COUNTY 107

T – +91 9958 107 107
E – INFO@COUNTYGROUP.IN
W – WWW.COUNTYGROUP.IN
A – PLOT NO. GH 01/A/B (ALPHA)
SECTOR 107, NOIDA 201301, U.P.

Date: 25.11.2020

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

Sub: Six-monthly Compliance Report (**Session: April, 2020 - September, 2020**) of the stipulated Environmental conditions/safeguards in the Environmental Clearance letter and Environmental monitoring report for the Revision & Expansion of Group Housing "County One O Seven" Project located at GH-01A/B(Alpha), sector-107 Noida, District Gautam Budh Nagar, Uttar Pradesh by M/s Ace Infracity Developers Pvt. Ltd.

Ref: Environmental Clearance Letter No. 621/Parya/SEAC/4458/2018 dated 03rd January, 2019

Dear Sir,

This is in reference to the State Level Environmental Impact Assessment Authority, Uttar Pradesh EC vide Letter No. 621/Parya/SEAC/4458/2018 dated 03rd January, 2019; we are herewith submitting point wise status of compliance of general and specific conditions of the EC letter in accordance with the provision of EIA notification 2006.

Following documents are attached herewith for your kind perusal

1. Point-wise compliance of the stipulated environmental conditions/ safeguards, along with necessary documents & annexures.
2. Environmental Monitoring Report

We fully assure you that we will comply with all conditions as specified in the Environment clearance granted us.

Thanking you,
Yours Sincerely,
For M/s Ace Infracity Developers Pvt. Ltd.

Authorized Signatory

Copy to:

1. The Member Secretary, [illegible] TC-12V, Vibhuti Khand, Gomti Nagar, Lucknow
2. The Principal Secretary, [illegible]

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Copy to:

1. The Member Secretary, [illegible] Pollution Control Board, [illegible] Vibhuti Khand, Gomti Nagar, Lucknow
2. The Regional Director, [illegible] Lucknow

[illegible] 13-11-20

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For **M/s Ace Infracity Developers Pvt. Ltd.**

ACE INFRACITY DEVELOPERS PVT. LTD. NOIDA

Authorized Signatory

Copy to:

1. The Member Secretary, U.P. Pollution Control Board, TC-12V,Vibhuti Khand, Gomti Nagar, Lucknow
2. The Principal Secretary, Environment, U.P. Govt., Lucknow.

POINTWISE COMPLIANCE OF STIPULATED ENVIRONMENTAL CONDITIONS/ SAFEGUARDS IN THE ENVIRONMENTAL CLEARANCE

REF. Letter No. 621/Parya/SEAC/4458/2018 dated 03rd January, 2019

OF

Group Housing Project

AT

Plot No. GH-01A/B (Alpha), Sector-107, Noida
District-Gautam Budha Nagar, Uttar Pradesh

FOR

December, 2020

ACE INFRACITY DEVELOPERS NOIDA

M/s Ace Infracity Developers Pvt Ltd

COMPLIANCE REPORT

ACE INFRACITY DEVELOPERS PVT. LTD. NOIDA

HALF-YEARLY COMPLIANCE (SESSION: APRIL 2020 TO SEPTEMBER 2020) OF STIPULATED ENVIRONMENTAL CONDITIONS/ SAFEGUARDS IN THE ENVIRONMENTAL CLEARANCE

REF.LETTER NO. 621/Parya/SEAC/4458/2018 DATED 03/01/2019

FOR "Group Housing" PROJECT

AT GH-01, A/B (ALPHA) SECTOR-107, NOIDA, DISTRICT- GAUTAM BUDDHA NAGAR, UTTAR PRADESH.

BY

M/S ACE INFRACITY DEVELOPERS PVT. LTD.

Sl. No.	Conditions	Status of Compliance
PART A – GENERAL CONDITIONS:		
1	It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.	Monitoring report is attached as an **Annexure 1.**
2	It shall be ensured that obtain the no objection certificate from the U.P. pollution control board before start of construction.	A copy of NOC is enclosed as **Annexure 23.**
3	It shall be ensured that no construction work or preparation of land by the project proponent except securing the land is started on the project or the activity without the prior environment clearance.	The project has been granted the environmental clearance. The EC letter is enclosed as **Annexure 2.**
4	The proposed land use shall be in accordance tot the prescribed land use. A land use certificate issued by the competent authority shall be obtained in this regards.	The project site is earmarked for the Group Housing Colony as per Master Plan of Greater Noida 2021. Master plan of Greater Noida is attached as **Annexure 3.**
5	All tree felling in the project area shall be the permitted by the forest department under prescribed rules. Suitable clearance in this regard shall be obtained from the competent Authority.	As the project site was vacant. So no tree felling was done.
6	Impace on drainage pattern on the environment should be provided.	We are providing an effective storm water drainage system with adequate Nos. of Rain water harvesting pits to avoid flooding in the site during

		monsoon. RWH Plan is Enclosed as **Annexure 4**.
7	Surface hydrology and water regimeof the project area within the 10 km should be provided.	It is bounded by two rivers Hindon and Yamuna.
8	A suitable plan for providing shelter , light and fuel , water and wate disposal for construction labour during the construction phase shall be provided along with the number of proposed workers.	Local labourers are being employed during the constructional phase. Proper sanitation facilities for them have been developed at site.
9	Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.	The wastewater generated from the project will be treated in a STP of 200 KLD capacity. The treated water will be used for flushing, horticulture, DG cooling, road washing and recreational purposes and the surplus wastewater will be sent to Municipal Sewer line. A suitable Plan for wastewater recycling during rainy and Non-rainy season is enclosed as **Annexure 5**.
10	Obtain proper permission from the competent authority regarding enhanced traffic during and due to the construction and operation of the project.	Necessary permission from the competent authorities regarding enhanced traffic during construction and operation of the project is being obtained if any. However, we have proposed suitable Traffic congestion during the construction and operation phase. Parking plan is enclosed as **Annexure 6**
11	Obtain proper permissions from competent authority on the abstraction and use of the ground water during the constructional and operation phases.	No ground water is being extracted for the construction as well as will not be used in operation phase of project. Application has been filled to GNIDA for water supply. The copy of same is enclosed as **Annexure 7**.
12	Hazardous/Inflammable /Explosive materials likely to be stored during the construction and operation phases shall be as per standard procedure as prescribed under the law . necessary clearance in this regards shall be obtained.	During the constructional phase the used oil from DG sets will be carefully stored in HDPE drums at isolated place, and periodically sold to government authorized hazardous/solid waste recyclers.
13	Solid waste shall be suitably segregated and disposed. A separate and isolated municipal waste collection centre should be provided. Necessary plans should be submitted in this regards.	Solid waste generated is being properly collected & segregated. Biodegradable garbage is being sent for composting and non-biodegradable waste is being sent to Govt. authorized venders for recycling and managements as per MSW

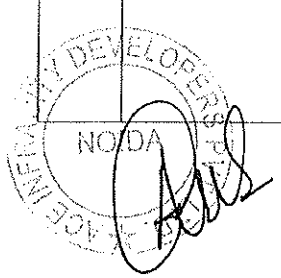
		(Management and Handling) rules, 2000. Solid waste management plans during construction and operation phase are enclosed as **Annexure 8.**
14	Suitable rain water harvesting systems as per designs of groundwater departments shall be installed. Complete proposals in this regards should be submitted.	Rain water harvesting as per plan for roof run-off and surface run off will be implemented. The bore well for recharge is being kept at least 5m. Above the highest found water table as per the CGWB rules. Complete proposal showing rainwater harvesting structure and their locations with calculations are enclosed as **Annexure 9**. A copy of rain water harvesting is enclosed in **Annexure 4.**
15	The emissions and effluents etc. from machines, instruments and transport during construction and operation phases should be accordance to the prescribed standards. Necessary plans in this regard shall be submitted.	It is ensured that the emissions and effluents etc from the machine, instruments and transport during the construction and operation phases are according to the prescribed standards as per the CPCB guidelines.
16	Water sprinklers and other dust control measures should be undertaken to take care of dust generated during the construction and operation phases. Necessary plans in this regard shall be submitted.	Water sprinklers and dust control measures are being undertaken to take care of dust generated during the construction and operation phases.
17	Suitable noise abatement measures shall be adopted during the construction and operation phases in order to ensure that the noise emissions do not violate the prescribed ambient noise standards. Necessary plans in this regard shall be submitted.	Ambient noise levels are being controlled within and at the boundaries of the project ensuring compliance to regulatory norms. During construction phase, work is being done only during day time and acoustic measures are being taken to reduce the excess noise. Sources of noise in the operation phase from the running of DG sets (which will in operation only during power failure) and pumps, motors and vehicles. All the machinery will be of highest standard. Therefore, no significant impact due to operation of machinery will be anticipated.
18	Separate stock piles shall be maintained for excavated top soil and the top soil should utilized for preparation of green belt.	Separate stock piles are being maintained. All the top soil excavated during construction activities are being stored for use in horticulture/ landscape

		developments within the project site. The remaining excavated soil is being utilized for re-filling of foundation, road works, rising of site level etc.
19	Sewage effluents shall be kept separate from rain water collection and storage system and separately disposed . Other effluent should not be allowed to mix with domestic effluents.	It is ensured that Sewage effluents will be kept separate from rain water collection and storage system and will be separately disposed. Other effluents will not be allowed to mix with domestic effluents. Storm water Plan showing RWH pits location and STP is already enclosed as **Annexure 11**.
20	Hazardous/Solid wastes generated during construction amd operation phases should be disposed off as prescribed under law. Necessary clearances in this regard shall be obtained.	Any hazardous waste generated during construction phase is being disposed-off as per applicable hazardous waste management rules, 1989 with necessary approvals of the State Pollution Control Board, if required.
21	Alternate technologies for solid waste disposals (like vermin-culture etc.) should be used in consultation with expert organisations.	Organic waste converter will be used for solid waste treatment in consultation with expert organizations. Same has been enclosed in **Annexure 8**
22	No wetland should be infringed during the construction and operation phases. Any wetland coming in the project area should be suitable rejuvenated and conserved.	There is no wetland coming within project site. Hence, there will be no infringement during construction and operation phase.
23	Pavements shall be constructed as to allow infiltration of surface run-off of rain water. Fully impermeable pavements shall be constructed. Construction of pavements around trees shall be as per scientifically accepted principles in order to provide suitable watering, aeration and nutrition to the tree.	Pavements are being so constructed as to allow infiltration of surface run-off of rain water. Construction of pavements around trees is being as per scientifically accepted principles in order to provide suitable watering aeration and nutrition to the tree. No impermeable pavements are constructed.
24	The green building Concept suggested by Indian green building Council, which is a part of CII-Godreg GBC, shall be studied and followed as for as possible.	The green building concept suggested by Indian Green Building Council (IGBC) which is a part of CII-Godrej GBC, are being followed to the maximum possible extent. A copy of green building certification is attached as **Annexure 10.**
25	Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shal be compulsorily ensured.	It is ensured that safety procedures are being Complied with norms and guidelines as outlined in National Building Code 2005.
26	Ensure usage of dual flush systems for flush	It is ensured usage of dual flush system

	cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.	for flush cisterns and use sensor based fixtures, waterless urinals and other water saving techniques will be installed so that less consumption of water will occur. Plan showing dual plumbing system is enclosed as **Annexure 11.**
27	Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.	The waste water generated will be recycled in the STP of capacity of 200 KLD. 130 KLD of treated water would be generating. The treated water will be used for flushing (57 KLD), horticulture (28 KLD), and Recreational Purpose. The excess wastewater will be sent to Municipal Sewer Line for further treatment. Dual plumbing plan is already enclosed as **Annexure 11** and the Water Balance Diagram is attached as **Annexure 5.**
28	Ensure use measures for reducing water demand for landscaping and using xeriscaping, efficient irrigaton equipements and controlled watering systems.	The treated water will be used for landscaping, flushing and other recreational purposes. Drip and spray irrigation techniques will be employed for irrigation. Trees like, *Jacaranda mimosaefolia*, *Delnixregia*, *Acacia auriculoform* is, etc. will be planted.
29	Make suitable provisions for using solar energy as alternative source of energy. Solar energy applications should be incorporated for illumination of common areas, lighting for gardens and street lightings in addition to provision for solar water heating. Present a detailed report showing how much percentage of backup power for institution can be provided through solar energy so that use and polluting effects of DG sets can be minimized.	Solar lighting will be provided for open spaces and signage. Use of solar water heaters system will be proposed. CFL based lighting will be done in the common areas, landscape areas, signage, entry gates and boundary walls etc.
30	Make separate provisions for segregation, collection, transport and disposal of e-waste.	Network of scrap dealers is being motivated to procure E-waste.
31	Educate citizens and other stake-holders by putiing up hoarding at different places to create environmental awareness.	This will be complied.

32	Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.	The project site is well connected to road network i.e. Greater Noida Expressway, which has low traffic density so traffic congestion near the entry and exit points from the roads adjoining the project site is being utilized. A road of adequate width will be provided inside premises along with the ECS to avoid traffic congestion. **Annexure 6.**
33	Prepare and present disaster management plan.	Disaster Management Plan is being prepared. The copy of same is attached as **Annexure 19.**
34	The project proponet shalls ensure that no construction activity is undertaken without obtaining environmental clearance.	The environmental clearance has already been granted for the project, the copy of the same is attached as **Annexure 2.**
35	A report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.	Report on energy conservation measure conforming to enrgy conservation norms finalized by BEE is prepared including details of building materials and technology, R & U factors etc. the energy conservation measure is enclosed as an **Annexure 12 .**
36	Fly ash should be used as building materials in the construction as per the provisions of fly ash notification of September, 1999 and amended as on August, 2003 (the above condition is applicable only if the project lies within 100 km of Thermal power Station).	Building materials containing Fly ash such as fly ash mixed bricks are being used for the construction purposes as per the provisions of fly ash notification of 14.09.1999 and as amended on 27.08.2003.
37	The DG sets to be used during construction phase should use low Sulphur diesel type and should conform to E.P rules prescribed for air and noise emission standards.	DG sets used during construction phase is of low Sulphur diesel and enclosed with acoustic enclosure and are provided with adequate stack height as per CPCB norms. Images of DG Sets are enclosed in **Annexure 25 (c).**
38	Alternate technologies to Chlorination (for disinfection of waste water) including methods like Ultra-Violet radiation, Ozonation etc. shall be examined and a report submitted with justification for selected technology.	Alternate technologies for chlorination are being explored.

