (KL/D)
Domestic	30.0

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

Fuel Consumption Details		
Fuel	Consumption(tpd/kld)	Use
Diesel	0.005	DG Set [power back]

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 31/03/2028 to the Board.
4. Industry will not start its operation, unless CTO is obtained under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and control of Pollution)Act, 1981 from the Board.
5. It is mandatory to submit Air and Water consent Application,complete in all respect, four months before start of operation, to the U.P. Pollution Control Board.
6. Legal action under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act,1981 may be initiated against the industry With out any prior information,in case of non compliance of above conditions.

Specific Conditions:

Ensure strict adherence to consent conditions along with the following points and send compliance report within one month from receipt of this CTE.

1. This consent to establish is valid for M/s CHINMAY DEVELOPERS, Khasra No. 477, 478, 479KA, 611, 612, LUCKNOW Total Plot area 9287.00 Square meters and Total Built up area 42363.10 Square meters.
2. The Project shall be constructed as per the approved map from the competent authority. In case of any change in capacity, the project will have to intimate the Board. For any enhancement of the above, fresh Consent to Establish has to be obtained from U.P. State Pollution Control Board.
3. The project proponent shall comply with the provisions of the Environment (Protection) Act 1986, Water (Prevention and Control of Pollution) Act, 1974 as amended, Air (Prevention and Control of Pollution) Act, 1981 as amended, Plastic Waste Management Rules 2016, Solid Waste Management Rules 2016 & Hazardous and Other Waste (Management and Transboundary Movement) Rules 2016 (Whichever is applicable).
4. The Order issued by Hon'ble Courts/Hon'ble NGT, MoEF & CC, Central Pollution Control Board, U.P. Pollution Control Board, shall be complied with.
5. The Project shall develop proper green belt and rain water harvesting system as per Authority guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and manuring arrangements shall be made. For the development of the green belt, the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall comply which is available on UPPCB's website.
6. Prior to abstraction, the project proponent shall obtain a No Objection Certificate from U.P. Ground Water Authority before abstraction of groundwater, the Unit shall install Piezometer for measurement of groundwater level.
7. The unit shall ensure the installation and maintenance of the Sewage Treatment Plant (STP) for the treatment of domestic effluent as per the project report submitted to ensure compliance with Environment standards as per the Environment (Protection) Act 1986. The project shall install Sewage Treatment Plant with the capacity of 40 KLD & treated water shall be used in gardening /flushing.
8. The Project shall install D.G Set of the capacity 400 and 400 KVA along with the minimum stack and APCS as specified in E.P Rules 1986 with adequate acoustic enclosures on each DG sets. The low sulphur diesel will be used as fuel in the D.G set. Under the Noise Pollution (Regulation and Control) Rule 2000, the project shall take adequate measures for control of noise from its own sources within the premises so as to maintain ambient air quality standards in respect of noise to less than 75 dB(A) during day time and 70 dB(A). The project shall use clean fuel as far as possible.
9. The Project shall dispose the Hazardous Waste through authorized recyclers/ TSDF.
10. At the project site a display board size of 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
11. The Project shall not establish Hot Mix/Ready Mix/Wet Mix Plant without prior permission of the state Board. All construction activities shall be according to authority guidelines.
12. The dust emission from the construction sites will be completely controlled and all precautions including Anti-smog guns as per order of the Hon'ble Supreme Court dated 13-01-2020 will be installed in the site at suitable places.
13. The Project shall not use groundwater in construction activities. Only STP-treated water shall be used.
14. Storage of any construction material particularly sand will not be done on any part of the street and roads in the project area. The construction material of any kind stored on site will be fully covered in all respect so that it does not disperse in the air in any form. The dust emission from the construction sites will be completely controlled and all precautions will be taken on that behalf.
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 such material.
17. Every worker working on the construction site and involved in loading, unloading, and carriage of construction debris or construction material shall be provided with the mask to prevent inhalation of dust particles.
18. All medical aid, investigation, and treatment will be provided to the workers involved in the construction of building and carrying of construction of the building and carrying of construction debris or construction material related to dust emission.
19. The transportation of construction material and debris waste to the construction site, dumping site, or any other place will be carried out in accordance with the rules.
20. Fixing of sprinklers and creation of green air barriers will be done to control fugitive dust emissions and improve the environment.

21. Compulsory use of wet jet in grinding and stone cutting will be practiced.
22. Wind breaking wall will be constructed around the construction site.
23. All approach roads & campus roads should be sprinkled with water to suppress the dust Emission.
24. In case of violation of the above-mentioned conditions or any public complaint the consent to Establish shall be withdrawn in accordance with the law.
25. The project shall submit the first compliance report with respect to conditions imposed within 30 days of the issue of this permission.
26. The project proponent shall ensure to submit the license obtained from the other concerned departments.
27. The project proponent shall develop the forest by adopting the Miyawaki technique in the premises.
28. The CTE is being issued as per the provision of the Environment (Protection), Act, 1986, the Water (Prevention and Control of Pollution) Act, 1974, and the Air (Prevention and Control of Pollution) Act, 1981.
29. The Project shall not start gaseous emission & sewage generation without the prior consent of the Board.
30. All the NOC, Licence, permission, etc. shall be taken from all concerned statutory authorities
31. The project shall obtain Environment clearance from the State Environment Impact Assessment Authority (SEIAA) and submit within one month.
32. The board has the right to modify any condition as & when required in compliance with any change in environmental guidelines and Hon'ble court orders passed time to time.
33. A Bank Guarantee of Rs. 5, 00,000 (five lakh rupee only) shall be submitted within 30 days from the date of issue of this order for compliance with the above conditions which will be valid for five years otherwise this consent to establish shall be deemed to be withdrawn.

