

# MAX ESTATES 128 PRIVATE LIMITED

(formerly Accord Hotels and Resorts Private Limited)

Regd. Office: Max House, 1, Dr. Jha Marg, Okhla, New Delhi – 110020

CIN: U55101DL2006PTC151422

Phone: 0120 - 4743222, Email ID: secretarial@maxestates.in

---

To,

Date:01.04.2025

The Director (S),  
Ministry Of Environment, Forest & Climate Change (MoEF&CC),  
Regional Office (Central Region),  
Kendriya Bhawan, 5<sup>th</sup> Floor, Sector- H,  
Aliganj, Lucknow,  
Uttar Pradesh.

**Sub. Submission of Six-monthly Environmental Compliance Report (for a period of October 2024 till March 2025), in compliance with stipulated conditions of Environmental Clearance accorded for proposed group housing project "Estate 128" located at Plot No. TS-02, Jaypee Greens, Wish Town, Sector -128, Noida, Gautam Buddha Nagar, Uttar Pradesh, 201304 being developed by M/s Max Estates 128 Private Limited.**

Dear Sir,

In accordance with the conditions of Environmental Clearance received from SEIAA, UP , vide EC Identification No. **EC23B038UP185828** bearing file No. **7888** dated 30<sup>th</sup> November, 2023, and further accorded with expansion of EC vide EC Identification No. **EC24B3812UP5593557N** bearing file No. **9127-8974** dated 13<sup>th</sup> September, 2024, we hereby submit six monthly EC Compliance report (In soft copy "as notification in Gazette of India on 28th November 2018") for the period of October 2024 till March 2025.

Yours Sincerely,

**For and on behalf of M/ Max Estates 128 Private Limited.**

Authorized Signatory



C. C.:

1. The Member Secretary, Uttar Pradesh pollution Control Board (UPPCB), Building No. TC-12V, Vibhuti Khand, Gomti Nagar, Lucknow.



**Six-Monthly Environmental Compliance Report of  
Stipulated Conditions of Environmental Clearance  
(For the period of October 2024 till March 2025)**

**FOR**

**Construction of proposed Group Housing Project Located at Plot No.  
TS-02, Jaypee Greens, Wish Town, Sector-128, Noida, Gautam Buddha  
Nagar, Uttar Pradesh-201304  
M/s Max Estates 128 Private Limited**

**EC Identification Number: EC24B3812UP5593557N, dated:13/09/2024  
File No.: 9127-8974**

**Submission before:  
Ministry of Environment, Forests & Climate Change,  
(MoEF&CC)**

**Submitted by:  
M/s Max Estates 128 Private Limited**

**April, 2025**



## TABLE OF CONTENTS

Sl. No.	Page No.	Contents	Page No.
<b>Chapter 1</b>		<b>Introduction and Project Description</b>	
1.1		Introduction	
1.2		Project Description	
1.3		Project Location	
1.4		Present Status	
1.5		Purpose of the Report	
<b>Chapter 2</b>		<b>Compliance of Stipulated Conditions of Environmental Clearance</b>	
		Specific Conditions for buildings in Construction phase	
Part A		General Conditions	
Part B		Specific Conditions	
<b>Chapter 3</b>		<b>Details of Environmental Monitoring</b>	
3.1		Ambient Air Quality Monitoring	
3.1.1		Ambient Air Quality Monitoring Station	
3.1.2		Ambient Air Quality Monitoring Methodology	
3.1.3		Ambient Air Quality Monitoring Results	
3.1.4		Discussion on Ambient Air Quality in the Study Area	
3.2		Ambient Noise Monitoring	
3.2.1		Ambient Noise Monitoring Location	
3.2.2		Methodology of Noise Monitoring	
3.2.3		Ambient Noise Monitoring Results	
3.2.4		Discussion on Ambient Noise Levels in the Study Area	
3.3		Groundwater Quality Monitoring	
3.4		Soil Monitoring	
3.4.1		Soil Monitoring Location	
3.4.2		Methodology of Soil Monitoring	
3.4.3		Soil Monitoring Results	
3.4.4		Discussion on Soil Characteristics in the Study Area	
<b>Tables</b>			
3.1		Detail of Ambient Air Quality Monitoring Station	
3.2		Techniques used for Ambient Air Quality Monitoring	
3.3		Ambient Air Quality Monitoring Results	
3.4		Detail of Ambient Noise Monitoring Station	



Sl. No.	Contents	Page No.
3.5	Ambient Noise Monitoring Results	
3.6	Detail of Soil Quality Monitoring Location	
3.7	Physico-Chemical Characteristics of Soil in the Study Area	
<b>Annex</b>		
1.	Environmental clearance letter from SEIAA	
2.	CTE	
3.	Height NOC	
4.	Provisional Fire NOC	
5.	Site Photographs	
6.	Monitoring report	
7.	Corporate Environment Policy/Plan along with Board Resolution approving the policy.	
8.	Advertisement of EC letter in newspaper	
9.	Form-V submission receipt.	



**CHAPTER-1**

**INTRODUCTION AND PROJECT DESCRIPTION**

**1.1 INTRODUCTION**

The proposed Group Housing Project, located at Plot No. TS-02, Jaypee Greens, Wish Town, Sector-128, Noida, Gautam Buddha Nagar, Uttar Pradesh-201304 is being developed and constructed by M/s Max Estates 128 Private Limited.

This project has been granted environmental clearance vide Identification no. EC23B038UP185828, dated 30/11/2023, further expansion EC letter has been obtained vide EC Identification no. EC24B3812UP5593557N and file no. 9127-8974 dated 13/09/2024 by the State Level Environment Impact Assessment Authority, Uttar Pradesh. Copy of EC is attached as Annexure 1.

**1.2 PROJECT DESCRIPTION**

**Table 1.1: Brief Description of project**

SN	Description	Details	Unit
<b>GENERAL</b>			
1	Plot Area	40468.5	SQM
2	Total Built Up Area	156436.80	SQM
3	Number of Towers	4	NOS
4	Number of Floors	G+37	
5	Max Height of Building (Upto Terrace)	136.65(G+37)	M
6	Cost of Project	551.70	CR
7	Expected Population	3953	PERSONS
<b>AREAS</b>			
8	Permissible Ground Coverage Area (Max. 35%)	14163.98	SQM
9	Proposed Ground Coverage Area (18% of plot area)	7304.27	SQM
10	Proposed FAR Area	83675.99	SQM
11	Proposed Service FAR Area	11557.16	SQM
12	Non-FAR areas	61203.65	SQM
<b>WATER</b>			
13	Total Water Requirement	342	KLD
14	Fresh water requirement	175	KLD
15	Treated Water Requirement	167	KLD
16	Waste water Generation	197	KLD
17	Proposed STP Capacity	300	KLD
18	Treated Water Available for Reuse	167	KLD
<b>RAIN WATER HARVESTING</b>			
20	No of RWH of Pits Proposed	9	NOS
<b>PARKING</b>			
21	Total Parking Required as / Building Bye Laws	1046	ECS
22	Proposed Total Parking	1100	ECS

GREEN AREAS			
23	Proposed Green Area (50.3 % of open Area)	16731	SQM
WASTE GENERATION			
24	Total Solid Waste Generation	1209	KG/DAY
25	Quantity of E-Waste Generation	0.74	KG/DAY
POWER			
26	Total Power Requirement	6257	KW
27	DG set backup (3 DG sets of 1500 KVA each)	6000	KVA
28	No of DG Sets	3	No.

### 1.3 PROJECT LOCATION

The proposed Group housing project is located at Plot No. TS-02, Jaypee Greens, Wish Town, Sector – 128, Noida, Gautam Buddha Nagar, Uttar Pradesh, 201304.

### 1.4 PRESENT STATUS

Construction status is given below.

**Tower 1- Development of Structural work is on the 12th Floor.**

**Tower 2- Development of Structural work is on the 11th Floor.**

**Tower 3- Development of Structural work is on the 12th Floor.**

### 1.5 PURPOSE OF THE REPORT

This six-monthly report (for the period of October 2024 to March 2025) is being submitted in compliance with the conditions stipulated in the Environmental Clearance letter.

Further, the environmental monitoring and compliance check will identify the environmental impacts imparted, if any, due to the project activities.

The environmental monitoring and compliance check is carried out to verify the following: -

- That the project does not have any significant adverse environmental impacts in the project area and in its nearby surroundings.
- Compliance with the conditions stipulated in the Environmental Clearance Letter.
- The Project Management is implementing the environmental mitigation measures as suggested in the approved Form-1, Form-1A, Environmental Management Plan (EMP) and building plans.
- The project proponent is implementing environmental safeguards in its true spirit.

**CHAPTER-2**

**COMPLIANCE OF STIPULATED CONDITIONS OF ENVIRONMENTAL CLEARANCE**

**Name of Project** : Estate 128, a Group housing project located at Plot No. TS-02, Jaypee Greens, Wish Town, Sector – 128, Noida, Gautam Buddha Nagar, Uttar Pradesh, 201304.

**EC Identification No..** : EC24B3812UP5593557N, dated: 13/09/2024

**Period of compliance Report** : October 2024 till March 2025

**PART A – ADDITIONAL CONDITIONS**



S. No.	Conditions of Environmental Clearance	Reply
1.	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.	Cement is being stored in closed container to prevent dust emissions in accordance with applicable norms.
2.	Project proponent should ensure that there will be no use of "Single use of Plastic" (SUP)	Noted.
3.	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.	Complied. Antismog guns are deployed at the project site and regular sprinkling of water is being conducted to suppress the dust emission.
4.	The project proponent will comply the use of fuel for backup power as per guidelines issued by CPCB from time to time	Fuel for DG sets will be used as per the guideline of CPCB during the operational phase.
5.	The project proponent will ensure that there is no mismatch/deviation between the project proposal submitted to SEIAA for environmental clearance and maps/drawings were approved by concerned development authority. In case of any mismatch/deviation, amended environmental clearance will be obtained by project proponent. In case of failure, the granted environmental clearance shall automatically deem to be cancelled.	Noted.
6.	The project proponent shall ensure that the project site does not attract/infringe any buffer zone, wetland zone etc. of no activity identified/declared under law.	Not applicable.
7.	Criteria/ norms provided by competent Authority regarding the seismic zone are followed for construction work. Provision of alarm system, to timely notify the residents, in case of occurrence of earthquake/other natural disasters/fire should be provided. A well defined evacuation plan should also be prepared and regular mock drills should be arranged for the residents. Rise of stairs should be constructed in a way, so that it should provide smooth movement.	According to Indian Standard Seismic Zoning Map, the area falls in Zone-IV. Suitable seismic coefficients are being adopted as per NBC/ IS Code while designing the structures to mitigate the seismic impacts.



8.	The project proponent should develop green belt in the said project as per the plan submitted and also follow the guidelines of CPCB/Development authority for green belt as per the norms. The project proponent will prepare working plan of plantation/green belt development showing type of plant species and their spacing in consultation with subject expert/ forest department and submit to the forest department and concerned regulatory authority and ensure their survival and sustainability.	Same will be complied in Operational phase.
9.	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.	Electric charging points will be provided as per norms at the project site during the operational phase.
10.	Project proponent should invest the CER amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.	Noted.
11.	Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water not to be discharged outside the premises without the permission of the concerned authority.	Dual pipe plumbing will be used for supply of fresh water for drinking, cooking and bathing, other for supply of recycled water for flushing, landscape irrigation and for other purpose. The project is ZLD, so there is no discharge of treated sewage during the operational phase.
12.	The project proponent will ensure full exploitation of potential of rain water harvesting for storage and recharging and also treated wastewater in order to reduce the withdrawal of fresh water and accordingly use the three sources of water supply namely stored rain water, treated waste water and the fresh water. The project proponent shall also provide a flow measuring device along with flow integrator for monitoring the various sources of water supply namely fresh water, treated waste water and stored harvested rain water.	<p>The standard guideline and criteria with regards to rainwater harvesting have been considered for calculation of numbers of Rainwater harvesting pits.</p> <p>Flow measuring device along with flow integrator for monitoring the various sources of water supply namely fresh water, treated waste water and stored harvested rain water will be provided.</p>

13.	The project proponent will ensure the quality of construction water as per standards and specifications of relevant codes in order to prevent possible corrosion in concrete, reinforcements and other structural components in order to avoid adverse social and environmental impacts	Same is complied at site.
14.	The project proponent will ensure exploitation of maximum possible potential of solar energy generation in the proposed project area and prefer to use it instead of conventional electricity in order to reduce the Green House Gas Emission causing climate change.	Noted.
15.	The project proponent will make necessary arrangement to get Structural auditing conducted by an expert institution once in 05 years during life span of the building to ensure safe life of the residents and prevent environmental and social hazards.	Noted.
16.	The project proponent shall plan for storm water management drained with appropriate slope and length so that the flood water could get a passage to release in a short span of time.	Noted.
1.2) 1	The project proponent shall submit approved building plans for expansions within a month	Noted.
2	Plantation of saplings shall be carried out in earmarked 33% greenbelt area as a part of tree plantation campaign "Ek Ped Ma Ke Naam" and the details of the same shall be uploaded in the Meri LiFE Portal ( <a href="https://merilife.nic.in">https://merilife.nic.in</a> ) as per OM no. F.No.IA3-22/3/2024-IA.III (E-241594) dated 24.07.2024	Noted.
3	At least one Miyawaki forest/dense forest in consultation with forest department shall be developed inside or in the close vicinity of project site and details uploaded on project website. Details will also be submitted with periodic compliance report.	Noted.