39	The green belt desing along the periphery of plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenious variety.	The green belt is being developed along the periphery of the plot in order to achieve the attenuation factor conforming to the day and night standards prescribed for the residential land use. The open spaces inside the plot is being suitably landscaped and covered with vegetation and indigenous variety. Landscape plan is enclosed as **Annexure 13.**
40	The construction of the building and consequent increased traffic load should be such that micro climate of the area is not adversely affected.	The construction of the building and the consequent increased traffic load is such that micro climate of the area is not adversely affected.
41	The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.	The project site falls in seismic zone IV as per seismic zoning map. The structure of the 'Group Housing' project is Earthquake resistant.
42	High rise buildings should obtain clearance from aviation department or concerned authority.	The maximum height of building towers will be 116.45 m. Therefore it has taken permission from the AAI. A copy of the same is enclosed as **Annexure 14.**
43	Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All the commercial activities should be restricted to special areas earmarked for the purpose.	Suitable measures are being taken to restrain the development of small commercial activities, all commercial activities is being restricted to special areas earmarked for the purpose.
44	It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children shoud be provided in a formal way.	It is ensured that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children will be provided in a formal way. Undertaking for same has been enclosed in **Annexure 18.**
45	The use of compact fluorescent lamps should be encourage. A management plan for the safe disposal of used/damaged CFLs should be submitted.	CFL based lighting are being done in the common areas, landscape areas, signage, entry gates and boundary walls etc. used CFLs are being properly collected and disposal of/sent for recycling as per the prevailing rules/guidelines of the regulatory authority to avoid Mercury contaminations.



46	It shall be ensured that all street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alernatives.	It is ensured that all street and park lighting are being solar powered. Solar lighting is being proposed for opened spaces and signage. CFI. based lighting are being done in the common areas, landscape areas, signage, entry gates and boundary walls etc.
47	Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.	There is being a provision for solar water heater in the 'Group Housing' project.
48	Treated effluents shall be maximally reused to aim for zero discharge. Wherever not possible, a detailed management plan for disposal should be provided with quantities and quality of waste water.	The waste water generated will be recycled in the STP of capacity of 200 KLD. 130 KLD of treated water would be generating. The treated water will be used for flushing (57 KLD), horticulture (28 KLD), and Recreational Purpose. The excess wastewater will be sent to Municipal Sewer Line for further treatment. Dual plumbing plan is already enclosed as **Annexure 11** and water balance diagram for same has been enclosed as **Annexure 5.**
49	The treated effluents should normally not be discharge into public sewers with terminal treatment facilities as they adversely affect the hydraulic capacity of STP. If unable, necessary permission form authorities should be taken.	Permission has been obtained from the authority to discharge the treated effluent into municipal sewer line. A copy is enclosed as an **Annexure 24.**
50	Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.	Construction activities including movements of vehicles is being so managed so that no disturbance is anticipated to nearby residents.
51	All necessary statutory clearances should be obtained and submitted before start of any construction activity and if this condition is violated the clearance, if and when given, shall be automatically deemed to have been cancelled.	This has been complied.
52	Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordinlgy and submitted.	Adequate parking facilities have been proposed. Parking areas is being in accordance with the norms of MOEF&CC, Government of India.

53	The location of the STP should be such that it is away form human habilitation and does not cause problem of odour. Odourless technology options should be examined and a report submitted.	The location of the STP is been far away from human habitation. Fragrant Flowering plants will be planted near the STP to overcome the odor problem near the STP area.
54	The Environment Management should also include the breakup costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.	The environment management plan have been prepared which includes the capital and recurring costs on various activities and management issues in line to residents also in the implementation of the Environment Management Plan. Enclosed as **Annexure 15.**
55	Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantative estimates and measures proposed.	Sludge generated from STP will be rich in organic content and it will be used as an excellent fertilizer for horticultural purposes.
56	Status of the project as on date shall be submitted along with the photographs from North, South, West and East side facing camera and adjoining areas should be provided.	Site photographs showing status of the project is enclosed as **Annexure 16.**
57	Specific location along with dimesions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.	Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. is provided on the layout plan. Site plan as **Annexure 17** and Parking plan is also enclosed refer to **Annexure 6.**
58	The DG sets shall be installed so as to conform to prescribed stack hieghts and regulations and also to the noise standards as prescribed. Details should be submitted.	DG sets is being proposed in case of power failure. These will be of the enclosed type and is also being provided with adequate stack height as per CPCB norms. DG sets will be run on low Sulphur diesel only and well within air & noise emission standards as per EPA Rules.
59	E-waste Management should be done as per MoEF guidelines.	E-waste will be managed in collaboration with local municipal authorities for the collection and disposal of E-waste as per E- waste management and handling rules 2011.
60	Electrical waste should be segregated and disposed suitably as not to impose Environment Risk.	E- Waste will be collected and managed as per the E waste (Management and Handling) Rules, 2011. Under the rules

		the e-waste will be collected at an e-waste collection center, whereby the collector either an individual or joint collector will channelize the same for reuse or refurbishment or recycling. This will then go to the CPCB authorized dealer/dismantler/recycler.
61	The use of suitably processed plastic waste in the construction of roads should be considered.	The use of suitably processed plastic waste in the construction of roads is being considered.
62	Displaced persons shall be suitably rehabilitated as per prescribed norms.	There is no displacement of human population taken place so R & R plan is not required.
63	Dispensary for first aid shall be provided.	**Agreed** and will be complied
64	Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.	Proper sanitation and toilet services are being provided in construction phase and same will be provided in operation phase as it is a group housing project. Same has been enclosed as **Annexure 25 (b).**
65	Disel generating set stacks should be monitored for CO and HC.	It is ensured that diesel generating set stacks is being monitored for CO and HC as per the CPCB Guidelines.
66	Ground water downstream of Rain water Harvesting pit nearest to STP should be monitored for bacterial contamination. Necessary Hand Pumps should be provided for sampling. The monitoring is to be done both in pre and post monsoon seasons.	Adequate distance is being provided between nearest RWH pit to STP, so there will be less chance for bacterial contamination. However, monitoring will be done time to time to prevent bacterial contamination. Necessary Hand pumps are being provided for sampling. The monitoring is being done both in pre and post monsoon seasons.
67	The green belt shall consists of 50% trees, 25% shrubs and 25% grass as per MoEF norms.	50% of total landscape area will be developed into Organized Green, having equal distribution of herbs and shrubs (25% each) and the remaining 50% will be developed into greenbelt i.e. tree plantation.
68	A separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.	A separate electric meter will be provided to monitor consumption of energy for the operation of sewage treatment in tanks.

69	An energy audit should be annually carried out during the operational phase and submitted to the authority.	An energy audit will be annually carried out during the operational phase and it will be submitted to the authority.
70	Project proponents shall endeavor to obtain ISO:14001 certification. All general and specific condition mentioned under this environmental clearance should be included in the environment manual to be prepare for the certification purposes and compliance.	All general and specific conditions mentioned under this environmental clearance are being included in the environmental manual to be prepared for the certification purposes and compliance.
71	Environment Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of project cost shall be submitted (within the month) on need base assessment study in the study area. In generating measures which can help in up-liftment of weaker section of society consistent with the traditional skills of the people identified. The program can include activities such as old age homes, rain water harvesting provisions in nearby areas, development of fodder farm, fruit bearing orchards, vocational training etc. in addition, vocational training for individuals shall be imparted so that poor section of society can take up self employment and jobs. Separate budget for community development activities and income generating programmers shall be specified. Revised ECR plan is to be submitted within 3 months. Failing which, the environmental Clearance shall be deemed to be cancelled.	Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost has been submitted (within three month) on need base assessment study in the study area. The Copy of the same is attached as **Annexure 18.**
72	Appropriate safety measure should be made for accidental fire.	Appropriate safety measures are being made for accidental fire. Fire Safety Plan has been enclosed in **Annexure 26.**
73	Smoke meters should be installed as warning measures for accidental fire.	Smoke meters are being installed as warning measures for accidental fires.
74	Plan for safe disposal of R.O. rejects is to be submitted.	Rejected water from the project is being utilized for cooling tower as much as possible. Surplus water will be discharged into drain.
PART B: SPECIFIC CONDITIONS		

1.	The Project Proponent shall submit within the next 3 month the details of solar power plant & solar electrification details within the project.	**Agreed** and will be complied
2.	The Project Proponent shall ensure to plant broad leaf trees and their maintenance. The CPCB guidelines in this regard shall be followed.	**Agreed** and will be complied
3.	The Project Proponent shall submit within the next 3 months the details on quantification of year wise CER activities long cost and other details. CER activities must not be less than 2 % of project cost. The CER activities should be related to mitigation of Environmental Pollution and awareness of the same.	Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost has been submitted (within three month) on need base assessment study in the study area. The Copy of the same is attached as **Annexure 18.**
4.	The Project Proponent shall submit within the next 3 months the details of estimated construction waste generated during the construction period and its management plan.	**Agreed** and will be complied
5.	The Project Proponent shall submit within the next 3 months the details of segregation plan of MSW.	**Agreed** and will be complied
6.	The Project Proponent shall ensure that waste water is properly treated in STP and maximum reused for gardening, flushing system etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function.	The wastewater generated from the project will be treated in a STP of 200 KLD capacity. The treated water will be used for flushing, horticulture, DG cooling, road washing and recreational purposes and the surplus wastewater will be sent to Municipal Sewer line. A suitable Plan for wastewater recycling during rainy and Non-rainy season is enclosed as **Annexure 5.**
7.	The project proponent will ensure that proper dust control arrangements are made during construction and properly display board is installed at the site to inform the public the steps taken to control air pollution as per the Construction and Demolition waste Management rules.	**Agreed** and will be complied

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8.	The project proponent shall install micro solar power plants, toilets in nearby villages, public place or school from CER fund of the project for which E.C is granted in addition to and water harvesting pits and carbon sequestration parks/designed ecosystems.	**Agreed** and undertaking for same has been enclosed as **Annexure 18.**
9.	Minimum 1 % of solar energy to be used alternatives on the road and common places for illumination to save conventional energy as per ECBC code.	**Agreed** and will be complied
10.	The project proponent shall submit within the next 3 month the data of ground water quality including fluoride parameter to the limit of minimum deduction level for all six monitoring stations.	**Agreed** and will be complied
11.	15% area of total plot area shall be compulsory made available for the green area development including the peripheral green area. Plantation of trees should be of indigenous species and may be as per the consultation of local district Forest Officer.	The green belt is being developed along the periphery of the plot in order to achieve the attenuation factor conforming to the day and night standards prescribed for the residential land use. The open spaces inside the plot is being suitably landscaped and covered with vegetation and indigenous variety. Landscape plan is enclosed as **Annexure 13.**
12.	The waste water generated should be treated properly in scientific manner i.e. domestic waste water to be treated in STP and effluents such as RO rejects with high TDS and other chemical bearing effluent shall be treated separately.	The wastewater generated from the project will be treated in a STP of 200 KLD capacity. The treated water will be used for flushing, horticulture, DG cooling, road washing and recreational purposes and the surplus wastewater will be sent to Municipal Sewer line. A suitable Plan for wastewater recycling during rainy and Non-rainy season is enclosed as **Annexure 5.**
13.	Permission from local authority regarding discharge of excess water into the sewer line.	Permission has been obtained from the authority to discharge the treated effluent into municipal sewer line. Receiving enclosed as **Annexure 24.**
14.	The height, construction built-up area of proposed project shall be in accordance with the existing FAR norms of the competent authority & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan	A copy of permission is enclosed as an **Annexure 22.**

	approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.	
15.	"Consent for Establishment" shall be obtained from UP Pollution Control Board.	A copy is enclosed as **Annexure 23.**
16.	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.	**Agreed** and will be complied
17.	Project Proponent shall ensure completion of STP, MSW, disposal facility, green area development prior to occupation of buildings.	**Agreed** and will be complied
18.	Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2016.	**Agreed** and will be complied
19.	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as cylinder for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche and First Aid room etc.	**Agreed** and photographs of same has been enclosed in **Annexure 25 (b).**
20.	Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.	**Agreed** and will be complied
21.	The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for landfilling after recovering recyclable materials.	Solid waste generated is being properly collected & segregated. Biodegradable garbage is being sent for composting and non-biodegradable waste is being sent to Govt. authorized venders for recycling and managements as per MSW (Management and Handling) rules, 2000. Solid waste management plans during construction and operation phase are enclosed as **Annexure 8.**

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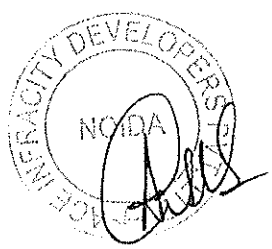
22.	Corporate Environment Responsibility (CER) shall be prepared by the project proponent and the details of the various heads of expenditure to be submitted as per the guidelines provided in the recent CER notification no. 22-65/2017-IA.III dated 01/05/2018. A copy of resolution of board of directors shall be submitted to the authority. A list of beneficiaries with their mobile nos./address should be submitted along with six monthly compliance reports.	Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost has been submitted (within three month) on need base assessment study in the study area. The Copy of the same is attached as **Annexure 18.**
23.	No parking shall be allowed outside the project boundary.	**Agreed** and will be complied
24.	Digging of basement shall be undertaken in view of structural safety of adjacent buildings under information/consultation with District Administration/Mining department. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site. Additional soil for leveling of proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.	**Agreed** and will be complied
25.	Surface rain water has to be collected in kaccha pond for ground water recharging and irrigation of horticulture and peripheral plantation.	**Agreed** and will be complied
26.	The approval of competent authority shall be obtained for structural safety of buildings due to any possible earthquake, adequacy of firefighting equipment's etc. as per National Building Code including measures for lighting.	A copy of permission is enclosed as an **Annexure 21.**
27.	Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	**Agreed** and will be complied
28.	Any hazardous waste generated during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise	**Agreed** and will be complied

	emission standards.	
29.	The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.	**Agreed** and will be complied
30.	Ambient noise levels should conform to residential standards both during day and night. Incremental Pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/UPPCB.	Monitoring report is attached as an **Annexure I.**
31.	The green area design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential area. The open spaces inside the plot should be landscaped and covered with grass and shrubs.	The green area design along the periphery of the plot shall achieve attenuation factor conforming to day and night noise standards prescribed for residential area. Monitoring report is attached as an **Annexure I.**
32.	The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.	**Agreed** and will be complied
33.	Pavement shall be constructed so as to allow infiltration of surface run-off of rain water. Construction of pavements around tress should be able to facilitate suitable watering, aeration and nutrition to the tree.	**Agreed** and will be complied
34.	Ready mix concrete and Sprinkler to be used for curing and quenching during construction phase.	**Agreed** and will be complied
35.	Convenient shops, banks, canteen, post offices and medical shops etc. to be provided within the complex.	**Agreed** and will be complied
36.	Roof top water in rainy season is to be discharged into RWH pits for ground water recharging. Arrangement shall be made that waste water and storm water do not get mixed.	We are providing an effective storm water drainage system with adequate Nos. of Rain water harvesting pits to avoid flooding in the site during monsoon. RWH Plan is Enclosed as **Annexure 4.**
37.	NOC from ground water board is to be submitted for drilling of tube well for use of water supply.	**NA**
38.	All the internal drains are to be covered till the disposal point.	**Agreed** and will be complied
39.	The Environment Clearance is issued subject to land use verification. Local authority/planning	A copy of permissions is enclosed in **Annexure 20.**

	authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any.	
40.	Reflecting paint should be used on the roof top and side walls of the building tower for cooling effect.	**Agreed** and will be complied



LIST OF ANNEXURE

S.No.	Particulars
Annexure-1	Lab Report
Annexure-2	EC letter
Annexure-3	Master Plan
Annexure-4	RWH Plan
Annexure-5	Water Balance Diagram
Annexure-6	Traffic Circulation Plan
Annexure-7	Water Receiving Permission
Annexure-8	SWM Plan
Annexure-9	Rain Water Calculation
Annexure-10	Green building certificate
Annexure-11	Dual Plumbing Plan
Annexure-12	Energy Conservation plan
Annexure-13	Landscape Plan
Annexure-14	AAI NOC
Annexure-15	EMP
Annexure-16	Site Photographs
Annexure-17	Site Plan
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Annexure-20	Land Documents
Annexure-21	Structural Safety
Annexure-22	Approved Building Plan
Annexure-23	CTE
Annexure-24	Sewage
Annexure-25	Additional Photographs
Annexure-26	Fire safety plan

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ACE INFRACITY DEVELOPERS NOIDA

Annexure – I

GRC INDIA TRAINING & ANALYTICAL LABORATORY

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Website: https://www.grc-india.com, E-mail : lab@grc-india.com; info@grc-india.com

Test Report

Report Code: A20201016-021 **Issue Date: 16.10.2020**

Issued To: County One O Seven Revision & Expansion of Group, Housing Project at Plot No-GH-01AB (Alfa), Sec-107, Noida, GBN (U.P.)