Please note that consent to Establish will be revoked, in case of, non compliance of any of the above mentioned conditions. Board reserves its right for amendment or cancellation of any of the conditions specified above. Industry is directed to submit its first compliance report regarding above mentioned specific and general conditions till 01/04/2023 in this office. Ensure to submit the regular compliance report otherwise this Consent to Establish will be revoked.

UMESH C Digitally signed by
SHUKLA UMESH C SHUKLA
Date: 2023.03.01
17:34:02 +05'30'

Regional Officer

Dated:- 01/03/2023

Copy To -

Chief Environment officer (C-5) U.P. Pollution Control Board TC 12 V, Vibhuti Khand, Gomti Nagar,
Lucknow.

UMESH C Digitally signed by
SHUKLA UMESH C SHUKLA
Date: 2023.03.01
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Regional Officer

कार्यालय अधिशासी अभियन्ता
विद्युत नगरीय वितरण खण्ड-राजमवन
33/11 के0वी0 उपकेन्द्र, डालीबाग,
लखनऊ।



OFFICE OF THE EXECUTIVE ENGINEER
ELCTRICITY URBAN DISTRIBUTION
DIVISION-RAJ BHAWAN, 33/11 KV
SUB-STATION DALIBAGH, LUCKNOW.
E-mail Id eerblesa@gmail.com
Mob.No. 9415901857

पत्रांक-1475 -वि0न0वि0खं0/रा0म0/

दिनांक 01/04/23

विषय- प्रस्तुत तलपट मानचित्र खसरा सं0-477, 478, 479क, 611 एवं 612 ग्राम मस्तेमऊ, तहसील-मोहनलालगंज, लखनऊ पर प्रस्तावित मानचित्र की अनापत्ति के सम्बन्ध में।

लखनऊ विकास प्राधिकरण,
विपिन खण्ड गोमती नगर
लखनऊ।

उपरोक्त विषयक अपने पत्र सं0- LDA/BP/22-23/2512/NOC दिनांक 11.11.2022 का संदर्भ ग्रहण करें, जिसके माध्यम से चिन्मय डेवलपर्स द्वारा पार्टनर श्री रवी बंसल द्वारा प्रस्तुत तलपट मानचित्र खसरा सं0-477, 478, 479क, 611 एवं 612 ग्राम- मस्तेमऊ, तहसील-मोहनलालगंज, लखनऊ द्वारा प्रेषित मानचित्र पर गुप हाउसिंग हेतु प्रस्तावित मानचित्र के निर्माण सम्बन्धी मानचित्र पर अनापत्ति/आपत्ति प्रदान किये जाने हेतु प्रकरण खण्ड कार्यालय को प्रेषित किया गया है।

इस सम्बन्ध में उपखण्ड अधिकारी, विद्युत नगरीय वितरण उपखण्ड-कैण्ट, लेसा, लखनऊ द्वारा प्रेषित स्थल निरीक्षण आख्या से अवगत कराया है कि वर्तमान में भूखण्ड पर भूमिगत/ऊपर किसी प्रकार की कोई एच0टी एवं एल0टी0 विद्युत लाइन नहीं है।

अतः उपरोक्त आख्या के आधार पर प्रस्तुत तलपट मानचित्र खसरा सं0-477, 478, 479क, 611 एवं 612 ग्राम मस्तेमऊ, तहसील-मोहनलालगंज, लखनऊ पर प्रस्तावित भूखण्ड के निर्माण हेतु मानचित्र की स्वीकृति हेतु विभाग को कोई आपत्ति नहीं है।

(डी0के0डी0 द्विवेदी)
अधिशासी अभियन्ता

पत्रांक-1475 -वि0न0वि0खं0/रा0म0/तददिनांक 01/04/23

प्रतिलिपि निम्नलिखित को सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित :-

- 1- उपखण्ड अधिकारी, विद्युत नगरीय वितरण उपखण्ड-कैण्ट।
- 2- चिन्मय डेवलपर्स द्वारा पार्टनर श्री रवी बंसल द्वारा प्रस्तुत तलपट मानचित्र खसरा सं0-477, 478, 479क, 611 एवं 612 ग्राम- मस्तेमऊ, तहसील-मोहनलालगंज, लखनऊ।

(डी0के0डी0 द्विवेदी)
अधिशासी अभियन्ता