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. The CER activities should be related to mitigation of Environmental Pollution and creating awareness for the need for same for example creation of water harvesting pits and carbon sequestration parks etc. At least one school in the vicinity of project area should be provided with rooftop solar plant, toilets should be constructed in public place or in school of nearby villages and if there is a girl's school then girls toilet properly equipped with overhead water tank should be constructed. Name of the school adopted for installation of roof top solar plant should be displayed on the website of project proponent and should also be submitted with periodic compliance report. First Aid training camps shall be organized in schools in the vicinity of project area and details should be included in periodic compliance report.	Noted.
5	The project proponent shall ensure that waste water is properly treated in STP and treated water should be reused for gardening and flushing system. For reuse of water, irrigation sprinkler and drip irrigation system shall be installed and maintained for proper functioning. Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharge and shall be done with necessary permissions from concerned authorities	All the sewage waste will be treated in onsite STP and will be used for flushing and Gardening purposes. Drip irrigation system will also be installed.
6	Under any circumstances untreated sewage shall not be discharged to municipal sewer line or any nearby water body.	Noted, same will be complied.
7	The project proponent shall install organic bio converter.	Noted.
8	The effluent from STP after tertiary treatment shall be subjected to ozonation to avoid foul smell.	Same will be complied in operational phase.

9	Provision for charging of electric vehicles as per the guidelines of GoI/GoUP should be submitted within the next 3 months.	Noted.
10	The project proponent shall explore the possibility of solar electrification beyond 10% and if it is possible, shall submit the details of solar power plans within the next 3 months	Noted.
11	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	4 nos. of Anti-smog guns are available at the project site.
12	DG sets shall be gas based and Guidelines issued by CAAQMS for NCR region regarding the use of DG sets during construction and operational phase should be followed	Guidelines issued by CAAQMS for NCR region regarding the use of DG sets during construction and operational phase will be followed.
13	Since a hospital has been proposed the Bio Medical Waste shall be disposed in nearest CBWTF as per the Govt issued guidelines in this regard	Not applicable as this is a group housing project.
14	PP should display EC granted to them on their website	Same is complied.
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.	Noted.
16	Project Proponent shall submit the Six-monthly Compliance on the Environment Clearance condition prescribed in the Prior Environment Clearance letter as per MoEF&CC OM F.no- IAS-22/01/2022-IA-III (E-172624) Dated 14-06-2022.	Six monthly compliance report are being submitted on time to time.

**PART B – Standard Environmental Clearance Conditions prescribed by MoEF&CC:**



S. No.	Conditions of Environmental Clearance	Reply
1.	<b>Statutory compliance:</b>	
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.	New Okhla Industrial Development Authority issued grant of sanction of Group Housing building plan vide letter dated:16-10-2024. We are committed and we ensure adherence that all construction activities strictly comply with the local building bylaws.
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.	Approval of the Competent Authority will be obtained for structural safety of buildings as per National Building Code 2016
3.	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project	Not applicable
4.	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.	Not 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.	Consent to establish has been obtained from UPPCB before the start of construction work, vide Ref. no. <b>190310/UPPCB/GreaterNoida(UPPCBRO)/CTE/GREATER</b> Dated-13/09/2023 and valid up to <b>12/09/2028</b> . Copy of same has been attached as <b>Annexure 02</b> .
6.	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	Not Applicable as Ground water/surface water will not be withdrawn at any stage of project. Water will be supplied by the Municipal Water Supply through Noida Jal Board.
7.	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Noted



8.	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	Noted and all statutory clearances has already been obtained. NOC from AAI has been obtained vide letter no. <b>AAIR/RHQ/NR/ATM/NOC/2023/217/785-88</b> dated 28/03/2023 and valid upto 27/03/2031. Copy of the same is attached as <b>Annexure 03</b> . Fire NOC has already been obtained vide letter no. 2024/120897/GBN/Gautam Buddha Nagar/26877JD dated 20/07/2024, copy of the same is attached as <b>Annexure 04</b> .
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.	All the waste will be managed as per norms during the operational phase of the project site, however during construction phase all waste generated at site is being handed over to authorized recycler for safe disposal/recycle as per applicable norms.
10.	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Construction of the project site is being done in accordance with the ECBC norms, as prescribed by BEE.
2	<b>Air quality monitoring and preservation:</b>	
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.	Dust mitigation measures like conducting water sprinkling, covering of construction materials, use of Anti-smog guns, wind breaking wall, water trough, use of valid PUC certified vehicles are being provided at project site.
2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.	Noted, and compliance with the condition is being ensured.
3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.	Online monitoring system to monitor PM10 and PM2.5 is installed at the project site.



4	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	Barricades have already been provided around the project site.  Use of Anti-smog guns, water sprinkling, covering of construction materials, wind breaking wall, water trough & valid PUC certified vehicles have been provided at the project site. Use of Wet jet will be provided at site at appropriate stage of site development. Photographs of the same are annexed as <b>Annexure 05</b> .
5	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	Noted. Covered Sand, murram, loose soil, cement, are stored on-site and are covered for ensuring prevention of dust pollution from site as per applicable norms.
6	Wet jet shall be provided for grinding and stone cutting.	Wet jet will be provided for grinding and stone cutting at appropriate stage of site development.
7	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Water sprinkling is being conducted regularly on unpaved surfaces and loose soil to suppress dust generation from site.
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.	Construction and demolition debris are being stored at the site and will be used for back filling and excess amount of construction waste will be handed over to authorized recycler/ vendor for safe disposal/recycle as per applicable norms.
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.	Low Sulphur diesel is being used for DG set operation during construction phase.

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.	Proper stack height is maintained as per CPCB standard for operation of DG sets. Acoustic enclosure is provided for the DG sets to mitigate the noise pollution during construction phase.
11.	For indoor air quality the ventilation provisions as per National Building Code of India.	Ventilation provisions as per National Building Code of India will be provided to maintain indoor air quality.
<b>Water quality monitoring and preservation:</b>		
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.	Natural drainage will be ensured for unrestricted flow of water. No construction will be allowed to obstruct the natural drainage of water system.
2.	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done	Noted
3.	Total fresh water use shall not exceed the proposed requirement as provided in the project details.	Fresh water requirement i.e. 162 KLD will not exceed as provided in the project detail and will adhere to NBC 2016 and CGWA notification.
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.	The water balance diagram has already been submitted along with EC application.  Records of fresh water usage, water recycling and rainwater harvesting will be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports during operational phase of the project.

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.	Noted. A certificate from Local body Supplying water will be obtained.
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.	Same will be taken care of and will be complied at appropriate stage of the project.
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.	Dual pipe plumbing will be used for supply of fresh water for drinking, cooking and bathing, other for supply of recycled water for flushing, landscape irrigation and for other purposes.
8.	Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets taps aerators etc.) for water conservation shall be incorporated in the building plan.	Use of water saving device for water conservation is incorporated in the sanctioned building plan.
9.	Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets taps aerators etc.) for water conservation shall be incorporated in the building plan.	Use of water saving device for water conservation is incorporated in the sanctioned building plan.
10.	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.	Pre-mixed concrete, curing agents and other best practices are being used to reduce water demand.
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.	RWH system has been designed in accordance with the local by-laws, model building by-laws and CGWB guidelines. The RWH system will consist of RWH pits, oil and grease separator, sedimentation tank, filter media and recharge wells for recharging the ground water. 9 nos. of RWH pits will be provided.



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.	The standard guideline and criteria with regard to rain water harvesting have been considered for calculation of numbers of Rain water harvesting pits. Ground water usage is not involved. project.
13.	All recharge should be limited to shallow aquifer.	Noted.
14.	No ground water shall be used during construction phase of the project.	Ground water will not be extracted during any phase of the project.
15.	Any ground water dewatering should be properly managed and shall conform to the a 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	Dewatering of ground water is not involved in the project.
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.	The water balance diagram has already been submitted along with application. Records of fresh water usage, water recycling and rainwater harvesting will be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports during operational phase of the project.
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.	Sewage will be treated in the STP which will be of requisite technology. The treated effluent from STP will be recycled/re-used for flushing, DG cooling, gardening and street washing. Surplus treated water will be discharged into public sewer with prior permission from competent authority.
18.	No sewage or untreated effluent water would be discharged through storm water drains.	Noted

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.	All the wastewater will be treated in onsite STP. Adequacy report will be submitted to the Ministry before the project is commissioned for operation.  Treated water will be used for landscape, flushing and other end-uses. The surplus treated effluent will be discharged into public sewer with prior permission from competent authority.
20.	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.	Same will be complied in operational phase of the project.
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.	Sludge from onsite sewage will be collected and used as manure for landscape and horticulture development, surplus sludge will be disposed as per the Ministry of Urban Development, CPHEEO manual on sewerage and sewage treatment.
<b>Noise monitoring and prevention:</b>		
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	Noise level conform to residential standard both during day and night as per Noise pollution rule. Monitoring has been carried out in the month of March 2025 report is attached as an <b>Annexure 06</b> .
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.	Same has been complied and monitoring report is attached as <b>Annexure 06</b> .

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.	DG sets with acoustic enclosure will be installed at the project site during the operational phase.
<b>Energy Conservation measures</b>		
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.	Applicable ECBC-R norms and energy conservation measures will be followed as submitted in the EC application.
2.	Outdoor and common area lighting shall be LED.	LED will be used for common area lightening.
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.	Building design has adopted the concept of energy conservation measures. ECBC norms of BEE will be complied.
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.	Energy efficient luminaries like LEDs will be used within project site. Used/damaged LEDs will be stored at designated places within site and will be handed over to authorized recycler for proper disposal as per applicable norms.
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	Same will be complied.
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.	Solar power will be provided at project site.

<b>Waste Management:</b>		
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.	Municipal solid waste will be disposed/managed/recycled as per Municipal Solid Waste (Management and Handling) Rules, 2016 (as amended) during operational phase. During construction phase the solid waste is being handed over to authorized recycler/ vendor for safe disposal as per applicable norms. During operational phase, bio-degradable waste will be composted in onsite OWC and manure will be used for landscaping and non-biodegradable waste will be handed over to authorized recycler for safe disposal/recycle.
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.	Disposal of muck during construction phase is not creating any adverse effect on the neighboring communities. The same is disposed in accordance with applicable standards/norms for securing general safety and health.
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.	Separate wet and dry waste bins have been provided for segregation of waste. During operational phase, bio-degradable waste will be composted in onsite OWC and manure will be used for landscaping and non-biodegradable waste will be handed over to authorized recycler for safe disposal/recycle.
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.	Bio-degradable waste will be composted in organic waste converter during the operational phase.
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.	All non-biodegradable waste will be handed over to authorized recycler for disposal as per norms.
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.	Hazardous waste as and when generated during construction phase will be and disposed-off as per applicable rules and norms with necessary approval by SPCB.



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.	Environment friendly materials like AAC bricks, blocks and other construction materials are being used during construction work.
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.	Fly-ash based cement and other building materials like bricks and blocks is being used in the construction of building. Ready mix concrete is being 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.	Construction and demolition waste is being managed as per norms at the project site.
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	Used LEDs will be collected separately and provided to authorize recycler for safe disposal.
<b>Green Cover:</b>		
1.	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	Noted
2.	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.	The criteria have been followed in calculating the nos. of tree to be planted at the project site.

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.	Noted
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.	Excavated soil has been collected at separate place and will be used for site leveling, back filling/filling raft and road construction. Top layer of soil has been stored at a soil preservation area and will be used for landscaping /horticulture development work.
<b>Transport:</b>		
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.	The parking will be provided as per local regulations and bylaws. Entry and Exit points will be properly designed.
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.	PUC certified vehicles are being used for construction work. All vehicles, equipment's and construction machines are conformed to applicable air and noise emission standards.



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.	The project has been designed in such a way that no traffic congestion near the project site will occur.
<b>Human health issues:</b>		
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.	Adequate PPE (masks, hand gloves, safety hard hats, ear plugs, safety shoes, safety goggles, reflective jackets etc., as required) has been provided to workers at construction site.
2.	For indoor air quality the ventilation provisions as per National Building Code of India.	The ventilation system has been designed as per NBC norms.
3.	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan have already been submitted along with EC application.
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.	All the necessary and requisite facilities are provided to the construction workers.
5.	Occupational health surveillance of the workers shall be done on a regular basis.	Regular health checkup of the construction workers is ensured.



6.	A First Aid Room shall be provided in the project both during construction and operations of the project.	First Aid Room is available at the project site.
	<b>Miscellaneous:</b>	
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.	Advertisement of Environmental Clearance in two local newspapers has already been done. Copy of the advertisements are attached as <b>Annexure 08</b> .
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	Noted. Copy of earlier issued EC bearing EC Identification no. EC23B038UP185828 was duly submitted with the Authority.
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.	Noted and same is being complied.
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.	Same is being done.

5.	<p>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.</p> <p>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&amp;CC as a part of six-monthly report.</p>	<p>Noted. The company has a well laid down Corporate Environment Policy/Plan duly approved by the board of directors. Copy of the policy/plan and Board Resolution approving Corporate Environment Policy/plan is attached as Annexure Annexure-7</p>
6.	<p>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.</p>	<p>An environment cell with well qualified personals has been provided at project site.</p>
7.	<p>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</p>	
8.	<p>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.</p>	<p>Form-V in the form of environment statement has been submitted for financial year 2023-2024. Copy of submission receipt is attached as Annexure 09.</p>

9.	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.	Noted.
10.	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Noted.
11.	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during their presentation to the Expert Appraisal Committee.	Environmental safeguards contained in the application form 1, Form 1A and in environmental clearance order are being implemented in true spirit.
12.	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).	Noted.
13.	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	Noted.
14.	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Noted.
15.	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	Noted.
17	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.	Noted, Full cooperation will be provided to the Regional Office for any requisite data / information/monitoring reports

17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.	Noted.
18.	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.	Noted.

**12. Specific Conditions**

1	The project proponent shall develop R& D facilities to develop their own technologies for propylene and polypropylene processing.	Not applicable as this is a group housing project.
---	---	--

RP  
Vh

**CHAPTER-3**

**DETAILS OF ENVIRONMENTAL MONITORING**

**3.1 AMBIENT AIR QUALITY MONITORING**

**3.1.1 Ambient Air Quality Monitoring Stations**

Ambient air quality monitoring has been carried out near main gate of the project site in month of March, 2025, to assess the ambient air quality of Project Site. This will enable to have an analytical understanding about air quality and the changes in the air environment in the study area with respect to the condition prevailing. The location of the ambient air quality monitoring station is given in **Table 3.1**.