Analysis Duration: 16.09.2020 to 15.10.2020

Sample Description: Ambient Air

RESULTS

Ambient Air Quality Analysis

SAMPLING DETAILS

Sampling Location	: Project site
Sample Collected by	: Mr. Rahul Singh
Sampling Protocol	: GRC/LAB/STP/AIR/01
Weather Condition	: Clear Sky
Sampling Duration	: 24 Hours
Sampling Duration for CO	: 1 Hour
Sampler Location w.r.t. Height	: 4.0 Meter above Ground Level
Sample Packing & Marking	: Plastic Bottle / Zip Polybag & COS/OCT/A001

S. No.	Date	Test Parameter				
		Particulate Matter (PM2.5); µg/m^3	Particulate Matter (PM10); µg/m^3	Sulphur Dioxide (SO_2); µg/m^3	Nitrogen Dioxide (NO_2); µg/m^3	Carbon Monoxide, (CO) µg/m^3
		GRC/LAB/SOP/AIR/03, Gravimetric Method	IS 5182 (Part 23):2006 (RA 2017)	IS 5182 (Part 2) :2001, (RA 2017)	IS 5182 (Part 6) :2006 (RA 2017)	IS 5182 (Part 10):1999, (RA 2014)
1	15.09.2020	99.9	188.5	10.1	48.9	1250
2	19.09.2020	94.6	176.3	9.0	46.1	1170
3	22.09.2020	85.7	172.5	8.4	42.6	1050
4	25.09.2020	90.1	191.7	8.8	46.7	1090
5	03.10.2020	81.7	174.9	9.4	49.1	1350
6	06.10.2020	88.5	173.7	9.1	45.2	1210
7	09.10.2020	98.6	204.7	8.6	46.7	1390
8	13.10.2020	87.1	220.5	10.5	51.9	1460

End of Report

Narender Singh (Chemist)
Authorized Signatory
(Seal & Signature)

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Test Report

Report Code: N20201007-021 **Issue Date: 07.10.2020**

Issued To : County One O Seven Revision & Expansion of Group, Housing Project at Plot No-GH-01AB (Alfa), Sec-107, Noida, GBN (U.P.)

Data Received on: 06.10.2020

Sample Description: Ambient Noise

RESULTS

Ambient Noise Level

MONITORING DETAILS

Date of Monitoring : 05.10.2020

Monitoring Done by : Mr. Rahul Singh

Monitoring Protocol : GRC/LAB/STP/NOISE/01 dated: 05.01.2011

Weather Condition : Clear Sky

Monitoring Duration : 24 Hours

S. No.	LOCATION	ZONE	Limit for As Per E(P)A,1986 ; Leq, dB (A)		Observed Value Leq, dB (A)	
			Day Time*	Night Time**	Day Time*	Night Time**
1	Project Site	Residential Area	55	45	54.7	42.8
	* Day Time	6.00 a.m. to 10.00 p.m				
	**Night Time	10.00 p.m. to 6.00 a.m.				

End of Report

Narender Singh (Chemist)
Authorized Signatory
(Seal & Signature)

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Test Report

Report Code: W20201016-021 (A) **Issue Date: 16.10.2020**

Issued To: County One O Seven Revision & Expansion of Group, Housing Project at Plot No-GH-01AB (Alfa), Sec-107, Noida, GBN (U.P.)

Sample Description: Ground Water

Sample Received on:06.10.2020
AnalysisDuration:07.10.2020 to 15.10.2020

RESULTS

Water Quality Analysis

SAMPLING DETAILS

Date of Sampling	: 06.10.2020
Sampling Location	: Project Site
Sample Collected by	: Mr. Narendra Singh
Sampling Protocol	: IS-3025(Pt-1)-1987 Reaff : 2003
Weather Condition	: Clear Sky
Sample Quantity	: 5 L
Sample Packing & Mark	: Plastic Bottle &COS/OCT/GW1

S. No.	Parameters	Units	Limits (as per IS:10500-2012)		Results	Test Method
			Desirable Limit	Permissible Limit		
1	Color	Hazen	5	15	<5	IS : 3025(Pt-4) 1983 (RA 2017)
2	Odour*	-	Agreeable	Agreeable	Agreeable	IS : 3025(Pt-5) 1983 (RA 2017)
3	Taste*	-	Agreeable	Agreeable	Agreeable	IS : 3025(Pt-8) 1983 (RA 2017)
4	Turbidity	NTU	1	5	1	IS : 3025(Pt-10)-1984 (RA 2017)
5	pH	-	6.5-8.5	No Relaxation	7.89	IS : 3025(Pt-11)1983 (RA 2017)
6	Total Hardness (as $CaCO_3$)	mg/l	200	600	423	IS : 3025(Pt-21) 2009, (RA 2014)
7	Iron (as Fe)	mg/l	1	No Relaxation	0.25	3120B, APHA 23nd Ed., 2017 (ICP-OES)
8	Chlorides (as Cl)	mg/l	250	1000	317	IS : 3025(Pt-32)1988 (RA 2014)
9	Fluoride (as F)	mg/l	1	1.5	0.7	4500F(D), APHA 23nd Ed., 2017
10	TDS	mg/l	500	2000	1341	IS: 3025(Pt-16)1984 (RA 2017)
11	Calcium (as Ca^{2+})	mg/l	75	200	101	IS : 3025(Pt-40)1991 (RA 2014)
12	Magnesium (as Mg^{2+})	mg/l	30	100	40	IS : 3025(Pt-40)1991 (RA 2014)
13	Copper (as Cu)	mg/l	0.05	1.5	<0.01	3120B, APHA 23nd Ed., 2017 (ICP-OES)
14	Manganese(as Mn)	mg/l	0.1	0.3	0.07	3120B, APHA 23nd Ed., 2017 (ICP-OES)
15	Sulphate (as SO_4)	mg/l	200	400	139	IS : 3025(Pt-24)1986 (RA 2014)
16	Nitrate(as NO_3)	mg/l	45	No Relaxation	18	IS : 3025(Pt-34)1988 (RA 2014)

Rahul Singh (Sr. Chemist)

Authorized Signatory
(Seal & Signature)

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Test Report

Report Code: W20201016-021 (A) **Issue Date: 16.10.2020**

17	Phenolic Compounds * (as C_6H_5OH)	mg/l	0.001	0.002	<0.001	5530-C, APHA 23nd Ed., 2017
18	Mercury (as Hg)	mg/l	0.001	No Relaxation	<0.001	3120B, APHA 23nd Ed., 2017 (ICP-OES-VGA)
19	Cadmium (as Cd)	mg/l	0.003	No Relaxation	<0.001	3120B, APHA 23nd Ed., 2017 (ICP-OES)
20	Selenium (as Se)	mg/l	0.01	No Relaxation	<0.01	3120B, APHA 23nd Ed., 2017 (ICP-OES)
21	Arsenic (as As)	mg/l	0.01	0.05	<0.01	3120B, APHA 23nd Ed., 2017 (ICP-OES-VGA)
22	Cyanide (as CN)*	mg/l	0.05	No Relaxation	<0.01	4500-CN (E), APHA 23nd Ed., 2017
23	Lead (as Pb)	mg/l	0.01	No Relaxation	<0.01	3120B, APHA 23nd Ed., 2017 (ICP-OES)
24	Zinc (as Zn)	mg/l	5	15	0.11	3120B, APHA 23nd Ed., 2017 (ICP-OES)
25	Anionic Detergent (as MBAS)*	mg/l	0.2	1	<0.01	5540-C, APHA 23nd Ed., 2017
26	Chromium (as Cr^{6+})	mg/l	0.05	No Relaxation	<0.01	IS : 3025(Pt-52)2003 (RA 2014)
27	Mineral oil*	mg/l	0.5	No Relaxation	<0.1	IS: 3025(Pt-39)1991 (RA 2014)
28	Alkalinity (as $CaCO_3$)	mg/l	200	600	427	IS: 3025(Pt-23)1986 (RA 2014)
29	Aluminum (as Al)	mg/l	0.03	0.2	<0.02	3120B, APHA 23nd Ed., 2017 (ICP-OES)
30	Boron (as B)	mg/l	0.5	1	0.3	3120B, APHA 23nd Ed., 2017 (ICP-OES)

Note:- The Parameter Mark with an * are not accredited by NABL.

**** End of Report ****

Rahul Singh (Sr. Chemist)
Authorized Signatory
(Seal & Signature)

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Test Report

Report Code: W20201016-021 (B) **Issue Date: 16.10.2020**

Issued To County One O Seven Revision & Expansion of Group, Housing Project at Plot No-GH-01AB (Alfa), Sec-107, Noida, GBN (U.P.)

Sample Description: Ground Water

Sample Received on: 06.10.2020
Analysis Duration: 07.10.2020 to 12.10.2020

RESULTS

Water Quality Analysis

SAMPLING DETAILS

Date of Sampling	: 06.10.2020
Sampling Location	: Project Site
Sample Collected by	: Mr. Narendra Singh
Sampling Protocol	: IS-1622- 1981(Reaff:.2003)
Weather Condition	: Clear Sky
Sample Quantity	: 500 ml
Sample Packing & Mark	: Glass Bottle & COS/OCT/GW1

S. No.	Parameters	Units	Limits (as per IS:10500-2012)	Results	Test Method
	Bacteriological Parameters				
1	Total Coliform	MPN/100ml	shall not be detectable	ND (<2)	IS : 1622-1981 (Reaff.2003)
2	E.coli	E.coli /100ml	shall not be detectable	Absent	IS : 1622-1981 (Reaff.2003)

**** End of Report ****

Ajay Kumar Sharma (Quality Manager)

Authorized Signatory
(Seal & Signature)

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An ISO 9001: 2015, ISO 14001: 2015&ISO45001: 2018 (OH&S) Certified Lab.
NABL Accredited Laboratory (A Constituent Board of QCI), TC 7501 (Chemical & Biological)
Recognized by Ministry of Environment, Forest & Climate Change (MoEF&CC, GOI) under the E (P) Act, 1986
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Test Report

Report Code: S20201016-021
Issue Date: 16.10.2020
Issued To: County One O Seven Revision & Expansion of Group, Housing Project at Plot No-GH-01AB (Alfa), Sec-107, Noida, GBN (U.P.)
Sample Received on: 05.10.2020
Analysis Duration: 06.10.2020 to 15.10.2020
Sample Description: Soil Sample

RESULTS
Soil Quality Analysis

SAMPLING DETAILS

Date of Sampling	: 05.10.2020
Sampling Location	: Project Site
Sample Collected by	: Mr. Rahul Singh
Sampling Protocol	: GRC/LAB/STP/SOIL/01
Weather Condition	: Clear Sky
Sample Quantity	: 5 kg
Sample Packing & Marking	: Zip Polybag;COS/OCT/SQ1

S. No.	Parameters	Units	Results	Test Method
1	Texture*	-	Sandy Loam	IS: 2720 (part-4), 1985 (RA 2015)
	Sand	%	65.7	
	Silt	%	17.5	
	clay	%	16.8	
2	pH (1:2)	-	7.87	IS: 2720 (part-26),1987 (RA 2011)
3	Electrical Conductivity (1:2)	µmhos/cm	385	IS: 14767-2000 (RA 2016)
4	Cation exchange capacity*	meq/100 gm	14.0	IS : 2720 (Part-24)-1976(RA 2015)
5	Exchangeable Potassium	meq/100 gm	0.67	GRC/LAB/SOP/SOIL/07 dt: 2011
6	Exchangeable Sodium	meq/100 gm	0.49	GRC/LAB/SOP/SOIL /06 dt: 2011
7	Exchangeable Calcium	meq/100 gm	9.69	GRC/LAB/SOP/SOIL/ 08 dt: 2011
8	Exchangeable Magnesium	meq/100 gm	3.16	GRC/LAB/SOP/SOIL/ 08 dt: 2011
9	Sodium Absorption Ratio*	-	0.61	GRC/LAB/SOP/SOIL/20 dt: 2011
10	Water Holding Capacity*	%	24.5	GRC/LAB/SOP/SOIL/13 dt: 2011
11	Porosity*	%	41.6	GRC/LAB/SOP/SOIL/19 dt: 2011
12	Permeability*	cm/hrs	2.5	IS : 2720 (Part-17)-1986 (RA 2016)
13	Total kjehdahl Nitrogen	%	0.046	GRC/LAB/SOP/SOIL/18 dt: 2011
14	Phosphorus(Olsen's)	mg/kg	6.5	GRC/LAB/SOP/SOIL/10 dt: 2011
15	Organic Matter	%	0.33	IS : 2720 (Part-22)-1972(RA 2015)
16	Bulk Density *	gm/cc	1.34	IS: 2720 (part-28), 1974 (RA 2015)

Note:- The Parameter Mark with an * are not accredited by NABL.