**Table 3.1 Details of Ambient Air Quality Monitoring Stations**

S. No.	Location Code	Location Name/ Description	Environmental Setting
1.	AAQ-1	Project Site	Residential

**3.1.2 Ambient Air Quality Monitoring Methodology**

Monitoring was conducted in respect of the following parameters:

- Particulate Matter 2.5 (PM<sub>2.5</sub>)
- Particulate Matter 10 (PM<sub>10</sub>)
- Sulphur Dioxide (SO<sub>2</sub>)
- Oxide of Nitrogen (NO<sub>2</sub>)
- Carbon Monoxide (CO)

The Ambient air sampling was carried out continuously for 24 hours for PM<sub>2.5</sub>, PM<sub>10</sub>, SO<sub>2</sub> and NO<sub>2</sub> per day and CO was sampled for 1 hour. The monitoring was conducted for one day at the location to compare the baseline status with NAAQ's 2009.

The air samples were analyzed as per standard methods specified by Central Pollution Control Board (CPCB) and IS: 5182. The techniques used for ambient air quality monitoring and minimum detectable levels are given in **Table 3.2**.

Fine Particulate Sampler APM 550 instruments have been used for monitoring Particulate Matter 2.5 (PM<sub>2.5</sub> i.e. <2.5 microns), and Respirable Dust Sampler APM 450 was used for sampling Respirable fraction (<10 microns), gaseous pollutants like SO<sub>2</sub>, and NO<sub>2</sub>. Bladder and Aspirator bags were used for collection Carbon monoxide samples. NDIR technique has been used for the estimation of CO.

**Table 3.2: Techniques used for Ambient Air Quality Monitoring**





S. No.	Parameter	Technique	Technical Protocol
1	Particulate Matter 2.5	Fine Particulate Sampler APM 550, Gravimetric Method	IS-5182 (Part-24)
2	Particulate Matter 10	Respirable Dust Sampler APM 450, with cyclone separator, Gravimetric Method	IS-5182 (Part-23)
3	Sulphur dioxide	Modified West and Gaeke	IS-5182 (Part- 2)
4	Oxide of Nitrogen	Jacob & Hochheiser	IS-5182 (Part-6)
5	Carbon Monoxide	NDIR	IS-5182 (Part-10)

### 3.1.3 Ambient Air Quality Monitoring Results

The detailed on-site monitoring results of PM 2.5, PM 10, SO<sub>2</sub>, NO<sub>2</sub> and CO are presented in Table 3.3.

**Table 3.3: Ambient Air Quality Monitoring Results**

S. No.	Location Code	Location	PM10 (µg/m <sup>3</sup> )	PM2.5 (µg/m <sup>3</sup> )	SO <sub>2</sub> (µg/m <sup>3</sup> )	NO <sub>2</sub> (µg/m <sup>3</sup> )	CO (mg/m <sup>3</sup> )
		Limit	100	60	80	80	4
1.	AAQ1	Project Site	184	86.0	8.25	27.0	0.98

### 3.1.4 Discussion on Ambient Air Quality in the Study Area

The levels of PM10 and PM2.5 near main gate of project site are found above the permissible limit of 100 µg/m<sup>3</sup> & 60 µg/m<sup>3</sup> respectively (for residential, rural and other areas as stipulated in the National Ambient Air Quality Standards). SO<sub>2</sub>, NO<sub>2</sub>, CO were observed within the corresponding stipulated limits (Limit for SO<sub>2</sub> and NO<sub>2</sub>: 80 µg/m<sup>3</sup> and CO: 4mg/m<sup>3</sup>) at monitoring location.

## 3.2 AMBIENT NOISE MONITORING

### 3.2.1 Ambient Noise Monitoring Locations

The main objective of noise monitoring in the study area is to assess the present ambient noise levels in project site due to various construction allied activities and increased vehicular movement. A preliminary reconnaissance survey has been undertaken to identify the major noise generating sources in the area. Ambient noise monitoring was conducted at 1 location in month of March, 2025, at the near main gate of the project, site as given in Table 3.4.

**Table 3.4: Details of Ambient Noise Monitoring Stations**

PP

S. No.	Location Code	Location Name/ Description	Present Landuse
1.	ANQ1	Project Site	Residential

### 3.2.2 Methodology of Noise Monitoring

Noise levels were measured using integrated sound level meter manufactured by Envirotech Instrument Pvt. Ltd. The integrating sound level meter is an integrating/ logging type with frequency range of 'A' type as per IS 15675 (Part 1) 2005. This instrument is capable of measuring the Sound Pressure Level (SPL), Leq and SEL on digital display.

Noise level monitoring was carried out continuously for 24-hours with one hour interval starting at 12:00 hrs. to 11:00 hrs. next day. The noise levels were monitored on working days only. During each hour Leq were directly computed by the instrument based on the sound pressure levels. Lday (Ld), Lnight (Ln) and Ldn values were computed using corresponding hourly Leq. Monitoring was carried out at 'A' response and fast mode.

### 3.2.3 Ambient Noise Monitoring Results

The ambient noise monitoring result is summarized in Table 3.5.

**Table 3.5: Ambient Noise Monitoring Results**

Sr. No.	Test Locations	Day Time - dB(A)		Night Time - dB(A)	
		Results	Limits as per CPCB guideline	Results	Limits as per CPCB guideline
1	Near Main Gate	53.1	55	43.4	45

**Figure 3.2 Ambient Noise Level at Project site**

### 3.2.4. Discussion on Ambient Noise Levels in the Study Area

#### Day Time Noise Levels (L<sub>day</sub>):

The day time noise level near main gate was within the limit for residential area i.e. 55 db(A).

#### Night Time Noise Levels (L<sub>night</sub>):

The night time noise level at main gate was within the limit for residential area i.e. 45 db(A)

### 3.3 GROUNDWATER QUALITY MONITORING

Ground water extraction is not involved at the project. Treated water is being used for construction purpose.



### 3.4 SOIL MONITORING

#### 3.4.1 Soil Monitoring Locations

The objective of the soil monitoring is to identify the impacts of ongoing project activities on soil quality and also predict impacts, which have arisen due to execution of various constructions allied activities. Accordingly, a study of assessment of the soil quality has been carried out.

To assess impacts of ongoing project activities on the soil in the area, the physico-chemical characteristics of soil was examined by obtaining soil sample from selected points and analysis of the same. One sample of soil was collected from the project site for studying soil characteristics, the location of which is listed in **Table 3.6**.

**Table 3.6 Details of Soil Quality Monitoring Location**

S. No.	Location Code	Location Name/ Description
1.	S1	Site Office

#### 3.4.2 Methodology of Soil Monitoring

The sampling has been done in line with IS: 2720 & Methods of Soil Analysis, Part-1, 2nd edition, 1986 of American Society for Agronomy and Soil Science Society of America. The homogenized sample was analyzed for physical and chemical characteristics (physical, chemical and heavy metal concentrations). The soil sample was collected in the month of March, 2025.

The sample has been analyzed as per the established scientific methods for physico-chemical parameters. The heavy metals have been analyzed by using Atomic Absorption Spectro-photometer and Inductive Coupled Plasma Analyzer.

#### 3.4.3 Soil Monitoring Results

The physico-chemical characteristics of the soil, as obtained from the analysis of the soil sample, are presented in **Table 3.7**.

**Table 3.7: Physico-Chemical Characteristics of Soil in the Study Area**

S. No.	Parameter	Test Method	Results	Unit
1.	pH	IS 2720( P-26):2021	8.11	--
2.	Conductivity	IS 14767:2021	510.0	μS/cm
3.	Moisture	IS 2720 (P-2):2020	10.02	% by mass
4.	Water Holding Capacity	IRDH/SOP-SL/07	14.6	%
5.	Specific Gravity	IS 2720 P-3 (1980)	1.93	-
6.	Bulk density	IRDH/SOP-SL/06	1.38	gm/cc

7.	Chloride	IRDH/SOP-SL/14	272.0	mg/kg
8.	Calcium	IRDH/SOP-SL/17	1533.0	mg/kg
9.	Sodium	IRDH/SOP-SL/11	144.0	mg/kg
10.	Potassium	IRDH/SOP-SL/12	29.6	mg/kg
11.	Magnesium	IRDH/SOP-SL/16	230.0	mg/kg
12.	Organic matter	IS 2720 (P-22):2020	0.52	% by mass
13.	Cation Exchange Capacity(CEC)	IRDH/SOP-SL/09	14.2	meq/100gm
14.	Available nitrogen	IS 14684:2005	54.6	mg/kg
15.	Available Phosphorous	IRDH/SOP-SL/10	7.35	mg/kg
16.	Iron as Fe	IRDH/SOP-SL/22	1622.0	mg/kg
17.	Copper as Cu	IRDH/SOP-SL/21	13.4	mg/kg
18.	Zinc as Zn	IRDH/SOP-SL/20	26.2	mg/kg
19.	Texture	IRDH/SOP-SL/08		% by mass
	Sand		60.6	
	Clay		25.2	
	Silt		14.2	
20.	Sodium Absorption Ratio(SAR)	IRDH/SOP-SL/13	0.90	By calculation

#### 3.4.4 Discussion on Soil Characteristics in the Study Area

There is no addition in the soil due to the project activities therefore, the soil quality in the project area has not been affected.



# ANNEXURE 1







सत्यमेव जयते

File No: 9127-8974

Government of India

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority(SEIAA),  
UTTAR PRADESH)

\*\*\*



Date 13/09/2024



To,

Shri Rishi Raj  
M/s MAX ESTATES 128 PRIVATE LIMITED  
Max Towers, 1. Dr. Jha Marg, Okhla, New Delhi, South Delhi, India- 110020, SOUTH, DELHI,  
110020  
mepl128noida@gmail.com

**Subject:** Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding Group Housing Project at Plot No.- TS-02, Jaypee Greens, Wish Town, Sector -128, Noida, District- Gautam Buddha Nagar, U.P., M/s Max Estates 128 Private Limited.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/UP/INFRA2/488752/2024 dated 19/07/2024 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3812UP5593557N
(ii) File No.	9127-8974
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Environmental Clearance for Construction of proposed Group housing project located at Plot No. TS-02, Jaypee Greens, Wish Town, Sector – 128, Noida, Gautam Buddha Nagar, Uttar Pradesh, 201304 of M/s Max Estates 128 Private Limited
(viii) Name of Company/Organization	MAX ESTATES 128 PRIVATE LIMITED
(ix) Location of Project (District, State)	GAUTAM BUDDHA NAGAR, UTTAR PRADESH
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No



3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-2(Part A, B and C)/ EIA & EMP Reports were submitted to the SEAC for appraisal under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by SEAC in its meeting held on 02-08-2024. The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above.

5. Details of the minerals to be mined along with production capacity and the brief on the salient features of the project as submitted by the project proponent in Form 1 (Part A and B) in the reports and as presented during SEAC meeting are annexed to this EC as Annexure (2).

6. The SEAC, in its meeting held on 02-08-2024 based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues:and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of Specific and Standard EC conditions as given in Annexure (1).

7. The SEIAA in its meeting held on 29-8-2024 has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the SEAC in its meeting dated 02-8-2024 hereby accords Environment Clearance for the instant proposal to Shri Rishi Raj under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific conditions as given in Annexure (1)

8. The SEIAA reserves the right to stipulate additional conditions, if found necessary.

9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.

10. The PP is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.

11. General Instructions:

a) 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 SEIAA website where it is displayed.

b) 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 must display the same for 30 days from the date of receipt.

c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing 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.

d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.

e) 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.

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

g) 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.

h) The SEIAA reserves the right to revoke the environmental clearance, if conditions stipulated are not implemented to the satisfaction of SEIAA. SEIAA may impose additional environmental conditions or modify the existing ones, if necessary.

12. This issues with the approval of the Competent Authority.

# 1. Environmental Attributes

S. No	EC Conditions
1.1	<ol style="list-style-type: none"> <li>1. 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.</li> <li>2. Project proponent should ensure that there will be no use of “Single use of Plastic” (SuP).</li> <li>3. 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.</li> <li>4. The project proponent will comply the use of fuel for backup power as per guidelines issued by CPCB from time to time.</li> <li>5. The project proponent will ensure that there is no mismatch/deviation between the project proposal submitted to SEIAA for environmental clearance and maps/drawings were approved by concerned development authority. In case of any mismatch/deviation, amended environmental clearance will be obtained by project proponent. In case of failure, the granted environmental clearance shall automatically deem to be cancelled.</li> <li>6. The project proponent shall ensure that the project site does not attract/infringe any buffer zone, wetland zone etc. of no activity identified/declared under law.</li> <li>7. Criteria/ norms provided by competent Authority regarding the seismic zone are followed for construction work. Provision of alarm system, to timely notify the residents, in case of occurrence of earthquake/other natural disasters/fire should be provided. A well defined evacuation plan should also be prepared and regular mock drills should be arranged for the residents. Rise of stairs should be constructed in a way, so that it should provide smooth movement.</li> <li>8. The project proponent should develop green belt in the said project as per the plan submitted and also follow the guidelines of CPCB/Development authority for green belt as per the norms. The project proponent will prepare working plan of plantation/green belt development showing type of plant species and their spacing in consultation with subject expert/ forest department and submit to the forest department and concerned regulatory authority and ensure their survival and sustainability.</li> <li>9. The proponent should provide electric vehicle charging facility as per the requirements at ground level and allocate the safe and suitable place in the premises for the same.</li> <li>10. Project proponent should invest the CER amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.</li> <li>11. 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.</li> <li>12. The project proponent will ensure full exploitation of potential of rain water harvesting for storage and recharging and also treated wastewater in order to reduce the withdrawal of fresh water and accordingly use the three sources of water supply namely stored rain water, treated wastewater and the fresh water. The project proponent shall also provide a flow measuring device along with flow integrator for monitoring the various sources of water supply namely fresh water, treated waste water and stored harvested rain water.</li> <li>13. The project proponent will ensure the quality of construction water as per standards and specifications of relevant codes in order to prevent possible corrosion in concrete, reinforcements and other structural components in order to avoid adverse social and environmental impacts.</li> <li>14. The project proponent will ensure exploitation of maximum possible potential of solar energy generation in the proposed project area and prefer to use it instead of conventional electricity in order to reduce the Green House Gas Emission causing climate change.</li> <li>15. The project proponent will make necessary arrangement to get Structural auditing conducted by an expert institution once in 05 years during life span of the building to ensure safe life of the</li> </ol>



S. No	EC Conditions
	<p>residents and prevent environmental and social hazards.</p> <p>16. The project proponent shall plan for storm water management drained with appropriate slope and length so that the flood water could get a passage to release in a short span of time.</p>
1.2	<p>1- The project proponent shall submit approved building plans for expansions within a month.</p> <p>2- Plantation of saplings shall be carried out in earmarked 33% greenbelt area as a part of tree plantation campaign “Ek Ped Ma Ke Naam” and the details of the same shall be uploaded in the Meri LiFE Portal (<a href="https://merilife.nic.in">https://merilife.nic.in</a>) as per OM no. F.No.IA3-22/3/2024-IA.III (E-241594) dated 24.07.2024.</p> <p>3- At least one Miyawaki forest/dense forest in consultation with forest department shall be developed inside or in the close vicinity of project site and details uploaded on project website. Details will also be submitted with periodic compliance report.</p> <p>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. The CER activities should be related to mitigation of Environmental Pollution and creating awareness for the need for same for example creation of water harvesting pits and carbon sequestration parks etc. At least one school in the vicinity of project area should be provided with rooftop solar plant, toilets should be constructed in public place or in school of nearby villages and if there is a girl's school then girls toilet properly equipped with overhead water tank should be constructed. Name of the school adopted for installation of roof top solar plant should be displayed on the website of project proponent and should also be submitted with periodic compliance report. First Aid training camps shall be organized in schools in the vicinity of project area and details should be included in periodic compliance report.</p> <p>5- The project proponent shall ensure that waste water is properly treated in STP and treated water should be reused for gardening and flushing system. For reuse of water, irrigation sprinkler and drip irrigation system shall be installed and maintained for proper functioning. Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharge and shall be done with necessary permissions from concerned authorities.</p> <p>6- Under any circumstances untreated sewage shall not be discharged to municipal sewer line or any nearby water body.</p> <p>7- The project proponent shall install organic bio converter.</p> <p>8- The effluent from STP after tertiary treatment shall be subjected to ozonation to avoid foul smell.</p> <p>9- Provision for charging of electric vehicles as per the guidelines of GoI/GoUP should be submitted within the next 3 months.</p> <p>10- The project proponent shall explore the possibility of solar electrification beyond 10% and if it is possible, shall submit the details of solar power plans within the next 3 months.</p> <p>11- 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.</p> <p>12- DG sets shall be gas based and Guidelines issued by CAAQMS for NCR region regarding the use of DG sets during construction and operational phase should be followed.</p> <p>13- Since a hospital has been proposed the Bio Medical Waste shall be disposed in nearest CBWTF as per the Govt issued guidelines in this regard.</p> <p>14- PP should display EC granted to them on their website.</p> <p>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.</p> <p>16- <b>Project Proponent shall submit the Six-monthly Compliance on the Environment Clearance condition prescribed in the Prior Environment Clearance letter as per MoEF&amp;CC OM F.no- IAS-22/01/2022-IA-III (E-172624) Dated 14-06-2022.</b></p>

**Standard EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)**

**1. Statutory Compliance**

S. No	EC Conditions
1.1	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.
1.2	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 lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	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.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	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.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	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**

S. No	EC Conditions
2.1	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.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.

S. No	EC Conditions
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	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 Management Rules 2016.
2.10	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 emission standards.
2.11	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. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

### 3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	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-swaes, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting



S. No	EC Conditions
	and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	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.
3.5	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.
3.6	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.
3.7	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.
3.8	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.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law 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.
3.12	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.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	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.

S. No	EC Conditions
3.16	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.
3.17	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, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	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.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

#### 4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	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.
4.2	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.
4.3	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

S. No	EC Conditions
5.1	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.

S. No	EC Conditions
5.2	Outdoor and common area lighting shall be LED.
5.3	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.
5.4	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.
5.5	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.
5.6	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

S. No	EC Conditions
6.1	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.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	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.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	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.
6.7	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.



S. No	EC Conditions
6.8	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.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	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

S. No	EC Conditions
7.1	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).
7.2	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.
7.3	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.
7.4	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

S. No	EC Conditions
8.1	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.
8.2	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.

## 9.

S. No	EC Conditions
9.1	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.

#### 10. Human Health Issues

S. No	EC Conditions
10.1	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.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	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.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

#### 11. Miscellaneous

S. No	EC Conditions
11.1	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.
11.2	ii. 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.
11.3	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.



S. No	EC Conditions
11.4	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.
11.5	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.
11.6	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 report to the head of the organization.
11.7	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
11.8	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.
11.9	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.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	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.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The

S. No	EC Conditions
	project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	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.
11.18	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.

## 12. Specific Conditions

S. No	EC Conditions
12.1	The project proponent shall develop R& D facilities to develop their own technologies for propylene and polypropylene processing.

## **Annexure- 2**

A presentation was made by the project proponent along with their consultant M/s Paramarsh Servicing Environment and development to SEAC on 02-08-2024.

### **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 at Plot No.- TS-02, Jaypee Greens, Wish Town, Sector -128, Noida, District- Gautam Buddha Nagar, U.P., M/s Max Estates 128 Private Limited.
2. The total plot area for the proposed group housing is 40,468.5 Sqm, designated as "Residential Land Use" under the Noida Master Plan 2021 by the Noida Development Authority.
3. Previously, the project received Environmental Clearance (EC) from SEIAA, Uttar Pradesh under EC Identification No. EC23B038UP185828 dated 31<sup>st</sup> November 2023, for the plot area of 40,468.5 Sqm (10 acres) and built-up area of 121,044.34 Sqm for Tower 1 (G+37 Floors), Tower 2 (G+37 Floors), and Tower 3 (G+37 Floors).
4. The project is now undergoing expansion within the same plot area of 40,468.5 Sqm (10 acres) with the addition of Tower 4 (G+37 Floors), resulting in an increased built-up area of 1,56,436.80 Sqm.
5. The Terms of Reference (ToR) application was submitted online to SEIAA, Uttar Pradesh under online application No. SIA/UP/INFRA2/471051/2024 dated 03/05/2024 for issuance of ToR.
6. SEIAA, Uttar Pradesh issued the standard terms of reference through online Parivesh Portal vide ToR Identification No. TO24B3812UP5196071N, dated 09/05/2024.
7. An Environmental Impact Assessment (EIA) report is being prepared and submitted to SEIAA, Uttar Pradesh for consideration to obtain EC for the revised project.
8. The baseline environmental study was conducted from March 2024 to May 2024 in accordance with the standard ToR of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
9. Project Overview details:-

Type of project	The proposed project falls in category "B" under Activity 8(b) [8(b) Townships/Area Development Projects/Rehabilitation Centres] as per EIA Notification, dated 14th September, 2006
Nature of project	Expansion for proposed Group Housing
Size of project	The project is currently undergoing expansion within the same plot area of 40,468.5 Sqm (10 acres) with the addition of Tower 4 (G+37 Floors), resulting in an increased built-up area of 156,436.80 Sqm
Location of project	Plot No. TS-02 Jaypee Greens, Wish Town, Sector 128, Noida, Gautam Buddha Nagar, Uttar Pradesh, 201304
Geographical Extent	Latitude 28°31'40.02"N Longitude 77°21'42.05"E Maximum elevation above MSL - 221.0m
Approval of ToR	The ToR of above mentioned project was issued by State Level Environmental Impact Assessment Authority (SEIAA) vide ToR Identification No. TO24B3812UP5196071N, File No: 8974, Proposal No – SIA/UP/INFRA2/471051/2024 dated 09/05/2024
Land Use	Residential land use as per the Master Plan 2021 by the Noida Development Authority.



Structural certificate	Design	Structural vetting of drawings and design of proposed group housing project issued by IIT BHU vide Ref.: IIT(BHU)/CE/KrKP/24-25/MaxEstate/NOIDA/Tower 4/02 dated 10/07/2024
Fire NOC		Provisional FIRE NOC has been issued on dated 12/06/2024
Airport NOC		NOC for Height clearance issued by AAI on dated 28/03/2023 valid up to 27-03-2031
Total Cost of the project		Project Cost: 551.70 Crore EMP Capital Cost: 200.5 Lakh EMP Recurring Cost: 37.0 Lakh
Promoted by following persons		Rishi Raj, Chief Operating Officer

**10. Salient features of the project:**

Particulars	Details
Total Land Area	40468.5 m <sup>2</sup> (10.0 Acre)
Proposed capacity/area /length /tonnage to be handled/ common area/ lease area/ number of well to be drilled.	Total Plot Area=40,468.5 Sqm (10 acres) Proposed FAR Area = 83675.99 m <sup>2</sup> Proposed ServiceFAR Area = 11557.16 m <sup>2</sup> Non-FAR Area = 61203.65 m <sup>2</sup> Total Built Up Area =156436.80 m <sup>2</sup> No of well to be drilled= Nil
Current status of land	Residential Land use as per Noida Master Plan, 2021
F.A.R	Permissible FAR Permissible FAR (40469 x 1.5): 60702.75m <sup>2</sup> Purchasable FAR @0.5 of Plot Area : 20000.0 m <sup>2</sup> Green Building FAR (5%) : 4035.14 m <sup>2</sup> Total Permissible FAR: 84737.89 m <sup>2</sup> (2.094) Total Proposed FAR: 83675.99 m <sup>2</sup> (2.068)
Service FAR	Permissible 15% of Permissible FAR Area: 12105.41 m <sup>2</sup> Proposed Service FAR (14.96%): 11557.16m <sup>2</sup>
Non-FAR	61203.65 m <sup>2</sup>
Built up (FAR & Non-FAR)	1,56,436.80m <sup>2</sup>
Ground coverage	Permissible: 14163.98 m <sup>2</sup> (Max. 35 % of plot area) Proposed:7304.27 m <sup>2</sup> (18 % of plot area)
Maximum height	136.65 m (G+37)
Number of floors	Tower 1 (G+37 Floors) Tower 2 (G+37 Floors) Tower 3 (G+37 Floors) Tower 4 (G+37 Floors)
Parking	Permissible Parking: 1ECS@80 Sqm of FAR : 83675.99 m <sup>2</sup> /80 = 1046 ECS Visitors Parking (5% of permissible ECS) = 52 ECS Total Parking Required = 1098 ECS Proposed Parking Proposed ECS (Basement) = 866 ECS Proposed ECS on Surface = 25 ECS Proposed Mechanical = 209 ECS Total Parking Proposed = 1100 ECS
Power requirement & source	Total connected load= 6257 KW Source: Paschimanchal Vidyut Vitran Nigam Ltd.
Power backup	D.G. Set Capacity (6000kVA) - 3 DG sets of 2000 KVA each
Water requirement &	Water requirement = 342 KLD

source	Fresh Water = 175 KLD Recycled Treated Water = 167 KLD (Recycled water used for flushing (61 KLD), Irrigation (84KLD) and HVAC cooling water (22 KLD) Source: Municipal Water Supply/ Jal Board, Noida
Sewage treatment & disposal	Wastewater Generation = 197 KLD STP Capacity: 300 KLD MBBR/SBR+UF technology
Estimated population	Residential Population Tower 1,2,3 &4 : 1206 Persons Service Population : 603 Persons Visitors : 121 Persons Community Hall Fixed Population : 182 persons Floating population : 1639 persons Commercial Shops Fixed Population : 20 persons Floating population : 182 persons Total population : 3953 Persons
Solid waste Generation	1209 kg/day
E-Waste Generation	0.74 Kg/day
Hazardous Waste	Used Oil from DG set
Green Area	16731.0 m <sup>2</sup> (50.3 %)
Estimated Project Cost	Rs 551.70 Crore

11. Comparative details of existing and expansion proposal:

S. No.	Items	EC obtained vide MoEF&CC Proposal no-SIA/UP/INFRA2/429013/2023 & SEIAA, U.P., dated 30.11.2023	Proposed Expansion Details
1	Plot area	40468.5 m <sup>2</sup> (10 Acre)	40468.5 m <sup>2</sup> (10 Acre)
3	Total Built up area	1,21,044.34m <sup>2</sup>	1,56,436.80 m <sup>2</sup>
4	Ground Coverage	7183.25 m <sup>2</sup> (17.8%)	7304.27 m <sup>2</sup> (18%)
5	Green area	16731 m <sup>2</sup> (50.3% of open area)	16731 m <sup>2</sup> (50.3% of open area)
6	Height of building	136.65 m(G+37)	136.65 m(G+37)
7	No. of Towers	03	04
8	Dwelling Units	201	268
9	Population	2232	3953
10	Energy consumption	7889KW (Maximum peak demand)	6257KW (Maximum peak demand)
11	Power Backup (DG Sets)	03 nos. of 1500 KVA each	03 nos. of 2000 KVA each
12	Water consumption	257 KLD	342KLD
13	Source of Water Supply	Municipal Water Supply/ Jal Board, Noida	Municipal Water Supply/ Jal Board, Noida
14	Flow to STP	112 KLD	197 KLD
15	STP capacity	200KLD	300 KLD
16	No. of trees	167	167
17	Solid WasteGeneration	840.2 kg/day	1209 kg/day



## 12. Population Breakup

S. No.	Description	No. of unit	Occupancy criteria	Total Occupancy
1.0	Tower – 1, 2, 3 & 4			
1.1	Dwelling Units	268	4.5	1206
1.2	Staff Units	268	2.25	603
1.3	Visitors (10% of Total Population)			121
2.0	Community Hall	2549 sqm	1.4	1821
2.1	90% floating population			1639
2.2	10% fixed population			182
3.0	Commercial Shops	607.3 sqm	3	202
3.1	90% floating population			182
3.2	10% fixed population			20
Total				3953