****End of Report****

R.S. Bhadoria (DGM-Lab)
Authorized Signatory
(Seal & Signature)

ANNEXURE - 2

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.
Vineet Khand-1, Gomti Nagar, Lucknow - 226 010
Phone : 91-522-2300 541, Fax : 91-522-2300 545
E-mail : doeuplko@yahoo.com
Website : www.seiaaup.in

To,

Shri Sandip Kumar Pandit,
CEO,
M/s Ace Infracity Developers Pvt. Ltd,
Plot no- GH-01/A/B (Alpha),
Sector-107, Noida, G.B. Nagar.

Ref. No. 621 /Parya/SEAC/4458/2018

Date: 03/01/19 ~~December, 2018~~

Sub: Environmental Clearance for Revision & Expansion of Group Housing Project "County One O Seven" at Plot No.- GH-01/A/B (Alpha) Sector- 107, Noida, District- Gautam Budh Nagar, U.P. M/s Ace Infracity Developers Pvt. Ltd. Regarding.

Dear Sir,

Please refer to your application/letters 29-08-2018, 04-09-2018 & 11-12-2018 addressed to the Chairman/Secretary, State Level Environment Impact Assessment Authority (SEIAA) and Director, Directorate of Environment Govt. of UP on the subject as above. The State Level Expert Appraisal Committee considered the matter in its meetings held on dated 11/12/2018 and SEIAA in its meeting dated 18/12/2018.

The inspection report put up by the Secretariat in SEAC meeting dated 11/12/2018. The project proponent also submitted certified compliance report on 11/12/2018 issued by Regional Office, MoEF&CC for earlier environmental clearance. The proponent, through the documents submitted and the inspection report, informed the committee that:-

1- The environmental clearance is sought for Revision & Expansion of Group Housing Project "County One O Seven" at Plot No.- GH-01/A/B (Alpha) Sector- 107, Noida, District- Gautam Budh Nagar, U.P. M/s Ace Infracity Developers Pvt. Ltd.

2- The project was earlier granted Environment Clearance by MoEFCC vide letter no. 21-100/-1A-III dated 28th March, 2017 for plot area 20,000 and built up area 1,14,580.93 sq. mt.

3- Salient features of the project:

S. No.	DESCRIPTION	DETAILS
1.	Location	GH-01/A/B (Alpha), Sector-107, Noida, Gautam Budh Nagar, Uttar Pradesh
2.	Total Plot Area	20,000 m^2
3.	Total Built-Up Area	1,36,366.783 m^2
4.	Estimated Population	2342 persons (Residents + staff + visitors)
5.	Water Requirement	238 KLD (Fresh water = 133 KLD)
6.	Solid Waste	1062 kg/day
7.	Electricity load	2840 KVA; Agency: Uttar Pradesh Power Corporation
8.	Power back-up	4 DG Sets (4 * 750 kVA)
9.	Rain Water Harvesting	6 Pits
10.	Parking Required Parking Proposed	919 ECS (Bye-laws) 929 ECS

4- Area details of earlier and expansion project:

S. No.	Particulars	Value as per earlier EC (m^2)	Revision/Expansion (m^2)	Total Area (EC accorded +Expansion) (m^2)
1.	Total Plot Area	20,000.00	0.00	20,000.00
2.	Permissible Ground Coverage (@ 40% of Plot Area)	8,000.00	0.00	8,000.00
3.	Proposed Ground Coverage	4,087.57 (@20.43% of Plot Area)	1,999.185	6,086.755 (@ 30.43% of Plot Area)
	Total permissible F.A.R	65,000.00	5,000.00	70,000.00

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	Permissible F.A.R for Group Housing Purchasable F.A.R for Group Housing	55,000.00 (@ 2.75 Of Plot Area) 10,000.00 (@ 0.5 of Plot Area)	10,000.00 -5,000.00	65,000.00 (@ 3.25 Of Plot Area) 5,000.00 (@ 0.25 of Plot Area)
5.	Additional Green Building Area (5% of Permissible F.A.R (3.5))	0.00	3,500.00	3,500.00
6.	Proposed F.A.R F.A.R Proposed for RESIDENTIAL F.A.R Proposed for COMMERCIAL	64,681.56 64,034.75 646.81	8,547.967 8,494.984 52.983	73,229.527 72,529.734 699.793
7.	Additional Permissible F.A.R (3.5)(@ 15% of permissible F.A.R)	9,750	750	10,500.00
8.	Additional Proposed F.A.R (3.5)(@ 15% of Proposed F.A.R)	9,630.144	688.971	10,319.115
9.	Total proposed Non-F.A.R Basement Area -1 Basement Area -2 Balcony Stilt Area	40,269.23 14935.809 14868.089 10445.332 0.000	10,509.870 177.785 700.855 8663.576 2,009.041	50,779.100 15,113.594 15,588.944 19,108.858 2,009.041
10.	Built up Area	1,14,580.928	21785.855	1,36,366.783
11.	Open area	15,912.43	-1999.185	13,913.245
12.	Required Green Area (@ 50% of Open Area)	7956.22	-999.598	6,956.622
13.	Proposed Green Area	8050.25 (@50.6% of Open Area)	-1047.039	7003.211 (@ 50.3 % of Open Area)
14.	Maximum Height of the Building	95.7 m (G+26th floor)	20.75 (+ 5 floors)	116.45 m (G+31st Floor)

5- Population details:

S. No.	Unit Type	D.U./FAR (m²)	PPU	Total Population
1	Residential			
	Residents	230	4.5	1035
	Servant	403	2.25	907
	Total Residential Units			1942
2.	Club			200
3.	Floating Population			150
4.	Staff			50
Total Population				2342

6- Water requirement details:

S. No.	Description		Total Occupancy	Rate of water demand (lpcd)	Total Water Requirement (KLD)
A.	Domestic Water				
1.	Residents		1035	86	89
2.	Servants		907	86	78
3.	Floating Population		150	15	2.25
4.	Club		200	45	9
5.	Staff		50	45	2.25
6.	Commercial				10
Total domestic water demand					190 KLD
B.	Horticulture and Landscape development	7003.211	-	4 l/sqm	28
C.	Make up water for Swimming Pool				10
D.	Filter Backwater				10

ANNEXURE- 2

Grand Total (A+B+C+D) = 238 KLD

7- Waste water details:

Domestic Water Requirement	190 KLD
Fresh (70% of domestic water required)	133 KLD
Flushing (30% of domestic water required)	57 KLD
Waste Water Generated (80% fresh + 100% flushing)	106+ 57 = 163 KLD
STP Capacity	200 KLD

8- Solid waste generation details:

S. No.	Category	kg per capita per day	Waste generated (kg/day)
1.	Domestic Waste		
	Residents (1942)	@ 0.5 kg/day	971
	Staff (50)	@ 0.25 kg/day	12.5
	Club (200)	@ 0.25 kg/day	50
	Floating population(150)	@ 0.15	22.5
2.	Landscape waste (1.73 acres)	@ 0.2 kg/acre/day	0.346
3.	STP sludge		5.75
	TOTAL SOLID WASTE GENERATED		1062.051 say 1062 kg/day

9- Parking details:

S. No.	DESCRIPTION			Parking (ECS)
PARKING PROPOSED:				
1.	Basement Parking 1.	13418.833 m^2	1 ECS per 30 m^2	447 ECS
2.	Basement Parking 2.	14465.952 m^2	1 ECS per 30 m^2	482
TOTAL Parking proposed (ECS)				929 ECS

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

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 11/12/2018 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held on 18/12/2018 decided to grant the Environmental Clearance for proposed project along with subject to the effective implementation of the following general & specific conditions:-

General Conditions:

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

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

39. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
40. The construction of the building and the consequent increased traffic load should be such that the micro climate of the area is not adversely affected.
41. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
42. High rise buildings should obtain clearance from aviation department or concerned authority.
43. Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities should be restricted to special areas earmarked for the purpose.
44. It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children could be provided in a formal way.
45. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
46. It shall be ensured that all Street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alternatives.
47. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly ad submitted with justification.
48. Treated effluents shall be maximally reused to aim for zero discharge. Where ever not possible, a detailed management plan for disposal should be provided with quantities and quality of waste water.
49. The treated effluents should normally not be discharged into public sewers with terminal treatment facilities as they adversely affect the hydraulic capacity of STP. If unable, necessary permission from authorities should be taken.
50. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
51. All necessary statutory clearances should be obtained and submitted before start of any construction activity and if this condition is violated the clearance, if and when given, shall be automatically deemed to have been cancelled.
52. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
53. The location of the STP should be such that it is away from human habilitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.
54. The Environment Management plan should also include the break up costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.
55. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
56. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.
57. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
58. The DG sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.
59. E-Waste Management should be done as per MoEF guidelines.
60. Electrical waste should be segregated & disposed suitably as not to impose Environmental Risk.
61. The use of suitably processed plastic waste in the construction of roads should be considered.
62. Displaced persons shall be suitably rehabilitated as per prescribed norms.
63. Dispensary for first aid shall be provided.
64. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
65. Diesel generating set stacks should be monitored for CO and HC.
66. Ground Water downstream of Rain Water Harvesting pit nearest to STP should be monitored for bacterial contamination. Necessary Hand Pumps should be provided for sampling. The monitoring is to be done both in pre and post monsoon, seasons.
67. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
68. A separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
69. An energy audit should be annually carried out during the operational phase and submitted to the authority.

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70. Project proponents shall endeavor to obtain ISO: 14001 certification. All general and specific conditions mentioned under this environmental clearance should be included in the environmental manual to be prepared for the certification purposes and compliance.
71. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within the month) on need base assessment study in the study area. Income generating measures which can help in up-liftment of weaker section of society consistent with the traditional skills of the people identified. The program me can include activities such as old age homes, rain water harvesting provisions in nearby areas, development of fodder farm, fruit bearing orchards, vocational training etc. In addition, vocational training for individuals shall be imparted so that poor section of society can take up self employment and jobs. Separate budget for community development activities and income generating programmers shall be specified. Revised ECR plan is to be submitted within 3 month. Failing which, the environmental Clearance shall be deemed to be cancelled.
72. Appropriate safety measures should be made for accidental fire.
73. Smoke meters should be installed as warning measures for accidental fires.
74. Plan for safe disposal of R.O reject is to be submitted.

Specific Conditions

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

18. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2016.
19. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as cylinder for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche and First Aid Room etc.
20. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
21. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
22. Corporate Environmental Responsibility (CER) shall be prepared by the project proponent and the details of the various heads of expenditure to be submitted as per the guidelines provided in the recent CER notification No. 22-65/2017-IA.III dated 01/05/2018. A copy of resolution of board of directors shall be submitted to the authority. A list of beneficiaries with their mobile nos./address should be submitted along with six monthly compliance reports.
23. No parking shall be allowed outside the project boundary.
24. Digging of basement shall be undertaken in view of structural safety of adjacent buildings under information/consultation with District Administration/Mining Department. All the topsoil excavated during construction activities should be stored for use in horticulture /landscape development within the project site. Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
25. Surface rain water has to be collected in kacchha pond for ground water recharging and irrigation of horticulture and peripheral plantation.
26. The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
27. Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
28. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the UP Pollution Control Board.
29. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
30. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/UPPCB.
31. The green area design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential area. The open spaces inside the plot should be landscaped and covered with grass and shrubs. Green area Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
32. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
33. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Construction of pavements around trees should be able to facilitate suitable watering, aeration and nutrition to the tree.
34. Ready Mix Concrete and Sprinkler to be used for curing and quenching during construction phase.
35. Convenient shops, bank, canteen, post office and medicine shops etc. to be provided within complex.
36. Roof top water in rainy season is to be discharged into RWH pits for ground water recharging. Arrangement shall be made that waste water and storm water do not get mixed.
37. NOC from Ground Water Board is to be submitted for drilling of tube well for use of Water Supply.
38. All the internal drains are to be covered till the disposal point.
39. This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued, if any.
40. Reflecting paint should be used on the roof top and side walls of the building tower for cooling effect.

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No construction/operation is to be started without obtaining Prior Environmental Clearance. Concealing factual data and information or submission of false/fabricated data and failure to comply with any of the conditions stipulated in the Prior Environmental Clearance attract action under the provision of Environmental (Protection) Act, 1986.

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

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

The project proponent has to mandatorily submit the compliance of specific conditions no- 1, 3, 4, 5 & 10 given in E.C. letter within 3 months, falling which the Clearance shall automatically deemed to be cancelled.

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

These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006 including the amendments and rules made thereafter.

(Ashish Tiwari)
Member Secretary, SEIAA

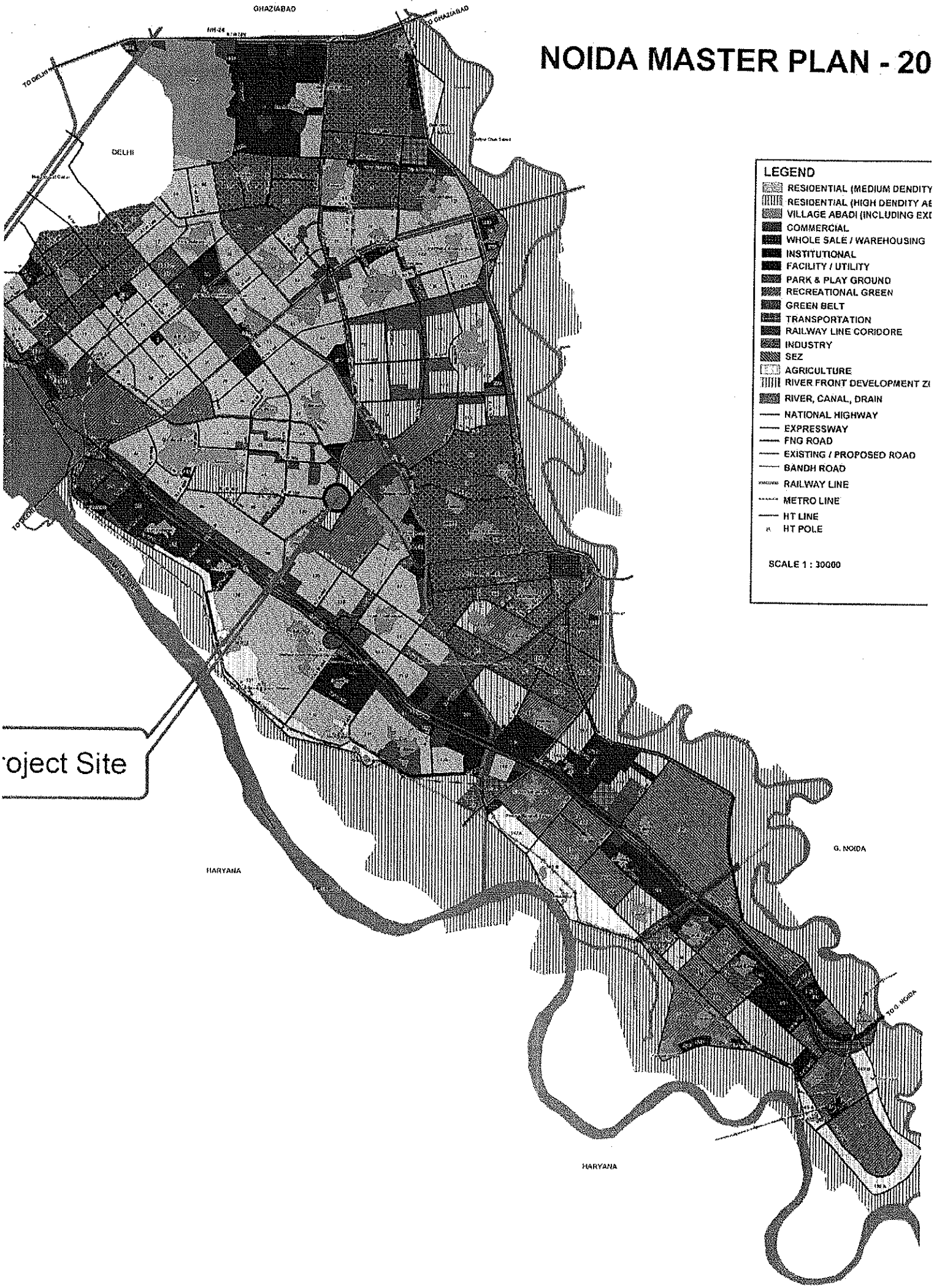
No...../Parya/SEAC/4458/2018 Dated: As above