## 13. Comparative details of the Water and Wastewater Requirement:

S. No	Description	Value as per earlier EC in KLD	Total Quantity in KLD (After expansion)
1	Total Water Requirement	257	342
2	Fresh Water Requirement	162	175
3	Recycled water	95	167
4	Flow to STP	112	197
5	Sewage Treatment Plant	200	300

## 14. Waste water calculation details:-

Total water Requirement	342	KLD
Total Fresh Water	175	KLD
Flushing Water	61	KLD
Flow to STP	197	KLD
Recycled Water	167	KLD
STP Capacity (20% Higher)	236	KLD
<b>Say</b>	<b>300</b>	<b>KLD</b>

## 15. Comparative Details of Parking details:-

PARKING STATEMENT				
	Parking as per EC accorded		Total Parking(After expansion)	
Permissible Parking (@80sqm of Achieved FAR = 83078.346 m <sup>2</sup> )	1038	ECS	1046	ECS
Required ECS for Visitors (5% of Permissible ECS)	52	ECS	52	ECS
Total ECS Required	1090	ECS	1098	ECS
Proposed ECS (Basement)@30 Sqm per ECS	926	ECS	866	ECS
Proposed ECS on Surface	25	ECS	25	ECS
Proposed Mechanical	139	ECS	209	ECS
No. of Proposed ECS	1090	ECS	1100	ECS

## 16. Solid Waste Generation details:-

S. No.	Description	Total Occupancy	Waste generation Kg/Cap/Day	Waste Generated (Kg/day)
1.0	Tower – 1, 2, 3 & 4			
1.1	Dwelling Units	1206	0.50 Kg/Cap/ Day	603

1.2	Staff Units	603	0.50 Kg/Cap/ Day	301.5
1.3	Visitors (10% of Total Population)	121	0.10 Kg/Cap/ Day	12.1
2.0	Community Hall	1821		
2.1	90% floating population	1639	0.10 Kg/Cap/ Day	163.9
2.2	10% fixed population	182	0.20 Kg/Cap/ Day	36.4
3.0	Commercial Shops	202		
3.1	90% floating population	182	0.10 Kg/Cap/ Day	18.2
3.2	10% fixed population	20	0.20 Kg/Cap/ Day	4.0
4.0	Horticulture Waste	16731 Sqm	0.0037 Kg/Sqm/Day	61.9
5.0	STP Sludge	197 KLD	(4% of total wastewater)	7.9

17. Action Plan as per Ministry's O.M. dated 30/09/2020:

S. No	Activities	Areas/Village Proposed	Benefits of the activities	Cost (Lakh)		Total (Lakh)
				1 <sup>st</sup> year	2 <sup>nd</sup> year	
1	Installation of 50 Solar Street Light	Village Asgarpur Village Chak Basantpur	Village benefitted in night and use of solar energy effectively	5.5	5.5	11.0
2	Water Cooler 6 Number (2 in each)	Gyanshree School Greater, Noida Expy Sector 127, Noida, Uttar Pradesh Shani Mandir Bakhtawarpur - Hindu temple, Bakhtawarpur, Sector 128, Noida, Uttar Pradesh 201304 Vatika Public School - Goberdhanpur, Sector 128, Noida, Shahpur Govardhanpur Bangar, Uttar Pradesh	Safe drinking water to School and Temple	1.50	1.50	3.0
3	Distribution of Wheel chair 45 Number (15 in each hospital).	The Golden Hospital - Sector 128, Noida, Uttar Pradesh Biprashi Hospital - floor of the club, Street 2, Lotus Boulevard, Sector 100, Noida, Uttar Pradesh Prayag Hospital & Research Centre - Private hospital, J-206/A1, J Block, Sector 41, Noida, Uttar Pradesh 201301	Hospital are benefitted	4.0	4.0	8.0
4	Tree plantation & Maintenance	Village Asgarpur Village Chak Basantpur	Greenbelt development in villages	10.0	10.0	20.0

	in community area (Tree Guard, Fertilizers, maintenance etc.)					
5	Distribution of Computer & smart classes in govt./pvt schools (2.5 Lakh per classroom)	Gyanshree School Greater, Noida Expy Sector 127, Noida, Uttar Pradesh Jaypee Public School - Public educational institution Jaypee Greens, Sector 128, Wish Town, Noida, Uttar Pradesh Vatika Public School - Gobarbhanpur, Sector 128, Noida, Shahpur Govardhanpur Bangar, Uttar Pradesh	Student are benefitted with new innovative ideas for learning	5.0	3.0	8.0
		Total				50.0

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

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

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

(Sanjeev Kumar Singh)  
Member Secretary, SEIAA

**Signature Not Verified**

Digitally Signed by: Member Secretary UP  
Member Secretary, SEIAA

Date: 17/09/2024



# ANNEXURE 2









## 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 :13/09/2023 To 12/09/2028

Ref No. - 190310/UPPCB/GreaterNoida(UPPCBRO)/CTE/GREATER NOIDA/2023 Dated:- 13/09/2023

To ,

Shri ANSHUL GAURAV

M/s MAX ESTATES 128 PRIVATE LIMITED

TS-02, JAYPEE WISH TOWN, SECTOR-128, NOIDA,GAUTAM BUDDHA NAGAR,201301  
GREATER NOIDA

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

Please refer to your Application Form No.- 22257735 dated - 01/08/2023. 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 Construction Materials	Metric Tonnes/Day	

C- Product with capacity :

Product Detail	
Name of Product	Product Quantity
Group Housing Project	..
Plot Area is 40,468.56 sqm and	..
Build up Area 12,1044.34 sqm	..

D- By-Product if any with capacity :

By Product Detail			
Name of By Product	Unit Name	Licence Product Capacity	Install Product Capacity
Building Construction	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 Water Supply, Noida Jal Board	162.0

3. Quantity of effluent (In KLD) :



Effluent Details	
Source Consumption	Quantity (KL/D)
Domestic	132.0
Cooling	50.0
Others(Plantation)	50.0
aaa	25.0

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

Fuel Consumption Details		
Fuel	Consumption(tpd/kld)	Use
Others	0.2	Dual Fuel for 3x1500 KVA DG 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.

- 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.
- 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 12/09/2028 to the Board.
- 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.
- 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.
- Legal action under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981 may be initiated against the industry With out any prior information, in case of non compliance of above conditions.

**Specific Conditions:**



1. This consent to establish is valid for the development of Group Housing Project at Plot No. TS-02, JAYPEE WISH TOWN, SECTOR-128, NOIDA, GAUTAM BUDDHA NAGAR by M/s MAX ESTATES 128 PRIVATE LIMITED. The total Plot Area is 40,468.56 sqm and built-up area is 12,1044.34 sqm. The Project shall be constructed as per approved map from the competent authority. In case of any change in capacity, the project will have to intimate the Board. For any enhancement of the above, fresh Consent to Establish has to be obtained from U.P. State Pollution Control Board. PP shall strictly implement the Pollution mitigating measures issued by the Hon'ble Supreme Court/National Green Tribunal (NGT), CPCB, UPPCB, MOEF etc. time to time besides daily water sprinklers & use of anti-smog gun and PTZ cameras at the project during construction period. Registration and compliance in the Dustapp portal must also be ensured before allowing the extension.
2. Unit shall comply with Uttar Pradesh Groundwater (Management and Regulation) Act 2019. If the project fails to comply with this condition, then this consent shall automatically stand revoked.
3. The Project shall comply the provisions of Environment (Protection) Act 1986, Water (Prevention and Control of Pollution) Act, 1974 as amended, Air (Prevention and Control of Pollution) Act, 1981 as amended. The Project shall comply the provisions of Construction & Demolition Rules 2016 & MSW Rules 2016.
4. The unit shall comply with the various provisions of notification no G.S.R 94(E) dated 25-01-2018 issued by the Ministry of Environment, Forest and Climate Change and the conditions imposed in the Environmental Clearance issued by the competent authority vide letter dated 13-04-2016.
5. As per Project Report 257 KLD water (162 KLD Fresh Water and 95 KLD Treated Water) will be required for domestic purposes. Project shall install STP of capacity 200 KLD for treatment of domestic effluent 112 KLD. Project shall ensure the compliance of Environment standards as per Environment (protection) Act 1986. Maximum quantity of treated water shall be used in gardening /flushing. The Unit will ensure the continuous and uninterrupted data supply from the OCEEMS to the CPCB server. The unit will follow the CPCB Guidelines for Utilization of Treated Effluent in Irrigation available in the CPCB web portal.
6. At the project site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
7. The Project shall develop proper green belt and rain water harvesting system as per Authority guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and manuring arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
8. The Project shall comply the provisions of notification dt. 07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation GOI.
9. The Project shall abide by directions given by Hon'ble Supreme Court, High Court, National Green Tribunals, Central Pollution Control Board and Uttar Pradesh Pollution Control Board for protection and safeguard of environment from time to time.
10. The Project shall install 3x1500 KVA DG Set along with the minimum stack and APCs as specified in E.P Rules 1986 with adequate acoustic enclosures on each DG sets. Under the Noise Pollution (Regulation and Control) Rule 2000, the project shall take adequate measures for control of noise from its own sources within the premises so as to maintain ambient air quality standards in respect of noise to less than 75 dB(A) during day time and 70 dB(A). Project shall use clean fuel as far as possible.
11. The Project shall not establish Hot Mix/Ready Mix/Wet Mix Plant without prior permission of Board. All construction activities shall be according to authority guidelines.
12. The Project shall not start gaseous emission & sewage generation without prior consent of the Board.
13. The project shall ensure the time bound compliance of proposal submitted regarding stringent norms as published by the UPPCB vide office memorandum no.H48273/C-1/NGT-83/2020, dt. 27-02-2020 (available at URL [uppcb.com/pdf/uppcb\\_28022020.pdf](http://uppcb.com/pdf/uppcb_28022020.pdf)) in compliance of the Hon'ble NGT order dt. 14.11.2019 in O.A.No.1038/2018.
14. The dust emission from the construction sites will be completely controlled and all precautions including Anti-smog guns as per order of Hon'ble Supreme Court dated 13-01-2020 will be installed in the site at suitable places.
15. The Project shall dispose the Hazardous Waste through authorized recyclers/ TSDF.
16. The Project shall not use ground water in construction activities. Only STP treated water shall be used.
17. The Unit will put tarpaulin scaffolding around the area of construction and the building for effective and efficient control of dust emission generated during construction of the project.
18. Storage of any construction material particularly sand will not be done on any part of street and roads in the projects area. The construction material of any kind stored on site will be fully covered





in all respect so that it does not disperse in the air in any form. The dust emission from the construction sites will be completely controlled and all precautions will be taken in that behalf.

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

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

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

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

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

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

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

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

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

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

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

30. Unit shall establish Miyawaki forest as per the GO no. 1011/81-7-2021-09(rit)/2016 dated 13.10.2021 of Deptt. of Environment, forest and climate change and BG of Rs. 50,000/- be deposited within a month time along with the proposal for proposed plantation.

31. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) direction no. 53 and 62-65 and other direction issued time to time regarding use of cleaner fuel.

32. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) direction no. 66 regarding GRAP.

33. Unit shall not abstract ground water for use in construction purpose under any circumstances.

34. Unit shall not install any RMC/wet mix plant at site.

35. Unit shall submit record for source and quantity of water to be used in construction purpose and maintain record.

36. Project shall not install any borewell without prior NOC from UPGWD as per proposal project shall use water from municipal supply. If borewell required then project shall obtain prior NOC and provide the NOC of UPGWD for extracting ground water to Board.

37. 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.

38. 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.

39. Unit shall operate and maintain/upgrade the air pollution control device in such manner that emission should be as per norms prescribed by CAQM.

40. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) direction no. 73.

41. The validity of this CTE is subject to the orders of Hon/ble NGT in OA 392/2022 Prasun Pant & Ors. Vs UoI.

42. For operation of DG sets during GRAP period unit shall comply with CAQM direction no. 55 and 68.

43. Validity of this CTE is subject to the grant of Environmental Clearance from SEIAA, U.P.

44. A Bank Guarantee of Rs. 10,00,000/- (Rs Ten lacs only) shall be submitted within 30 days including the above conditions which will be valid for two year otherwise this consent to establish shall be deemed to be withdrawn.



Please note that consent to Establish will be revoked, in case of, non compliance of any of the above mentioned conditions. Board reserves its right for amendment or cancellation of any of the conditions specified above. Industry is directed to submit its first compliance report regarding above mentioned specific and general conditions till 13/10/2023 in this office. Ensure to submit the regular compliance report otherwise this Consent to Establish will be revoked.

CEO  
C-1.

Dated:- 13/09/2023

Copy To -

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

CEO  
C-1.