Copy with enclosure for information and necessary action to:

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

(Ashish Tiwari)
Member Secretary, SEIAA

ACE INFRACITY DEVELOPERS PVT. LTD. NOIDA


NOIDA MASTER PLAN - 20
GHAZIABAD
TO GHAZIABAD
TO DELHI
DELHI
HARYANA
G. NOIDA
TO G. NOIDA
HARYANA
oject Site
LEGEND
RESIDENTIAL (MEDIUM DENDITY
RESIDENTIAL (HIGH DENDITY AE
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INSTITUTIONAL
FACILITY / UTILITY
PARK & PLAY GROUND
RECREATIONAL GREEN
GREEN BELT
TRANSPORTATION
RAILWAY LINE CORIDORE
INDUSTRY
SEZ
AGRICULTURE
RIVER FRONT DEVELOPMENT ZI
RIVER, CANAL, DRAIN
NATIONAL HIGHWAY
EXPRESSWAY
FNG ROAD
EXISTING / PROPOSED ROAD
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SCALE 1 : 30000

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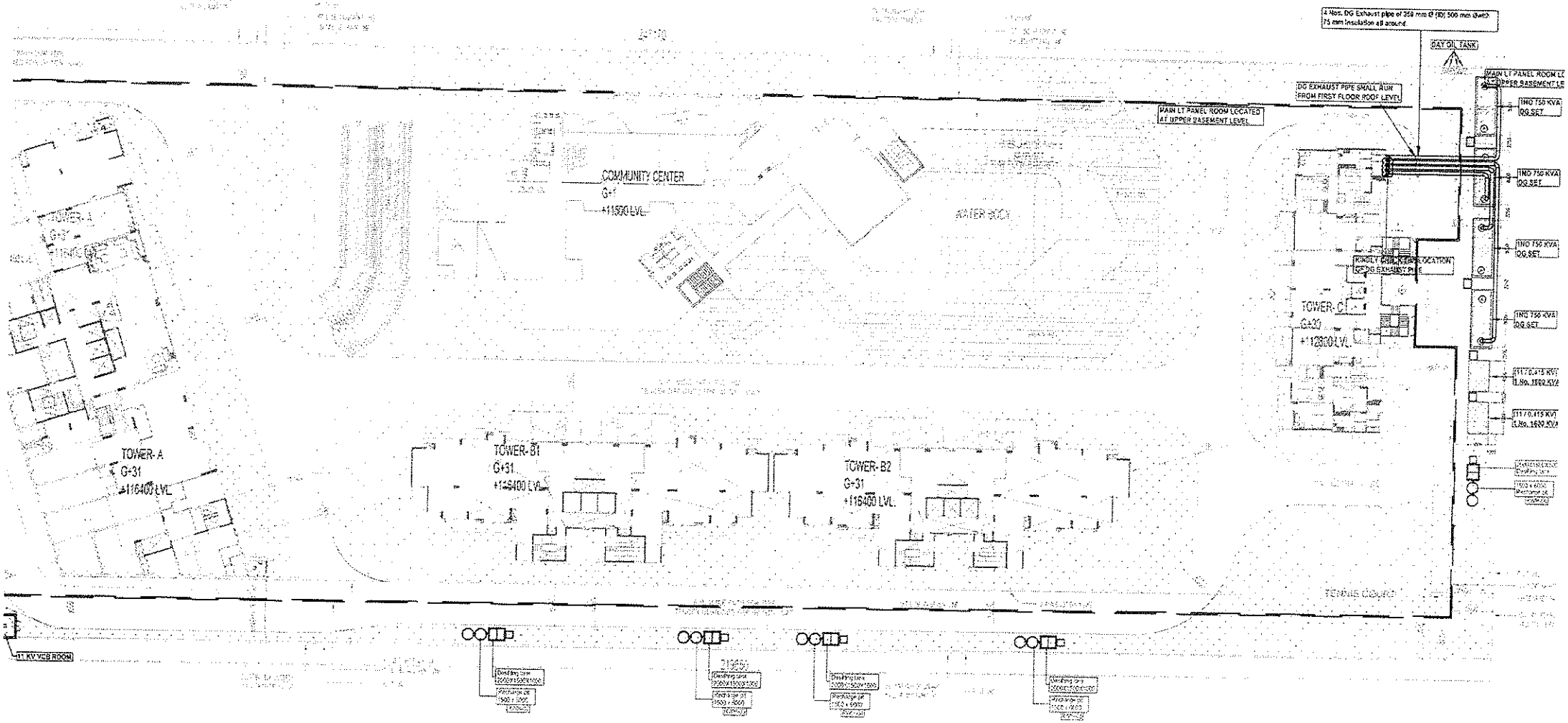

4 Nos. DG Exhaust pipe of 350 mm Ø (ID) 500 mm clearance
75 mm insulation all around
DAY OIL TANK
DG EXHAUST PIPE SHALL RUN FROM FIRST FLOOR ROOF LEVEL
MAIN LT PANEL ROOM LOCATED AT UPPER BASEMENT LEVEL
COMMUNITY CENTER
G+1
+115900 LVL
TOWER-A
G+31
+116400 LVL
TOWER-B1
G+31
+116400 LVL
TOWER-B2
G+31
+116400 LVL
TOWER-C
G+20
+113900 LVL
1NO 750 KVA DG SET
1NO 750 KVA DG SET
1NO 750 KVA DG SET
1NO 750 KVA DG SET
11 KV VCB ROOM
TENNIS COURT

WATER REQUIREMENT

The water supply will be provided through the Municipal Supply. The total water requirement is approx. 239 KLD, out of which total domestic water requirement is 190 KLD. The fresh water requirement is approx. 133 KLD (which is 70% of the domestic water demand). The comparative water calculation is given below in Table 4:

Table 4: Comparative Water Calculation (EC accorded +Revision/Expansion)

S. No.	Description	Value as per earlier EC (KLD)	Revision/Expansion (KLD)	Total Quantity (EC accorded +Expansion) (KLD)
1.	Total water demand	178	61	239
2.	Domestic water	142	48	190
3.	Fresh water	100	33	133
4.	Waste water	113	50	163
5.	STP Capacity	135	65	200

INFRACITY DEVELOPERS PVT. LTD. NOIDA

The revised daily water requirement calculation is given below in Table 5:-

Table 5: Calculations for Daily Water Demand (EC accorded +Revision/Expansion)

S. No.	Description	Total Occupancy	Rate of water demand (lpcd)	Total Water Requirement (KLD)
A.	**Domestic Water**			
1.	Residents	1035	86	89
2.	Servants	907	86	78
3.	Floating Population	150	15	2.25
4.	Club	200	45	9
5.	Staff	50	45	2.25
6.	Commercial			10
Total domestic water demand				**190 KLD**
B.	**Horticulture and Landscape development**	7003.211	-	4 l/sqm	**28**
C.	**Make up water for Swimming Pool**				**10**
D.	**Filter Backwater**				**10**
Grand Total (A+B+C+D) = 238 KLD				

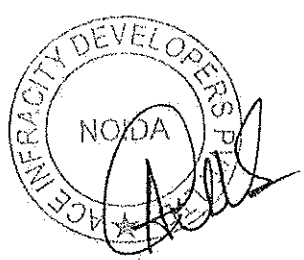


Table 6: Waste Water Calculations (EC accorded +Revision/Expansion)

Domestic Water Requirement	**190 KLD**
• Fresh (70% of domestic water required)	133 KLD
• Flushing (30% of domestic water required)	57 KLD
Waste Water Generated (80% fresh + 100% flushing)	106+ 57 = **163 KLD**

The water balance diagram during non-rainy & rainy season is shown below in figure 1&2:

INFRACITY DEVELOPERS PVT. LTD. NOIDA

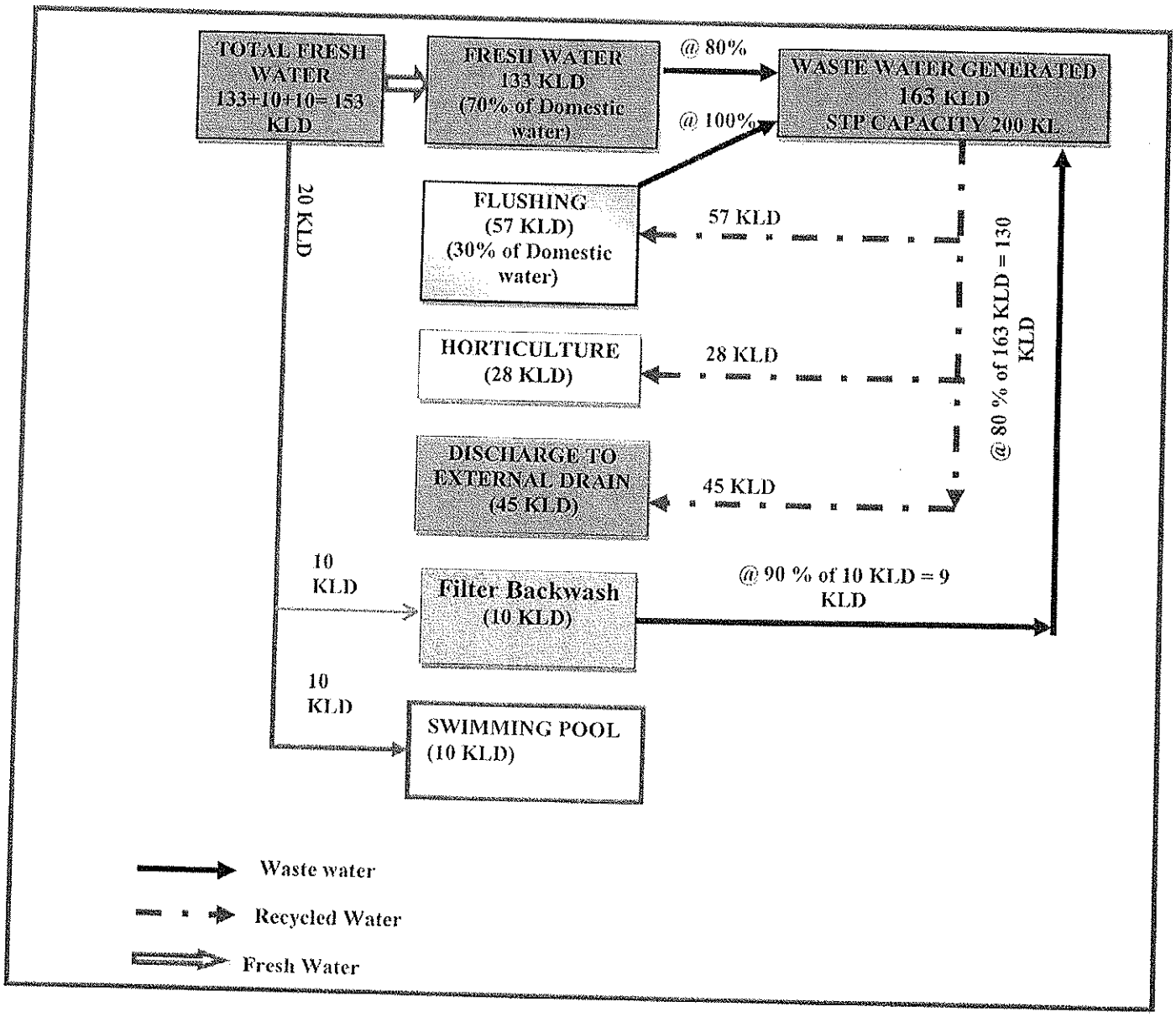


Figure – 1: Water Balance Diagram (During Non-Rainy Season)