## मिशन LIFE - पर्यावरण के लिए जीवन शैली

(Lifestyle For Environment)

जनसहभागिता का सन्देश



- स्वच्छता – देशसेवा में अपने परिवेश की स्वच्छता हेतु अपना सक्रिय योगदान सुनिश्चित करें
- संकल्प लें – एकल उपयोग प्लास्टिक उत्पाद जैसे कप, तश्तरी, चम्मच, स्ट्रॉ, ईयरबड्स आदि का उपयोग न हो एवं पर्यावरण अनुकूल विकल्पों जैसे कागज/पत्तों से बने दोने या कटलरी को प्राथमिकता दी जाय |
- एकल उपयोग प्लास्टिक उत्पाद के प्रयोग को रोकने एवं प्लास्टिक बैग के बजाय कपड़े के थैले का उपयोग करने मात्र से 375 मिलियन टन ठोस (प्लास्टिक) कचरे का उत्सर्जन बचाया जा सकता है
- चक्रीय अर्थव्यवस्था (सर्कुलर इकोनॉमी) का समुचित कार्यान्वयन वर्ष 2030 तक लगभग 14 लाख करोड़ रुपये की अतिरिक्त बचत उत्पन्न कर सकता है | वेस्ट /अपशिष्ट फेंकने के पूर्व सोचें, ये किसी का संसाधन तो नहीं ...?
- अनुपयोगी इलेक्ट्रिक / इलेक्ट्रॉनिक उत्पाद को कचरे में फेंकने से रुकें | इसके उपयुक्त निस्तारण हेतु इसे प्राधिकृत ई – वेस्ट रीसाइकलर को दें | प्राधिकृत ई-रीसाइकलिंग इकाई में अनुपयोगी इलेक्ट्रिक / इलेक्ट्रॉनिक उत्पाद को देने मात्र से 0.75 मिलियन टन तक ई-कचरे का पुनर्चक्रण किया जा सकता है एवं ई-कचरे के विषम पर्यावरणीय दुष्प्रभाव से बचा जा सकता है
- बाहर जाते समय - सोचें कि क्या आपको वास्तव में परिवहन की आवश्यकता है - वह भी क्या व्यक्तिगत रूप से ? छोटी दूरी के लिए पैदल चलना पसंद करें, अथवा सम्भव हो तो कार पूल के रूप में संसाधन को साझा करें अथवा सार्वजनिक परिवहन पर विचार करें
- घरेलू स्तर पर कम से कम ठोस अपशिष्ट का उत्सर्जन करें और इनका प्रयाकीकरण करें
- उपयोगी शेष खाद्य सामग्री आपके स्वयं प्रयास अथवा निकटस्थ सक्रिय स्वयं सेवी संस्थाओं की सहायता से समाज के वंचित वर्ग तक पहुंचाई जा सकती है | वहीं अनुपयोगी भोजन /खाद्य सामग्री को कंपोस्ट (वर्मी कम्पोस्ट) करने से 15 अरब टन भोजन को नष्ट होने से बचाया जा सकता है
- ध्यान रखें - उपयुक्त नल और शावर के उपयोग से पानी की खपत को 30 - 40% तक कम किया जा सकता है। एवं उपयोग में न होने पर नलों की बंद रखने मात्र से 9 ट्रिलियन लीटर पानी बचाया जा सकता है
- ट्रैफिक लाइट/रेलवे क्रॉसिंग पर कार/स्कूटर के इंजन बंद करने मात्र से 22.5 बिलियन kWh तक ऊर्जा की बचत हो सकती है
- परम्परागत बल्ब के स्थान पर CFL का उपयोग बिजली की खपत में प्रभावी कमी लाते हैं | उपयोग में न होने पर बिजली उपकरणों को बंद करें | स्टार रेटेड विद्युत उपकरणों के उपयोग को प्राथमिकता दें

हमारे द्वारा अपनी जीवन शैली की प्राथमिकताओं का उचित और पर्यावरण अनुकूल पुनर्निर्धारण समाज और पर्यावरण के प्रति हमारा दायित्व है |



# ANNEXURE 3









# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SAFD/NORTH/B/031623/747275

पं० ०३१) आरएचएस/एन आर/सीएस/एओसी/२०२३/२१७/७४५-८८

मालिक का नाम एवं पता

M/S Max Estates 128 (P) Limited

दिनांक/DATE:

28-03-2023

OWNERS Name & Address

Max House 1, Dr. Jha Marg Okhla New Delhi  
110020

वैधता/ Valid Up to:

27-03-2031

## 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	SAFD/NORTH/B/031623/747275
आवेदक का नाम / Applicant Name*	Bimal Kumar Srivastava
स्थल का पता / Site Address*	TS 02, Nirman Sadan Gate No 1, Sector 128, Link Road, Sector 128, Noida, Gautam Buddha Nagar, Uttar Pradesh, 201304, Noida, Gautam Buddha Nagar, Uttar Pradesh
स्थल के निर्देशांक / Site Coordinates*	28 31 42.66N 77 21 32.59E, 28 31 45.74N 77 21 35.56E, 28 31 36.19N 77 21 45.36E, 28 31 39.08N 77 21 47.22E
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*	200.15 M
अनुमत्य अधिकतम ऊँचाई एएमएसएल मीटर में (औसतन समुद्र तल से ऊपर) / Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	380.15 M





## भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SAFD/NORTH/B/031623/747275

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

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

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

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

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

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

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

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

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

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

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

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 एंटीना, लाइटनिंग अरेस्टर, सीढ़िया, मूमटी, पानी की टंकी अथवा कोई अन्य वस्तु तथा किसी भी प्रकार के संलग्नक उपस्कर पैरा 2 में उल्लेखित अनुमन्य अधिकतम ऊँचाई से ऊपर नहीं जानी चाहिए।

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



क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653508

Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653508

" हिंदी पत्रों का स्वागत है। "



## भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SAFD/NORTH/B/031623/747275

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 ग्राउंड लाइटों के साथ भ्रम उत्पन्न हो। विमान के सुरक्षित प्रचालन को प्रभावित करने वाली कोई भी गतिविधि मान्य नहीं होगी।

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

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

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

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

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](http://www.dgca.nic.in)

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

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

ण) इस अनापत्ति प्रमाणपत्र आईडी का मूल्यांकन I.G.I Airport, Meerut, NIAJEWAR, Rohini Heliport, Safdarjung Airport, Sikandrabad विमानक्षेत्रों के संबंध में किया गया है। यह अनापत्ति प्रमाणपत्र भारतीय विमान पत्तन प्राधिकरण के विमानक्षेत्रों और अन्य लाइसेंस प्राप्त सिविल विमानक्षेत्रों, जो जी. एस. आर. 751 (ई) जी. एस. आर. 770 (ई) द्वारा संशोधित के अनुसूची - III, अनुसूची - IV (भाग - I), अनुसूची - IV (भाग - 2; केवल RCS हवाई अड्डे) और अनुसूची - VII में सूचीबद्ध हैं, के लिए जारी किया गया है।

m. This NOC ID has been assessed with respect to the I.G.I Airport, Meerut, NIAJEWAR, Rohini Heliport, Safdarjung Airport, Sikandrabad Airports. NOC has been issued w.r.t. the AAI Aerodromes and other licensed Civil Aerodromes as listed in Schedule - III, Schedule - IV (Part-I), Schedule - IV (Part-2; RCS Airports Only) and Schedule - VII of GSR 751(E) amended by GSR 770(E)



क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653586 \*

Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653586

" हिंदी पत्रों का स्वागत है। "





## भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SAFD/NORTH/B/031623/747275

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.



क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 91-11-25653566

Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 91-11-25653566

" हिंदी पत्रों का स्वागत है । "



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

SAFD/NORTH/B/031623/747275

क्षेत्र का नाम / Region Name:

उत्तर/NORTH

पदनामित अधिकारी/Designated Officer	<i>Suman</i> 29/3/2023 <i>C.S.D. Barmar</i> GM (ATM), NR	एस. डी. बर्मर/S. D. BARMAN जनरल मैनेजर (विमान वाहनवाहक प्रबंधन) उत्तरी क्षेत्र General Manager (ATM) Northern Region भारतीय विमानपत्तन प्राधिकरण/Airports Authority of India ए. टी. एन. बिल्डिंग, नई दिल्ली, भारत NATS Building IGI Airport नई दिल्ली/New Delhi-110037
नाम/पदनाम/दिनांक सहित हस्ताक्षर Name/Designation/Sign with date		
द्वारा तैयार Prepared by	<i>Narenhra Dev</i> 29/03/2023 ATM (ATM)	
द्वारा जांचा गया Verified by	<i>Yashwanth</i> 29/03/2023 Yashwanth-Sharan ATM (ATM)	

ईमेल आईडी / EMAIL ID : noc\_nr@aai.aero

फोन/ Ph: 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)
IGI Airport	24573.72	99.38
Meerut	51888.83	215.04
NIAJEWAR	45673.66	327.27
Rohini Heliport	38449.55	129.06
Safdarjung Airport	16132.27	111.51
Sikandrabad	36934.01	292.52
NOCID	SAFD/NORTH/B/031623/747275	



क्षेत्रीय मुख्यालय उत्तरी क्षेत्र, परिचालन कार्यालय परिसर रंगपुरी, नई दिल्ली - 110037 दूरभाष संख्या - 01-11-25653558

Regional headquarter Northern Region, Operational Offices Complex Rangpuri, New Delhi-110 037 Tel: 01-11-25653558

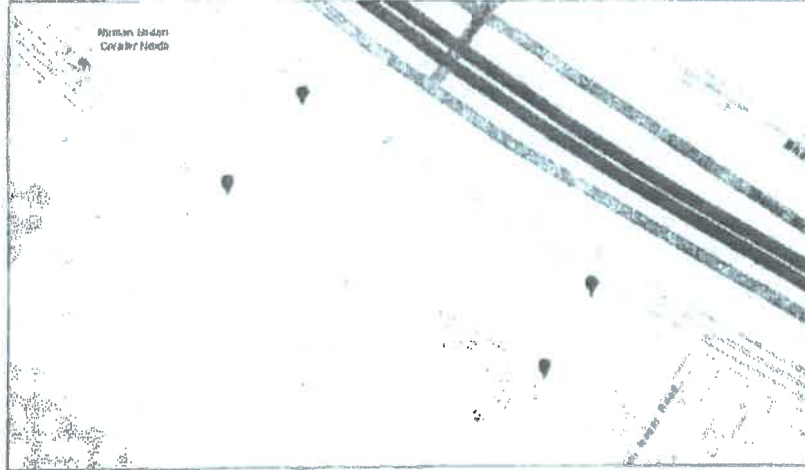
" हिंदी पत्रों का स्वागत है "



# भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

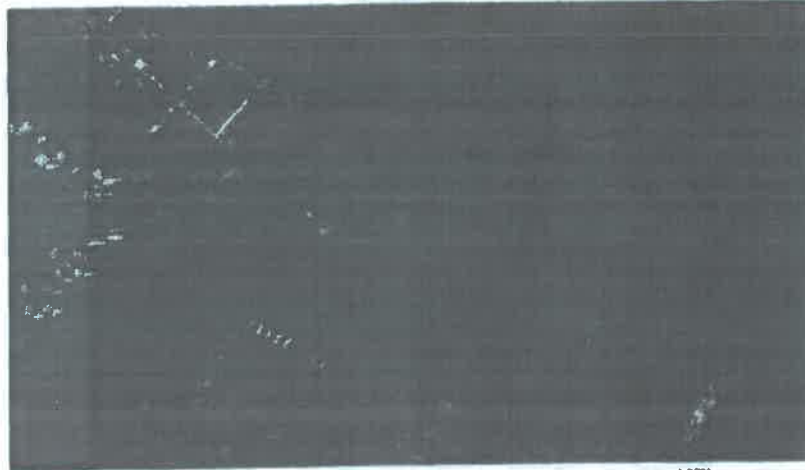
SAFD/NORTH/B/031623/747275

Street View



March 16, 2020

Satellite View



March 16, 2020



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

" हिंदी पत्रों का स्वागत है। "

# ANNEXURE 4







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

यूआईडी संख्या: UPFS/2023/77768/GBN/GAUTAM BUDDH NAGAR/20676/JD

दिनांक: 30-03-2023

प्रमाणित किया जाता है कि मैसर्स **MAX ESTATES 128 PVT LTD** (भवन/प्रतिष्ठान का नाम) पता **TS-02 JAYPEE WISHTOWN SECTOR-128 NOIDA, SECTOR-128, NOIDA** तहसील - **DADRI** प्लॉट एरिया **40469.00 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **122690.32** (वर्गमीटर), ब्लॉकों की संख्या **6** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेंट की संख्या	ऊँचाई
TOWER 01	37	1	136.65 mt.
TOWER 02	37	1	136.65 mt.
TOWER 03	37	1	136.65 mt.
COMMUNITY HALL	2	1	9.9 mt.
COMMERCIAL	2	1	8.9 mt.
COMMUNITY HALL 02	1	1	8.90 mt.

है। भवन का अधिभोग मैसर्स **MAX ESTATES 128 PVT LTD** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **MAX ESTATES 128 PVT LTD** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

**Note :** In view of the recommendation reports of cfo and fso. The NOC is being issued -All fire & safety arrangements shall be installed as per the fire and safety rule2-Final NOC must be received from fire department before start/occupy the building3-Fire & Safety arrangement to be made during the construction work as per the NBC-2016 & In future if any change is require in purposed drawing then resubmit the amended drawing for approval.

"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)



निर्गत किये जाने का दिनांक : 19-04-2023  
स्थान : LUCKNOW

Digitally Signed By  
(AMAN SHARMA)

[6F3173ACF1282848601D36130C6B4188B05EE040],

19-04-2023





# ANNEXURE 5







# Site Photographs





# ANNEXURE 6









TC No. 14384

# IND RESEARCH & DEVELOPMENT HOUSE PVT. LTD.

MoEF&CC Recognized Laboratory  
(ISO 9001:2015/ISO14001:2015/ ISO 45001:2018)  
C-10, 2nd Floor, Sector-6, Noida-201301 (U.P.)  
Tel. : +91 120 4215489, E-mail : contact.irdh@gmail.com



## TEST REPORT (Ambient Air)

Report No	IRDH-0325-COM-AAQ-560
Date of Reporting	10/03/2025
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	Group Housing Project Located at plot No. TS-02, Jaypee greens, Wish Town, Sector-128, Noida, Gautam Buddha Nagar, Uttar Pradesh By M/S Max Estates, 128 Private Limited, Uttar Pradesh
Location	Project site
Date of Sampling	04/03/2025 to 05/03/2025
Type of Monitoring	Ambient Air Monitoring (24 hourly)
Parameters to be sampled	PM <sub>2.5</sub> , PM <sub>10</sub> , SO <sub>2</sub> , NO <sub>2</sub> , CO
Weather condition	Clear sky
Method of sampling	As per standard Method
Sample drawn by	IR&DH Team

## RESULTS

S. No	Parameter	Method	Results	Unit	Requirement (CPCB limits)*
1.	Particulate Matter as PM <sub>2.5</sub>	IS 5182 (P-24):2019	86.0	µg/m <sup>3</sup>	60
2.	Particulate Matter as PM <sub>10</sub>	IS 5182 (P-23):2022	184.0	µg/m <sup>3</sup>	100
3.	Sulphur dioxide as SO <sub>2</sub>	IS 5182 (P-2):2023	8.25	µg/m <sup>3</sup>	80
4.	Nitrogen dioxide as NO <sub>2</sub>	IS 5182 (P-6):2022	27.0	µg/m <sup>3</sup>	80
5.	Carbon monoxide as CO	IS 5182 (P-10):2019	0.98	mg/m <sup>3</sup>	4.0

\*Gazette notification published by MoEF&CC, New Delhi on 18 Nov. 2009

\*End of Report\*

Dr. SNA Rizvi  
Authorized Signatory

- 1- Test Report is limited to the invoice raised/item tested.
- 2- Test Report cannot be reproduced in a part or as whole in court without laboratory permission.
- 3- Samples shall be retained for 4 weeks after test report submitted.