ACE INFRACITY DEVELOPERS NOIDA

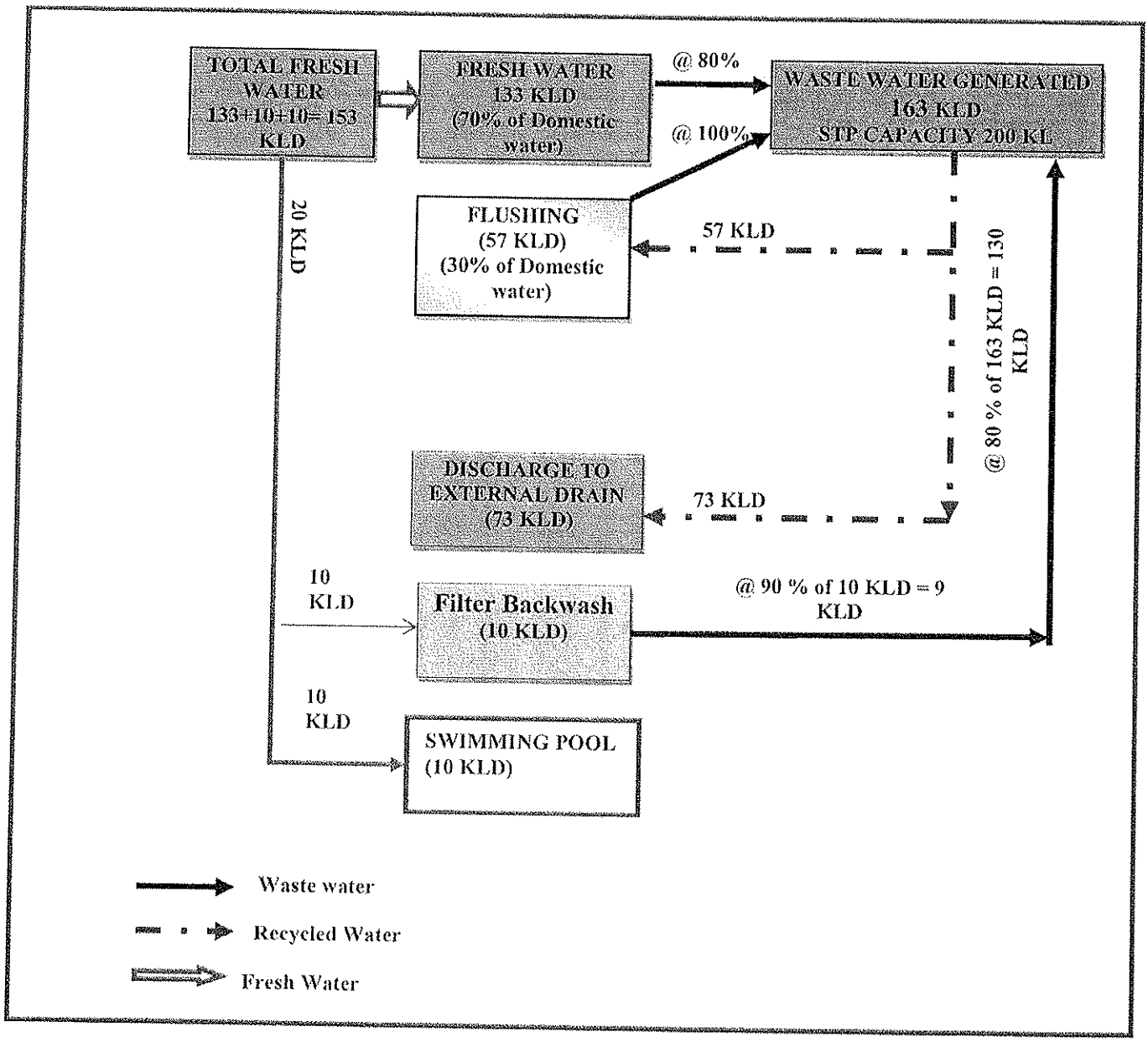


Figure – 2: Water Balance Diagram (During Rainy Season)

Wastewater Generation & Treatment

It is expected that the project will generate approx. 163 KLD of wastewater. The wastewater will be treated in the STP provided within the complex generating 200 KLD of recoverable water from STP which will be recycled within the project but 73 KLD and 45 KLD in rainy and non rainy season, respectively will become surplus which will be discharged to external sewer line.

SEWAGE TREATMENT TECHNOLOGY

MBBR TECHNOLOGY

Sewerage System

An external sewage network shall collect the sewage from all units, and flow by gravity to the sewage treatment plant.

Following are the benefits of providing the Sewage Treatment Plant in the present circumstances:

- The process has long retention time and can absorb shock load situation.
- Reduced net daily water requirements, source for Flushing and Horticultural purposes by utilization of the treated wastewater.
- Reduced dependence on the public utilities for water supply and sewerage systems.
- The process produces a well-oxidized sludge in small quantities only, which can be removed and used as manure.

a. **Wastewater Details**

(a)	Daily load	:	163 KLD
(b)	Duration of flow to STP	:	24 hours
(c)	Temperature	:	Maximum 32°C
(d)	pH	:	6.5-8.5
(e)	Colour	:	Mild
(f)	T.S.S. (mg/l)	:	250-400 mg/l
(g)	BOD_5 (mg/l)	:	300-400 mg/l
(h)	COD (mg/l)	:	600-700 mg/l

b. **Treated effluent**

(a)	pH	:	6.0 to 8.5
(b)	B.O.D.	:	<10 mg/l
(c)	C.O.D.	:	<30 mg/l
(d)	Total Suspended Solids	:	<20mg/l

c. **Treated effluent after UF (Optional)**

(a)	pH	:	6.0 to 8.5

INFRACITY DEVELOPERS NOIDA

(b)	B.O.D.	:	<5 mg/l
(c)	C.O.D.	:	<10 mg/l
(d)	Total Suspended Solids	:	<5 mg/l

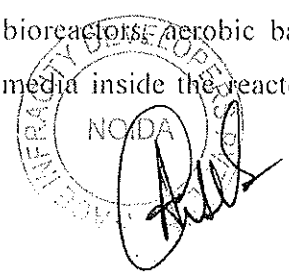
d. Treatment Technology

MBBR TECHNOLOGY

Moving bed biofilm reactor technology is based on the principle of attached growth process. Raw sewage will be collected under gravity into the equalization tank after allowing to pass through the bar screen. Screens will be provided in screen chambers and it will be manually cleaned by going down to a platform. The bar screen, by removing coarse solids from the sewage help in protecting the raw sewage pump.

The raw sewage equalization tank, through temporarily holding the incoming sewage facilitates both pumping of sewage through the STP and dampening the flow variation in the received sewage. sewage handling pump will be provided in the collection cum equalization tank to pump the collected waste water to the next MBBR tanks. Air will be introduced in this tank to prevent any potential foul smell problem & to provide the mixing of wastewater to avoid the sedimentation of solids in this tank. Air Grid used for aeration purpose shall be non-clog.

The sewage collected in equalization tank is pumped and passed through the moving bed bioreactor. Bioreactors will be provided for the efficient working and removal of BODs for the required retention time. The process inside the moving bed bioreactors consists of adding small cylindrical-shaped polyethylene/polypropylene carrier elements in aerated basins to support biofilm growth. The small cylinders are provided with a cross inside the cylinder and longitudinal fins on the outside. The biofilm carriers are maintained in the reactor by the use of a perforated plate with appropriate slot at the tank outlet. Air agitation or mixers are applied in a manner to continuously circulate the packing. The waste water from first bioreactor flows by gravity through the perforated plate/mesh to the next bioreactor kept in series. Inside the bioreactors, aerobic bacteria grow in an attached growth from around the moving plastic media inside the reactors. The bacteria have to reduce BOD & COD of waste water in the



presence of oxygen provided through the air grids located at the bottom of the reactors. The Process does not require any return activated sludge flow or backwashing. From the bio-reactors, the effluent passes by gravity into the clarifier (Tube Settling Tank). Clarifier will be a hopper bottom sedimentation tank provided with appropriate size PVC tube deck media. The suspended solids will settle at the bottom of the tank & clear supernatant will overflow to filter feed tank through outlet launder. The collected sludge at bottom shall be transferred through pumps to sludge holding tank.

The clear supernatant after clarifier will be collected in to filter feed tank. This tank will act as housing tank for filter feed pumps. The clarified & disinfected water will be then fed to filtration unit.

Filtration unit consisting of Dual Media sand filter, activated carbon filter and ultra filtration system (optional) will remove the residual impurities such as odor/color, suspended solids, BOD/COD. The treated water after the filtration unit will be collected in Irrigation cum Flushing water storage tank from where it is transferred to flushing water tank at terrace & Irrigation System. Excess sludge from the bottom of the settling tank will be removed and transferred to sludge holding tank. Air grid shall be provided in this tank to avoid conversion into anaerobic conditions, thickening of sludge and keep sludge in homogenous condition. The digested & thickened sludge shall be further thickened through Sludge Dewatering System (Filter press with screw pump) and disposed off periodically through closed tanker or can be reused as manure.

INFRACITY DEVELOPERS (P) LTD. NOIDA

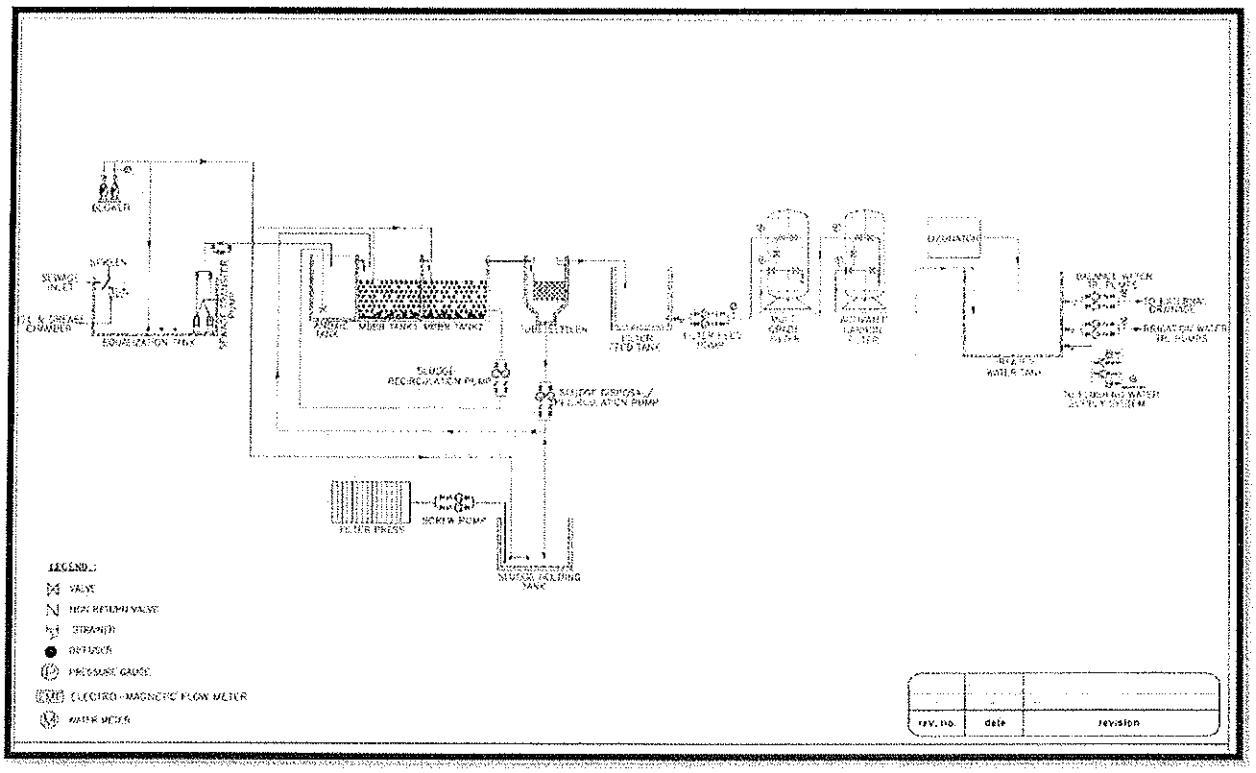
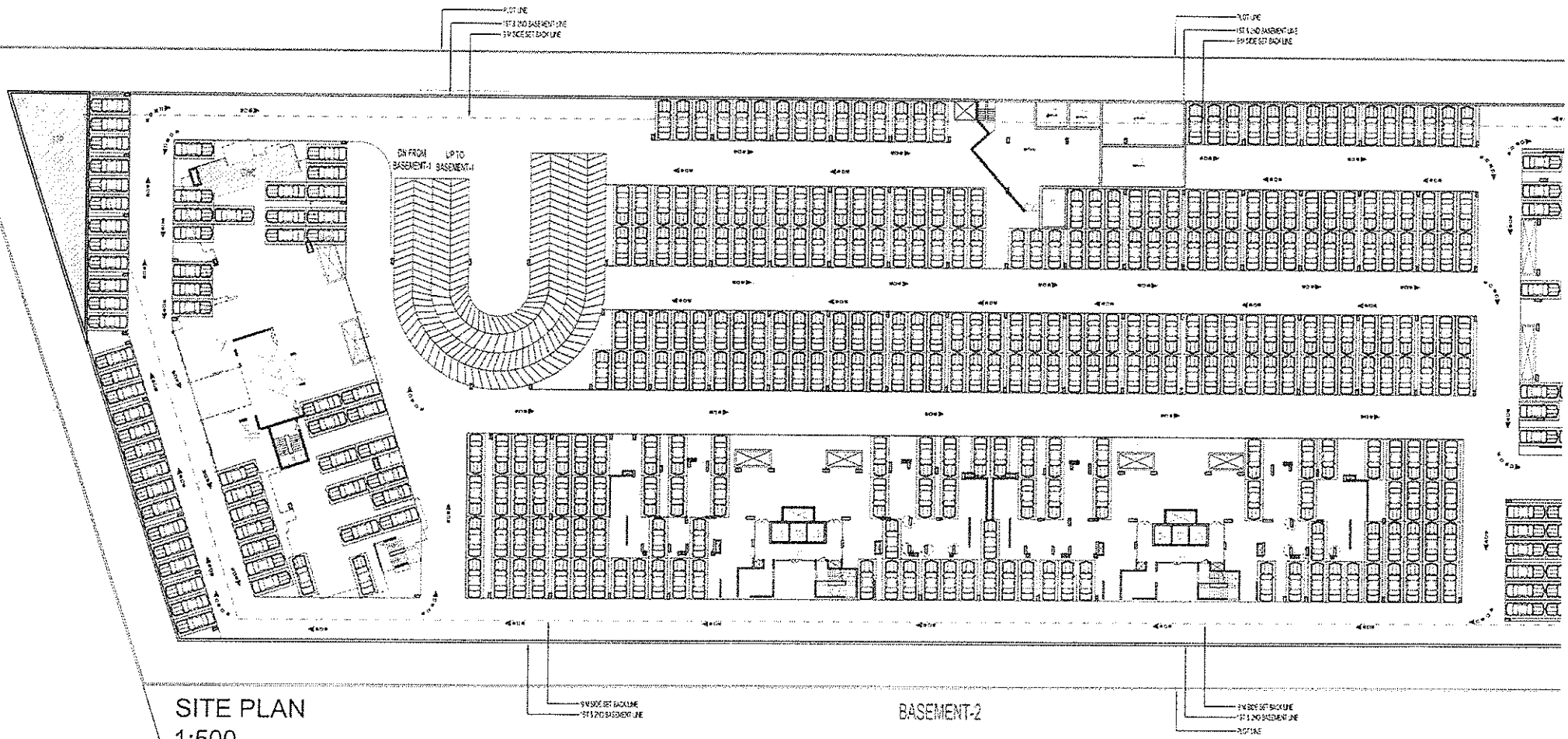


Figure 3: Schematic Diagram of STP

Sewer System

The alignment and slope of the sewer line will follow the road network, drains or natural ground surface and will be connected to the trunk sewers. The discharge point will be a treatment plant, a pumping station, a water course or an intercepting sewer. Pumping stations would be provided at places where the natural slope of the terrain is insufficient to permit gravity flow or the cost of excavation is uneconomical to do the same.