Head Office: G-8/6, Ground Floor,  
Sector-11, Rohini, Delhi-110085  
Tel.: +91 11 46570361  
E-mail: ithconsult@hotmail.com



TC No. 14384

# IND RESEARCH & DEVELOPMENT HOUSE PVT. LTD.

MoEF&amp;CC Recognized Laboratory

(ISO 9001:2015/ISO14001:2015/ ISO 45001:2018)

C-10, 2nd Floor, Sector-6, Noida-201301 (U.P.)

Tel. : +91 120 4215489, E-mail : contact.irdh@gmail.com



## TEST REPORT (Ambient Noise)

Report No	IRDH-0325-COM-ANQ-560
Date of Reporting	10/03/2025
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	Group Housing Project Located at plot No. TS-02, Jaypee greens, Wish Town, Sector-128, Noida, Gautam Buddha Nagar, Uttar Pradesh By M/S Max Estates, 128 Private Limited, Uttar Pradesh
Location	Project site
Date of Sampling	04/03/2025 to 05/03/2025
Type of Monitoring	Ambient Noise Monitoring
Method of sampling	IRDH/SOP-NS/22
Duration of Monitoring	24 hourly
Sample drawn by	IR&DH Team

## RESULTS

All values are in dB (A)

Sr. No.	Locations	Day Time (Lday) 06:00AM - 10:00PM	Night Time (Lnight) 10:00PM - 06:00AM
ANQ -1	Project site	53.1	43.4

CPCB Limits			
Sr. No		Day Time	Night Time
1.	Industrial area	75	70
2.	Commercial area	65	55
3.	Residential area	55	45
4.	Silence Zone	50	40

\*End of Report\*

Dr. SNA Rizvi  
Authorized Signatory

1- Test Report is limited to the invoice raised/item tested.

2- Test Report cannot be reproduced in a part or as whole in court without laboratory permission.

3- Samples shall be retained for 4 weeks after test report submitted.

Head Office: G-8/6, Ground Floor,  
Sector-11, Rohini, Delhi-110085  
Tel.: +91 11 46570361  
E-mail: ithconsult@hotmail.com



# IND RESEARCH & DEVELOPMENT HOUSE PVT. LTD.



TC No. 14384

MoEF&CC Recognized Laboratory  
(ISO 9001:2015/ISO 14001:2015/ ISO 45001:2018)  
C-10, 2nd Floor, Sector-6, Noida-201301 (U.P.)  
Tel. : +91 120 4215489, E-mail : contact.irdh@gmail.com

## TEST REPORT (Soil)

Page: 1/2

Report No. :	IRDH-0325-COM-SL-560
Date of Reporting	10/03/2025
Issued to	M/s Ind Tech House Consult, G-8/6, Ground Floor, Sector-11, Rohini, Delhi-110085
Project Name	Group Housing Project Located at plot No. TS-02, Jaypee greens, Wish Town, Sector-128, Noida, Gautam Buddha Nagar, Uttar Pradesh By M/S Max Estates, 128 Private Limited, Uttar Pradesh
Nature of Sample	Soil
Identification of Sample	Soil sample collected from Project site
Date of Sampling	04/03/2025
Method of sampling	As per standard method
Date of testing:	04/03/2025 To 10/03/2025
Sampled by	IR&DH – Team

## RESULTS

S. No.	Parameter	Test Method	Results	Unit
1.	pH	IS 2720 (P-26):2021	8.11	—
2.	Conductivity	IS 14767:2021	510.0	µS/cm
3.	Moisture	IS 2720 (P-2):2020	10.02	% by mass
4.	Water Holding Capacity	IRDH/SOP-SL/07	14.6	%
5.	Specific Gravity	IS 2720 P-3 (1980)	1.93	-
6.	Bulk density	IRDH/SOP-SL/06	1.38	gm/cc
7.	Chloride	IRDH/SOP-SL/14	272.0	mg/kg
8.	Calcium	IRDH/SOP-SL/17	1533.0	mg/kg
9.	Sodium	IRDH/SOP-SL/11	144.0	mg/kg
10.	Potassium	IRDH/SOP-SL/12	29.6	mg/kg
11.	Magnesium	IRDH/SOP-SL/16	230.0	mg/kg
12.	Organic matter	IS 2720 (P-22):2020	0.52	% by mass
13.	Cation Exchange Capacity (CEC)	IRDH/SOP-SL/09	14.2	meq/100gm
14.	Available nitrogen	IS 14684:2005	54.6	mg/kg
15.	Available Phosphorous	IRDH/SOP-SL/10	7.35	mg/kg

Head Office: G-8/6, Ground Floor,  
Sector-11, Rohini, Delhi-110085  
Tel.: +91 11 46570361  
E-mail: ithconsult@hotmail.com







TC No. 14384

# IND RESEARCH & DEVELOPMENT HOUSE PVT. LTD.

MoEF&CC Recognized Laboratory

(ISO 9001:2015/ISO14001:2015/ISO 45001:2018)

C-10, 2nd Floor, Sector-6, Noida-201301 (U.P.)

Tel. : +91 120 4215489, E-mail : contact.irdh@gmail.com



Report No. - IRDH-0325-COM-SL-560

Page: 2/2

S. No.	Parameter	Test Method	Results	Unit
16.	Iron as Fe	IRDH/SOP-SL/22	1622.0	mg/kg
17.	Copper as Cu	IRDH/SOP-SL/21	13.4	mg/kg
18.	Zinc as Zn	IRDH/SOP-SL/20	26.2	mg/kg
19.	Texture	IRDH/SOP-SL/08		% by mass
	Sand		60.6	
	Clay		25.2	
	Silt		14.2	
20.	Sodium Absorption Ratio(SAR)	IRDH/SOP-SL/13	0.90	By calculation

\*End of Report\*

  
Dr. SNA Rizvi  
Authorized Signatory

- 1- Test Report is limited to the invoice raised/item tested.
- 2- Test Report cannot be reproduced in a part or as whole in court without laboratory permission.
- 3- Samples shall be retained for 4 weeks after test report submitted.

Head Office: G-8/6, Ground Floor,  
Sector-11, Rohini, Delhi-110085  
Tel.: +91 11 46570361  
E-mail: lthconsult@hotmail.com

# ANNEXURE 7







SEVABHAV | EXCELLENCE | CREDIBILITY

## CORPORATE ENVIRONMENT RESPONSIBILITY POLICY

### Estate 128



**MAX ESTATES 128 PRIVATE LIMITED**



To know more about our  
Sustainability Strategy, scan  
the QR code





Corporate Environmental Responsibility – Estate 128

Contents

1. ABBREVIATIONS .....2

2. INTRODUCTION.....2

3. PURPOSE.....2

4. SCOPE.....2

5. COMMITMENTS.....3

6. GOVERNANCE.....3



## Corporate Environmental Responsibility – Estate 128

### 1. ABBREVIATIONS

- **CER-** Corporate Environmental Responsibility
- **Organization/ Company-** Max Estates 128 Pvt. Ltd.
- **Management-** Consortium of members of the ESG Management Committee who will be acting as an ultimate tool for bringing in final decisions.
- **ESG-** Environmental Social Governance
- **EMP-** Environment Management Plan is a site-specific plan developed to ensure that the project is implemented in an environment sustainable manner where all contractors and subcontractors, including consultants, understand the potential environmental risks arising from an operational project and take appropriate steps to mitigate any such risk.
- **EMC-** Environment Management Cell
- **PMC-** Project Management Cell

### 2. INTRODUCTION

Max Estates is dedicated to deliver on its purpose to 'Enhance quality of life through the spaces we create'. Our guiding philosophy of LiveWell and WorkWell is rooted in ensuring the holistic well-being of our stakeholders with close attention to physical, social, emotional, and environmental aspects of well-being.

### 3. PURPOSE

At Max Estates, we recognize our responsibility to steward the environment and strive for sustainability in all aspects of our operations. Our Corporate Environmental Responsibility (hereinafter referred to as "CER") Policy is founded on our commitment to minimizing our ecological footprint, conserving natural resources, and fostering a culture of environmental consciousness throughout our organization. Max Estates Limited through its wholly owned subsidiary "Max Estates 128 Private Limited" has proposed to develop Group Housing Project named "Estate 128" located at Plot No. TS-02, Jaypee Greens, Wish Town, Sector 128, Noida, Gautam Buddha Nagar, Uttar Pradesh. (hereinafter referred to as the "Project").

At Max Estates 128 Pvt. Ltd., we recognize our responsibility to steward the environment and strive for sustainability in all aspects of our operations. Our Corporate Environmental Responsibility Policy is founded on our commitment to minimizing our ecological footprint, conserving natural resources, and fostering a culture of environmental consciousness throughout our organization.

### 4. SCOPE

M/s Max Estates 128 Private has proposed Group Housing Project named "Estate 128" located at Plot No. TS-02, Jaypee Greens, Wish Town, Sector 128, Noida, Gautam Buddha Nagar, Uttar Pradesh. The Plot area of the project is 40468.5 m<sup>2</sup> (10 Acre) and build up area of the project is 121044.34 m<sup>2</sup>.



## Corporate Environmental Responsibility – Estate 128

The proposed building will comprise of three towers, Tower - 1, 2 & 3 (G+37 floors) Maximum Height of the building is 136.65 meter above road level. The single levels of basement would provide space for parking and to house the services infrastructure.

The scope of this policy is covering the **Estate 128** project of Max Estates 128 Pvt. Ltd.

### 5. COMMITMENTS

The organization will ensure to adhere to its commitment to CER in all its processes & policies including but not limited to the following:

1. Contribute the requisite percentage of cost of construction to CER initiatives as per the eligibility of the size and scale of the Project.
2. Adhere to the environmental management and mitigation plans set for the Project in the Conceptual Plan
3. CER falls under the ambit of ESG framework governed by the ESG Management Committee (and its terms of reference at Max Estates Limited's level).
4. ESG Management Committee plays a key role in overseeing the risk management framework associated with climate governance.

### 6. GOVERNANCE

#### ESG Management Committee

ESG Management Committee is formed at Max Estates Limited's level which plays a key role in overseeing the risk management framework associated with climate governance. The ESG Management Committee identifies a list of sustainability initiatives to be undertaken in a financial year and monitors their implementation on monthly basis.

#### Environmental Management Cell

Apart from having an Environmental Management Plan, it is proposed to have a permanent organizational set up charged with the task of ensuring effective implementation of mitigation measures and to conduct environmental monitoring. The Environment Management Cell (EMC) will comprise of the members of the management of the Company who will work under the supervision of ESG Management Committee.

The major duties and responsibilities of EMC shall be as given below:

- To implement the environmental management plan.
- To assure regulatory compliance with all relevant rules and regulations.
- To ensure regular operation and maintenance of pollution control devices.
- To minimize environmental impact of operations as by strict adherence to the EMP.
- To initiate environmental monitoring as per approved schedule.



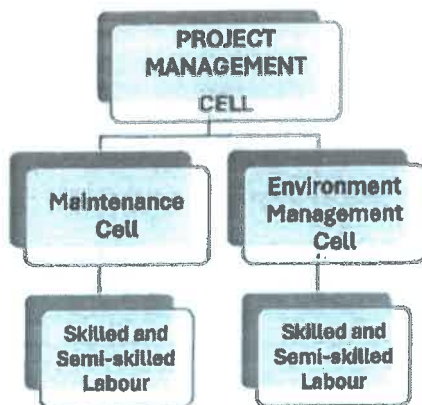
## Corporate Environmental Responsibility – Estate 128

- Review and interpretation of monitored results and corrective measures in case monitored results are above the specified limit.
- Maintain documentation of good environmental practices and applicable environmental laws for a ready reference.
- Maintain environmental related records.
- Coordination with regulatory agencies, external consultants, monitoring laboratories.
- Maintenance of log of public complaints and the action taken

### Structure of Environmental Management Cell

The Project site will be supervised and controlled by the management supported by adequate team of technically and statutorily qualified personnel apart from the operating staff of skilled, semi-skilled, unskilled and other categories.

Hierarchical representation of the system developed for management of environment and to control pollution is given below:



Hierarchical arrangement of EMC is being elaborated herein below:

**Project Management Cell:** This is consortium of maintenance staff and environmental engineering group. This cell will look after everything related to the Project after its completion. Under the Project Management Cell (PMC) there will be Maintenance cell and Environment Cell which will look after all the matters on ground and will be constituted of skilled, semi-skilled and unskilled workers for operating the Project.

#### A. Maintenance Cell:

It comprises of maintenance staff who will be responsible for looking after maintenance of all the plants and machinery installed in the Project. All kind of mechanical, electrical or plumbing related problems or issues will be dealt by the Maintenance Cell.



## Corporate Environmental Responsibility – Estate 128

### B. Environment Cell:

This cell will be responsible for managing and complying with environmental conditions as per Environment Clearance letter issued by UP Pollution Control Board and as per other pollution control board norms. This cell will comprise of qualified environment engineers, consultants and other staff and labours as per the requirement. This cell will be responsible for:

- Operation of Sewage Treatment Plant.
- Landscaping and beautification of green belt.
- Water conservation by using treated water from Sewage Treatment Plant.
- Maintenance of Diesel Generator set as per Central Pollution Control Board guidelines.
- To get tie up with authorized vendors for solid waste management.
- Filling the six-monthly compliance report.