TRAFFIC CIRCULATION PLAN



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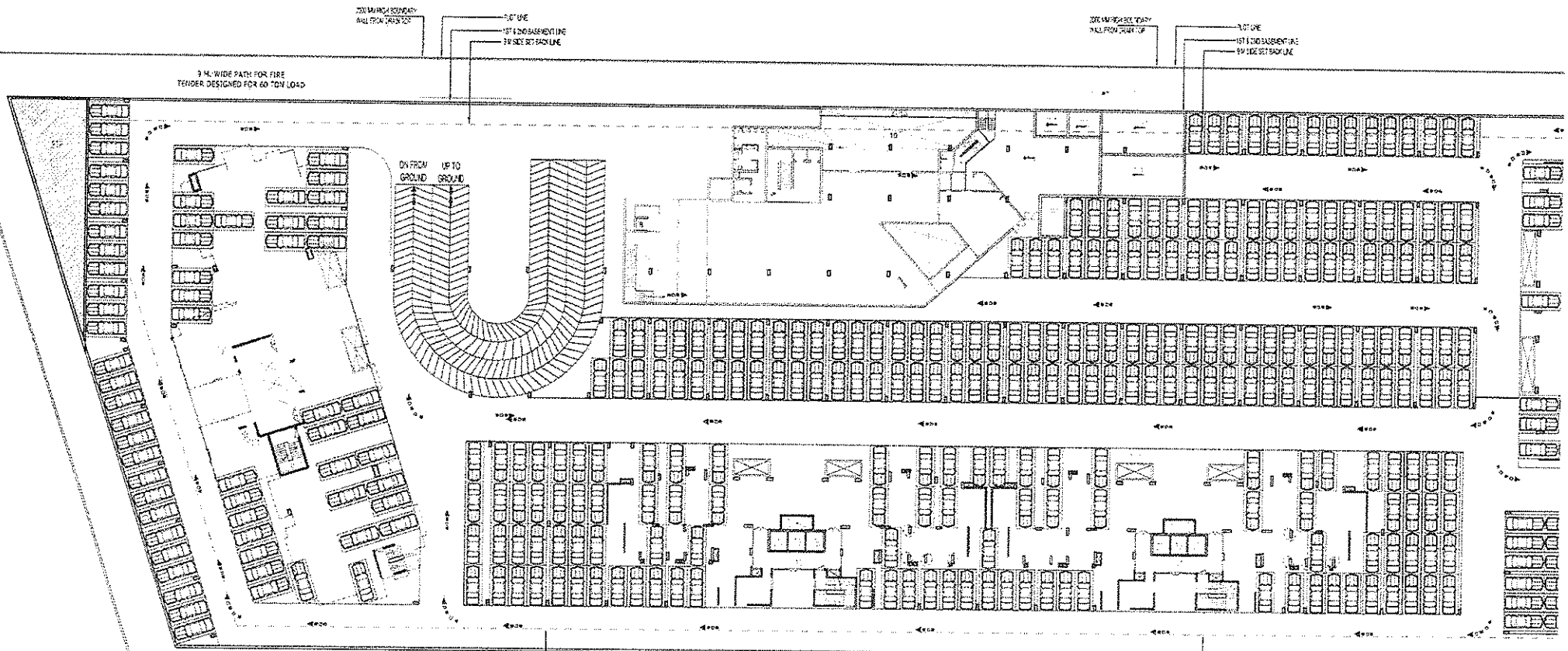
SITE PLAN
1:500

TRAFFIC CIRCULATION PLAN



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SITE PLAN
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BASEMENT-1

ANNEXURE - 7

CIN: U70102UP2012PTC052254

Date: 20.08.18

To,
DGM
Project JAL
JAL
Sector – 37, Noida, G.B. Nagar U.P.

Subject: Request to provide fresh water supply for the group housing project "County One O Seven" at plot no. GH-01 A/B (Alpha), Sector – 107 Noida (U.P.)

Dear Sir/Madam

We, M/s Ace Infracity Developers Pvt Ltd has planned group housing project "County One O Seven" at plot no. GH-01 A/B (Alpha), Sector – 107 Noida (U.P.) for which we request your kind consent to provide the required water for the same.

The group housing project "County One O Seven" have 230 units for which water is required. We are an Environment Friendly Company that promotes initiatives that endeavors to save water.

We request you to grant us the permission for the above mentioned request.

Thanking You with Regards

Yours Truly,

For ACE INFRACITY DEVELOPERS PVT LTD

Authorized Signatory

20-8-2018

ACE INFRACITY DEVELOPERS PRIVATE LIMITED

ANNEXURE - 7

CIN: U70102UP2012PTC052254

Date: 20.08.18

To,

Chief Executive officer
New Okhla Industrial Development Authority
Administrative Complex
Sector – 6 Noida -201301

Subject: Supply of fresh water during operation phase of group housing project "County One O Seven" at plot no. GH-01 A/B (Alpha), Sector – 107 Noida (U.P.)

Dear Sir/Madam

We, M/s Ace Infracity Developers Pvt Ltd has planned group housing project "County One O Seven" at plot no. GH-01 A/B (Alpha), Sector – 107 Noida (U.P.)

Now the State Environment Appraisal Committee; Government of U.P. has desired an assurance from the concerned authority for supply of fresh water to the above said project.

So, in view of the above, we would like to request your good self, to please issue us the requisite assurance, so that the same can be submitted to the concerned office for processing the above case for accordance of Environmental Clearance.

Thanking You with Regards

Yours Truly,

For ACE INFRACITY DEVELOPERS PVT LTD

Authorized Signatory

ACE INFRACITY DEVELOPERS PVT LTD NOIDA

ACE INFRACITY DEVELOPERS PRIVATE LIMITED

Regd. Office: Plot No. 01B, Sector-126, Noida, Gautam Budh Nagar, UP-201303

Acknowledgement

Received one letter from Ms./Mr./Sh./ Smt/ ACE infracity developers (P) Ltd.
Regarding:- supply of fresh water during operation phase of group housing project county one O seven at plot No GH-01 sec-107(UP) Noida (CEO)
On Dated-20- August -2018
No-22-20802018 New Okhla Industrial Development Authority

ACE INFRACITY DEVELOPERS (P) LTD. NOIDA

SOLID WASTE GENERATION

Solid waste would be generated both during the construction as well as during the operation phase. The solid waste expected to be generated during the construction phase will comprise of excavated materials, used bags, bricks, concrete, MS rods, tiles, wood etc. The following steps are proposed to be followed for the management solid waste:

- Construction yards are proposed for storage of construction materials.
- The excavated material such as topsoil and stones will be stacked for reuse during later stages of construction
- Excavated top soil will be stored in temporary constructed soil bank and will be reused for landscaping of the project site.
- Remaining soil shall be utilized for refilling / road work / rising of site level at locations/ selling to outside agency for construction of roads etc.

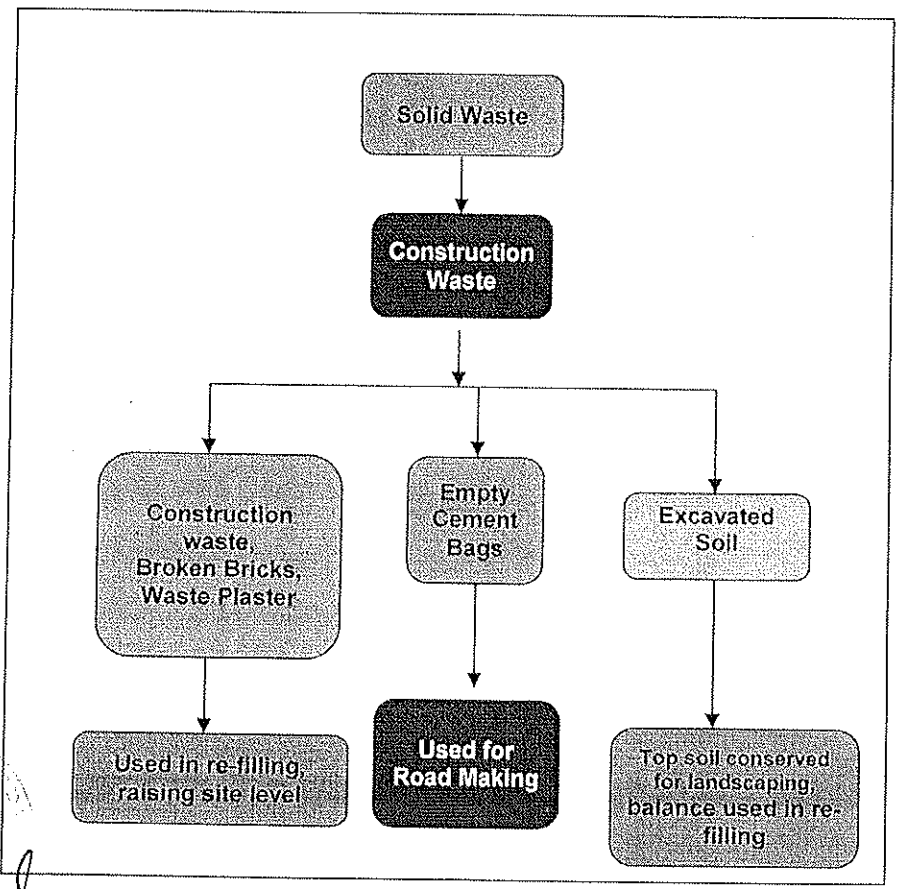


Figure - 5: Solid Waste Management Scheme (Construction Phase)

During the operation phase, waste will comprise domestic as well as agricultural waste. The solid waste generated from the project shall be mainly domestic waste and estimated quantity of the waste shall be approx. **1062 kg/day** (@ 0.5 kg per capita per day for residents, @ 0.15 kg per capita per day for the visitor, 0.25 kg per capita per day for the staff members, landscape wastes @ 0.2 kg/acre/day and STP sludge). Following arrangements will be made at the site in accordance to Municipal Solid Wastes Management Rules, 2016.

Table 7: Comparative Solid Waste Generation Details

Solid Waste Generation	(EC accorded)	Revision/Expansion	Total (EC accorded +Expansion)
	780	282	1062

Table 8: Calculation of Solid Waste Generation (EC accorded +Expansion)

S. No.	Category	kg per capita per day	Waste generated (kg/day)
1.	**Domestic Waste**		
	• Residents (1942)	@ 0.5 kg/day	971
	• Staff (50)	@ 0.25 kg/day	12.5
	• Club (200)	@ 0.25 kg/day	50
	• Floating population(150)	@ 0.15	22.5
2.	Landscape waste (1.73 acres)	@ 0.2 kg/acre/day	0.346
3.	STP sludge		5.75
	TOTAL SOLID WASTE GENERATED		**1062.051 say 1062 kg/day**

(Source: For Waste Collection, Chapter 3, Table 3.6, Page no. 49, Central Public Health & Environment Engineering Organization, Ministry of Urban Development, (Government of India, May 2000))

❖ **Collection and Segregation of waste**

1. Solid waste will be collected by the means of Chute system that will be provided in every tower of the building

Advantages of Garbage Chutes

- Facilitates total building garbage collection at one single point.
- Garbage disposal with ease & utmost hygiene.
- Reduces Power consumption.
- "Dry" & "Wet" garbage separate collection possible.
- Widely used all over the World.
- Reduces manpower.

2. Local vendors will be hired to provide separate colored bins for dry recyclables and Bio-Degradable waste.
3. Litter bin will also be provided in open areas like parks etc.

Table 9: Composition of Waste

S. No	Type of Waste	Quantity of Waste (Kg/day)
1.	Bio-degradable waste (60% of Total Waste)	634
2.	Recyclable waste (30% of Total Waste)	317
3.	Inert-Waste (10% of Total Waste)	106
4.	STP Sludge	5.75
Total		**1062**

❖ **Treatment of waste**

- **Bio-Degradable wastes**

1. Bio-degradable waste will be composted in organic convertor and will be used as manure.
2. STP sludge is proposed to be used for horticultural purposes as manure.
3. Horticultural Waste is proposed to be composted and will be used for gardening purposes.

- **Recyclable wastes**
  i. *Grass Recycling* – The cropped grass will be spread on the green area. It will act as manure after decomposition.
  ii. Recyclable wastes like paper, plastic, metals etc. will be sold off to recyclables.

❖ **Disposal**

Recyclable and non-recyclable wastes will be disposed through Govt. approved agency. Hence, the Municipal Solid Waste Management will be conducted as per the guidelines of Municipal Solid Wastes Management and Rules, 2016. A Solid waste management Scheme is depicted in the following figure for the project.

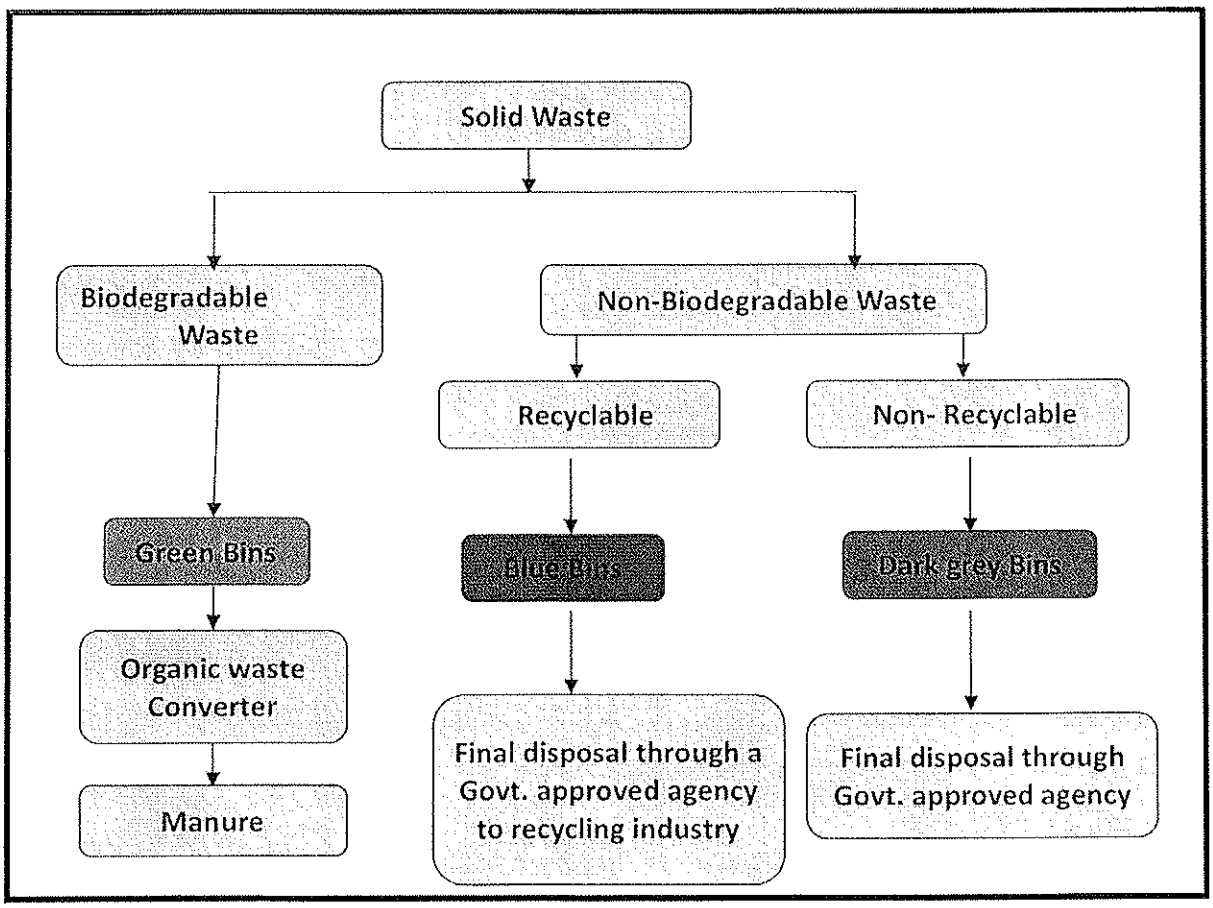


Figure - 6: Solid Waste Management Scheme (Operation Phase)