EMC will seek guidance from ESG Management Committee on implementation of its charter. On a need basis, EMC will apprise the Board of Max Estates 128 Private Limited on important developments.





# MAX ESTATES 128 PRIVATE LIMITED

(formerly Accord Hotels and Resorts Private Limited)

Regd. Office: Max House, 1, Dr. Jha Marg, Okhla, New Delhi – 110020

CIN: U55101DL2006PTC151422

Phone: 0120 - 4743222, Email ID: secretarial@maxestates.in

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF  
MAX ESTATES 128 PRIVATE LIMITED IN ITS MEETING HELD ON MAY 21, 2024**

## Approval of Corporate Environmental Responsibility Policy

**"RESOLVED THAT** the Corporate Environmental Responsibility Policy, as presented to the Board, be and is hereby adopted and approved with immediate effect.

**RESOLVED FURTHER THAT** the Company shall ensure adherence to the commitments outlined in the CER Policy, which includes contributing the requisite percentage of the cost of construction to CER initiatives as per the eligibility of the size and scale of the project, adhering to the environmental management and mitigation plans set for the project, and governing CER under the Environmental Social Governance framework.

**RESOLVED FURTHER THAT** the Environmental Management Cell shall be established and maintained to implement the environmental management plan, assure regulatory compliance, ensure regular operation and maintenance of pollution control devices, minimize environmental impact, initiate environmental monitoring, and maintain necessary documentation and records.

**RESOLVED FURTHER THAT** all the directors of the Company, be and are hereby severally authorized to perform and execute all such acts, deeds, matters, and things as may be deemed necessary, proper, or expedient to give effect to this resolution and for the matters connected herewith or incidental hereto."

Certified True Copy  
For Max Estates 128 Private Limited

**NITIN KUMAR**  
Digitally signed by NITIN  
KUMAR  
Date: 2024.06.11 15:27:49  
+05'30'

Nitin Kumar  
(Director)  
DIN: 03048794  
Corr. Address: Max Towers, L-20 C - 001/A/1,  
Sector 16B, Noida, Uttar Pradesh, India, 201301



Corporate Office: Max Tower, L-20, C - 001/A/1, Sector- 16B, Noida, Gautam Buddha Nagar,  
Noida UP 201301



# ANNEXURE 8





[illegible]





## Hot and humid weather may persist in Delhi

TIMES NEWS NETWORK

New Delhi: Hot and humid weather continued in the city as Thursday did not see any respite and was as sweltering as the day before.

According to weather department, no drop in daytime temperature is expected for next three to four days.

Analysts suggest that decrease in maximum and minimum temperatures is likely to be gradual.

"The north-western winds will continue, with no western disturbance expected to cause an immediate drop. We expect a drop in temperature from the third week of Oct," Mahesh Palawat, vice-chairman of the climate change and meteorology Skynet, said.

At the city's base station, Safdarjung, the maximum temperature was 34.5 degrees Celsius, which is normal for the season, compared to 34.6 the day before. The minimum was 21 degrees Celsius, two notches above normal. A day before, it was 23.8. The humidity oscillated between 68% and 70%.

According to weather department, the maximum and minimum temperatures are likely to hover around 35 and 22 degrees Celsius on Friday.

## GMC plans ₹213cr corpus for health, waste; ₹194cr for infra

### Corpn Sets Aside ₹1.8k cr For This Fiscal; ₹139cr For Water

Abhijay Jha@timesofindia.com

Ghaziabad: The Ghaziabad Municipal Corporation Board, at a meeting held on Wednesday, approved a budget for the FY 2024-25. As per the proposed allocations, a maximum of Rs 213 crore will be spent on health and solid waste management, followed by Rs 194 crore on construction.

"By the end of the current fiscal year, GMC is expected to generate a revenue of Rs 1,592.13 crore, and with the Rs 508.06 crore unspent from the last financial year, GMC will have a total of Rs 2,100.20 crore in its coffers," a GMC official told TOI.

Under the proposed expenditure, a total of Rs 1,795.42 crore will be spent under different heads.

"While Rs 213 crore will be spent on SWM and health, Rs 194 crore will be spent on construction, which includes roads, sewers, etc. For water conservation, distribution, and

### WHO GETS WHAT

Balance amount from FY 2023-24	Expected revenue generation	Total
₹508.06	₹1,592.13	₹2,100.20
Expected expenditure in FY 2024-25   ₹2,100.20		
Proposed expenditure heads FY 2024-25		
Work through central & state govt grants		911.9
Health & SWM		213.4
Construction		194.4
Administration		149.8
Water conservation		139.6
Others		186.4
GMC to use ₹185 crore in funds from GDA for development of Indraprastha township		

strengthening water infrastructure, GMC has proposed an expenditure of Rs 139 crore, which has been approved by the board," the official added.

The corporation is expected to receive a total of Rs 1,077 crore through central and state govt grants, along with other grants. "In addition to this, it will raise

Rs 352 crore from water, house, sewer, advertisement tax, etc. and over Rs 87 crore from fees such as birth and death certificates, from commercial establishments, and other sources," the official added.

GMC is also set to receive Rs 185 crore from GDA as part of a handover agreement between GDA and GMC. GDA

has already deposited Rs 70 crore as the first instalment and will deposit the remainder of the amount by the end of this fiscal year. This amount has been included in the GMC budget, and said amount will only be used for the development of Indraprastha township.

GMC will earn a revenue of Rs 67.01 crore by selling treated water from the Tertiary Sewage Treatment Plant (TSTP) and Rs 50 lakh from treated water through STP, which it supplies to private, industrial and other entities.

The TSTP has been developed at a cost of Rs 150 crore, which was raised through municipal bonds. Industries in Sahibabad require 36 MLD of water, and the TSTP produces 40 MLD of treated water, which is supplied through a 100km water pipeline network to 1,765 industries in the area. This water is sold at an expected rate of Rs 45.90 per kilolitre.

**Kühl**  
Stylish Fans

**Stylish and Power Saving Fans for Modern Homes**

- Saves 55% Electricity, With BLDC Technology
- Silent Fans, 3-8 Blades
- Operates On: Remote, Phones, Voice
- Choice of Interior Designers

www.kuehl.in | For Demo Call: 9893-123456  
Available at all leading stores.

## 'Delhi has over 3L EVs, but only 3,100 charging stations'

Phaniraj Mahapatra  
@timesofindia.com

Flagging the failure of NCR states in taking coverage vehicles off the roads, CAQM told Supreme Court that Delhi has 59,28,875 such vehicles, but only 22,397 were impounded in 2023 and 308 more in 2024 (till June). The story was similar in Haryana, which has 27.5 lakh coverage vehicles but only 220 were impounded in 2023 and 137 more in 2024 (till June). UP, which has 11.8 lakh coverage vehicles, did only marginally better job, impounding 3,058 vehicles in 2023 and 537 more in 2024 (till June).

However, it told the SC that NCR states have been more active in penalising polluting vehicles. Delhi issued 1.64 lakh challans in 2023 and the numbers registered a marked increase to 1.82 lakh challans in the first six months of 2024.

Haryana too appeared more active in 2024 as till June it penalised 91,266 vehicles compared to 11,135 in 2023. The drive against polluting vehicles appeared sluggish in Rajasthan where police penalised 6,154 polluting vehicles in 2023 and 5,502 more in the first six months of 2024.

On EVs, CAQM said Delhi with over 3 lakh such vehicles, has only 3,100 charging stations equipped with 4,788 points. It said Delhi govt plans to increase it to 18,000 by 2025-26. UP has over 1 lakh EVs with a meagre 171 charging points, and proposes to provide additional 287 charging points by 2025-26. Haryana has over 95,000 electric vehicles but provided 305 charging points. The state plans to provide 170 additional charging points.



Haryana penalised 91,266 vehicles till June compared to 11,135 in 2023

by 2025-26.

It said, "A boost to public transport infrastructure and facilities is a need of the hour to ease congestion on roads and abate vehicular pollution. GNCTD and NCR state govt have been accordingly advised to prioritise public transport while also mandating e-mobility in some sectors and augmentation of charging facilities."

### PUBLIC NOTICE

Public at large is informed that a Group Housing Project 'Estate 128' located at Plot No. TS-02, Jaypee Greens, WISH Town, Sector-128, Noida, District- Gautam Buddha Nagar, U.P. being developed by **M/s Max Estates 128 Private Limited** has been accorded with Environmental Clearance vide EC identification no. EC24B3812UP5593557N on 13.09.2024 by the Ministry of Environment, Forest and Climate Change (MOEFCC) for setting up a new group housing colony.

A copy of the above environmental clearance is available on MOEFCC website: [www.parivesh.nic.in](http://www.parivesh.nic.in)

**Max Estates 128 Private Limited.**  
Regd. Office: Max House, 1, Dr. Jha Marg, Okhla, New Delhi-110020

## Yamuna pollution at all-time high, says HC, junks petition by residents for a stay on eviction notice

TIMES NEWS NETWORK

New Delhi: Highlighting that pollution levels in the Yamuna are at "an all-time high", Delhi High Court has refused to stay an eviction notice issued by DDA to residents of an unauthorised colony located on the floodplain.

HC rejected the claim of the residents that their colony in south Delhi did not fall in the floodplain, as the risk of flooding was only once in 25 years.

"Even if it is assumed that Shram Vihar Colony is situated outside the floodplain, it falls within zone 'O', which is ecologically fragile, is being primarily used for horticulture and has a wealth of flora and fauna," a bench of Chief Justice Manmohan and Justice



HC rejected the claim of the residents that their colony in south Delhi did not fall in the floodplain

Tushar Rao Gedela noted in a recent order.

"It needs to be borne in mind that zone 'O' has been conceived for the Yamuna's rejuvenation and eco-friendly development in line with the river and its morphology," it added. Dismissing the applications, it said the occupants were not entitled to any stay on the eviction notices.

The court also referred to the recent findings of Delhi Pollution Control Com-

mittee, which said the fecal coliform levels were 1,959 times the permissible limit and 3,800 times the desired limit where the river exits the city. It added that the fecal level was at an all-time high in Sept 2024, with untreated sewage flowing into the river from nearby unauthorised colonies being one of the main reasons.

The counsel for the residents contended that the colony did not fall within the floodplain of the Yamuna while relying on the NCT of Delhi (Recognition of Property Rights of Residents in Unauthorised Colonies) Regulations, 2019. He claimed the colony was situated on private land.

However, DDA said the colony fell in zone 'O' and in the definition of floodplain

as mentioned in the River Ganga (Rejuvenation, Protection and Management) Authorities Order, 2016.

It said Shram Vihar had not been included in the list of 1,731 unauthorised colonies recognised by Delhi govt and was not due for recognition in the future.

The court then noted that though the residents claimed the colony to be on private land, they had neither brought on record any sanctioned plan nor any completion certificate post-construction.

"It is a settled law that even owners of private land have to take permission from the statutory authority before carrying out any construction, and if that is not done, the construction is liable to be demolished," the bench said.



Padma Vibhushan  
Shri Ratan N Tata

28<sup>th</sup> December 1937 – 9<sup>th</sup> October 2024

With deep sorrow, all of us at TCS mourn the passing of Mr. Ratan Naval Tata, an extraordinary leader whose legacy will always be a guiding light for us.

His remarkable leadership, marked by a unique blend of humility and confidence, guided TCS through transformative global expansions with a deep sense of service to the communities we operate in, and the values we cherish.

**tcs** TATA  
CONSULTANCY  
SERVICES

**ZODIAC**  
FINEST QUALITY CLOTHING

www.zodiaconline.com

Presenting A Range Of Lustrous Shirts Crafted From Long Staple Giza Cotton With A "Silk Touch." Embellished With Our Trademark Mother Of Pearl "Trinity" Buttons.

Zodiac Stores: DELHI: WCC, Connaught Place C-Block; 913692464 Karol Bagh; 913692462 Khari Market; 913692461 New Friends Colony; 913692247 2 Rajpur Garden; 913692274 Saket CITYMALL Mall; 913692166 Faridabad; Crown Interior Mall; 913692347 Gurgaon; 8057 Mall; 913692780 Gurgaon Sector 18; 913692729 Gurgaon Indira Park; 913692683 Noida; 913692683 Shikhar Mall; 913692681 Panchsheel Mall; 913692684 CHANDIGARH; Sec 17C; 913692684 Panthofke; SEC 34A Sec 9; 913692685 DELHIADITYA; Rajpur Rd; 913692686



# ANNEXURE 9







# MAX ESTATES 128 PRIVATE LIMITED

(formerly Accord Hotels and Resorts Private Limited)

Regd. Office: Max House, 1, Dr. Jha Marg, Okhla, New Delhi – 110020

CIN: U55101DL2006PTC151422

Phone: 0120 - 4743222, Email ID: secretarial@maxestates.in

To,

Date: 28.06.2024

The Regional Office,  
Uttar Pradesh Pollution Control Board (UPPCB),  
12/1, Block E, Sector-1,  
Noida, Uttar Pradesh 201301

**Subject: Environmental Statement for the financial year ending on 31<sup>st</sup> March 2024 for proposed Group Housing Project, Located at Plot No. TS-02, Jaypee Greens, Wish Town, Sector-128, Noida, Gautam Buddha Nagar, Uttar Pradesh being developed by M/s Max Estates 128 Private Limited.**

Dear Sir,

With reference to the above stated subject, please find attached herewith, Environmental Statement under form-V for the proposed Group Housing Project, Located at Plot No. TS-02, Jaypee Greens, Wish Town, Sector-128, Noida, Gautam Buddha Nagar, Uttar Pradesh being developed by M/s Max Estates 128 Private Limited.

Yours sincerely,

For M/s Max Estates 128 Private Limited

Authorised Signatory  


*Recd.*  
*28-6-24*  
*28/06/2024*  
*28/06/2024*



Enclosures as above