Organic Waste Converter

A waste converter is a machine used for the treatment and recycling of solid and liquid refuse material. A converter is a self-contained system capable of performing the following functions: pasteurization of organic waste; sterilization of pathogenic or biohazard waste; grinding and pulverization of refuse into unrecognizable output; trash compaction; dehydration

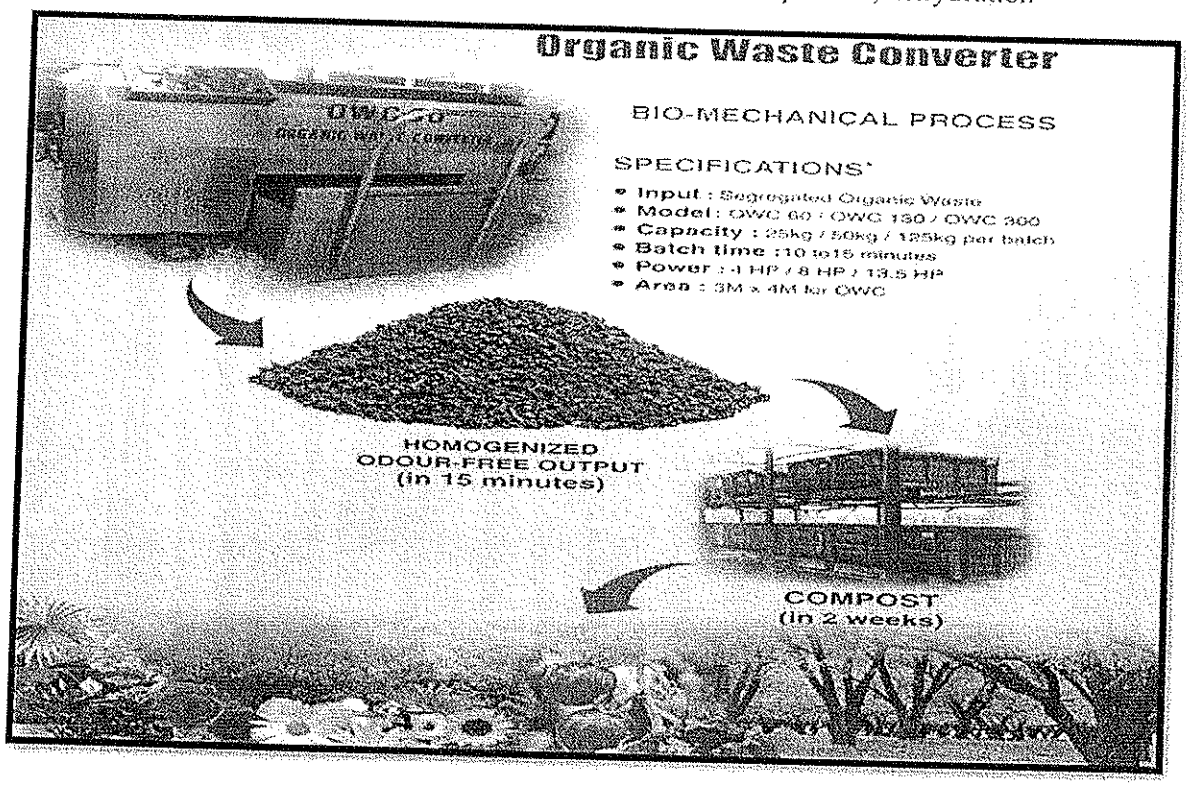


Figure - 7: Organic Waste Convertor

Benefits of organic waste converter:

1. Large quantity of solid waste is converted to manure in a very short period
2. This manure can be sold as compost to farmers, or used for gardening
3. Machine requires less space and the efficiency is high
4. Manpower and maintenance is very less
5. This is one of the latest techniques of managing solid waste.

Use of Organic waste converter:

A typical Organic Waste Converter - 300 (Dim. 3m × 4m) is used for composting waste 120 kg/batch or 3,000 kg/day & it requires electricity of about 13.5 HP.

No. of batches/day = 3,000/120 = 25

No. of batches to convert 317 kg = 317/120 = 2.642

Operation Cost-monthly per capita:

The operating cost of OWC - 300 = 1, 80,000 INR/month

Cost/day = 1, 80,000/30

= 6000/- (i.e. 20 batch/day = 6000/-)

1 batch/day cost = 6000/20

= 300 /- INR

Cost for 2.642 or 3 batch/day = 3 × 300/-

= 900 /-

Monthly operating cost = 30 × 900

= 27,000/-

Total population of the project = 2342

Operating cost of OWC -300 = 27,000 INR/month

Per capita cost/month = Monthly operating cost/Total population of the project (i.e. 2342)

= 27,000/2342

= **11.52 or 12 INR**

PROJECT - IVY COUNTY AT PLOT NO GH-01/A/B (ALPHA)SECTOR-107,NOIDA,U.P

RAIN WATER HARVESTING CALCULATION

The capacity of tank and recharge pit is designed to retain runoff for at least 15 minutes of rain fall of the peak intensity

Peak Rainfall in one hour		=	about 90 mm / hr
Peak Rainfall in 15 minutes, R		=	90 / 4 mm
		=	22.5 mm
	say	=	25 mm
Peak Rainfall in 15 minutes, R		=	0.025 m.
Total Terrace area, A		=	5950 sq.m.
Run off coefficient, C		=	0.90
Hence total combined capacity of desilting tank and recharge pit required,		=	AxRxC
		=	134
Providing Desilting tank of size		=	2 x 1.5 x 1 m. effective depth
Capacity of desilting tank of given size (Cu.m.), a		=	3
Providing Recharge pit of size		=	2 Nos. 1.5 m. Dia. & 6 m. effective depth
Capacity of recharge pit of given size (Cu.m.), b		=	21.21
Hence total combined capacity of one set of desilting tank and recharge pit, (Cu M)		=	a+b
		=	24.21
Therefore no. of desilting tank and recharge pit required		=	(AxRxC) / (a+b)
		=	5.54 nos.
	Say,	=	6 nos.

Hence, 6 nos. sets of rechrge pit and desilting tank are required of following size :

Desilting tank	=	**2 x 1.5 x 1 m. effective depth**
Recharge pit	=	**2 Nos. 1.5 m. Dia. & 6 m. effective depth**

INFRACITY DEVELOPERS PVT. LTD. NOIDA

IGBC

CII
Confederation of Indian Industry

Indian Green Building Council (IGBC)

hereby precertifies

County 107

Sector 107 – Noida U.P.

(IGBC Registration No. GH 18 0241)

The project has demonstrated intent to design and build high performance building in accordance with

IGBC Green Homes Rating System

Precertified Platinum

November 2018

(Precertification is valid for 3 years, renewed based on six monthly progress updates till certification)

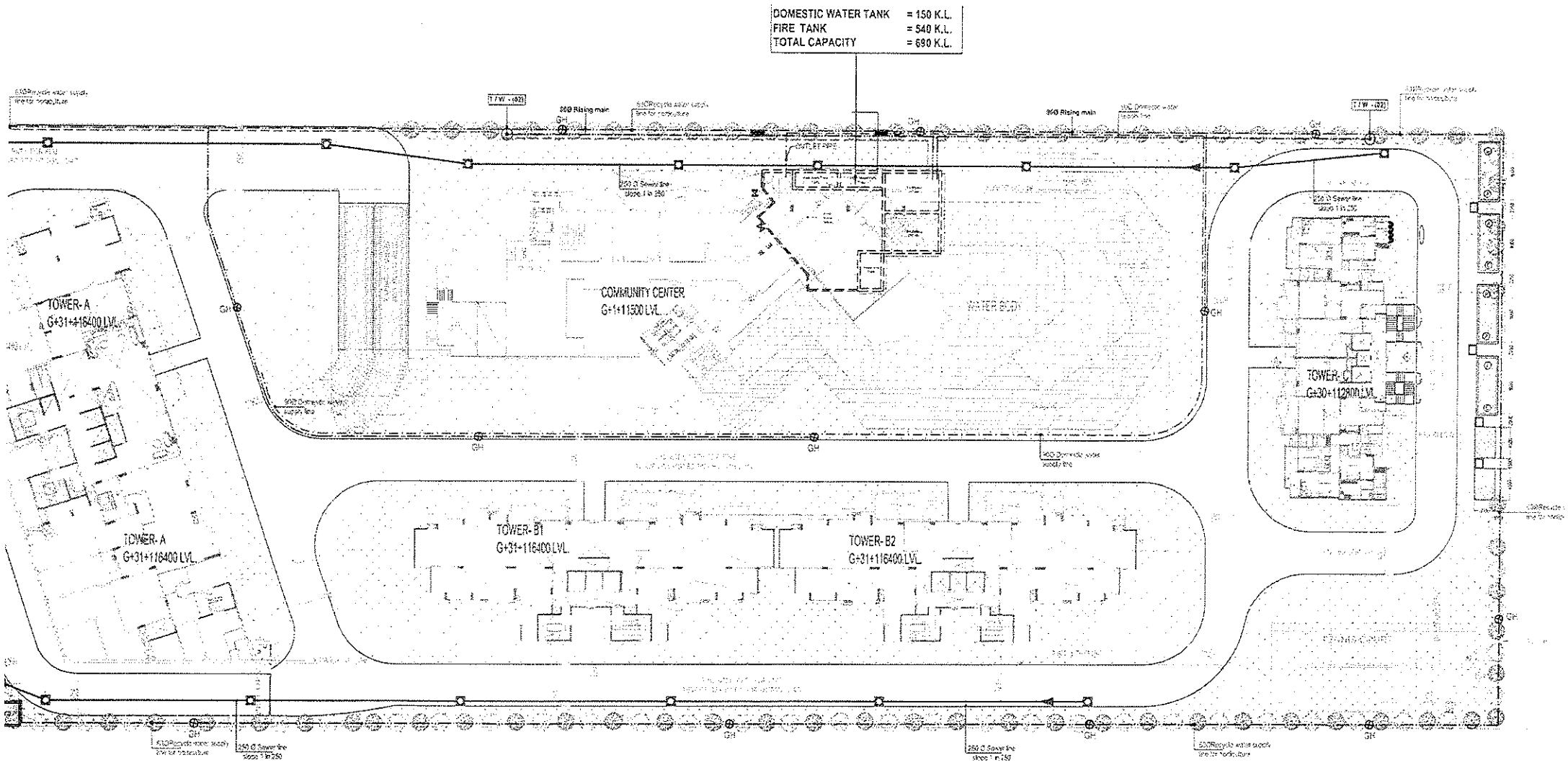
Sharukh Mistry
Chair, IGBC Green Homes

V Suresh
Chairman, IGBC

S Raghupathy
Deputy Director General, CII

K S Venkatagiri
Executive Director, CII-Godrej GBC

ANNEXURE - 10



DUAL PLUMBING PLAN

REPORT ON ENERGY CONSERVATION PLAN

Total power requirement for the project is 2790 KVA. Effective measures have been incorporated to minimize the energy consumption in the following manners:

- Maximum use of sunlight
- The high efficiency CFL lamps shall be used
- DG sets are controlled by PLC panel
- Illumination level in different area is as per NBC

To economize on the use of energy, following main systems are proposed to be adopted:

- Adequate design to limit the losses in transmission and distribution system.
- Use of energy efficient devices like light sources such as true-lite fluorescent lamps and compact fluorescent lamps.
- Use of insulation on roof top to reduce air-conditioning load.
- Use of capacitors at load centers to improve voltage and power factor to reduce distributional losses and also to avoid penalty by state electricity authority.

The proposed project, will involve uses of glass with coating of low e-value. These glass will help is reduction of the heat intake thereby reducing the Air-conditioning load.

Suitable energy optimization is adopted during the calculation of energy load of the proposed project. The space heating load will be minimized using passive solar structure and suitable buildings envelop material. Uses of compact fluorescent and fluorescent lamps will be used for all common area and basement parking.

Roof insulation will be provided using earthen pots or thermocol on the top floor of the Building.

The U-values of the roof, external wall and glazing of the building will meet the requirements as specified in the Energy Conservation Building Code (ECBC).

S. No.	Component	Materials Used	U-Value (W/m2-°C)	
			Achieved	Permissible
1.	Roof	RCC slab with foam concrete insulation	0.409	0.409
	Exposed Wall	CLC blocks plastered on both sides	0.434	0.44

ACE INFRACITY DEVELOPERS NOIDA

		(Block size 500 x 250 x 200 mm)		
3.	Glazing	Double clear glass (6 mm clear glass + 12 mm air gap + 6 mm clear glass)	2.839	3.3

The uses of non-conventional source of energy in the proposed construction project are as follows:

a. Solar Water Heater

The proposed project will be installed solar panels for hot water requirements and hence the dependency on electricity for hot water generation can be minimized.

b. Solar Street Light

It is also suggested to use solar cell powered street lights within the proposed project site for conservation of electricity.

c. Use of CFL Lamps

The project proponent will be used CFLamps which conserve less electricity

d. Natural Ventilation and Lighting

All building blocks of the proposed project are designed with natural ventilation and natural light so that the use of lights during day time can be minimized. All fenestration with U-factors, SHGC, or visible light transmittance determined, certified, and labeled in accordance ISO 15099 shall be adopted.

ENERGY CONSERVATION MEASURES

- Materials for Doors and window which are poor heat conductor will be used.
- Fly ash made bricks and cement will be used.
- All the roof is proposed to be insulated to minimize heat gain with 50 mm expanded Polystyrene or equivalent material.
- CFL based lighting will be done in the common areas, landscape areas, signages, entry gates and boundary walls etc.
- Use of solar water heater systems has been proposed for the proposed Medical college project.
- Optimum use of skylights.
- NO External and basement parking lighting will be time controlled.

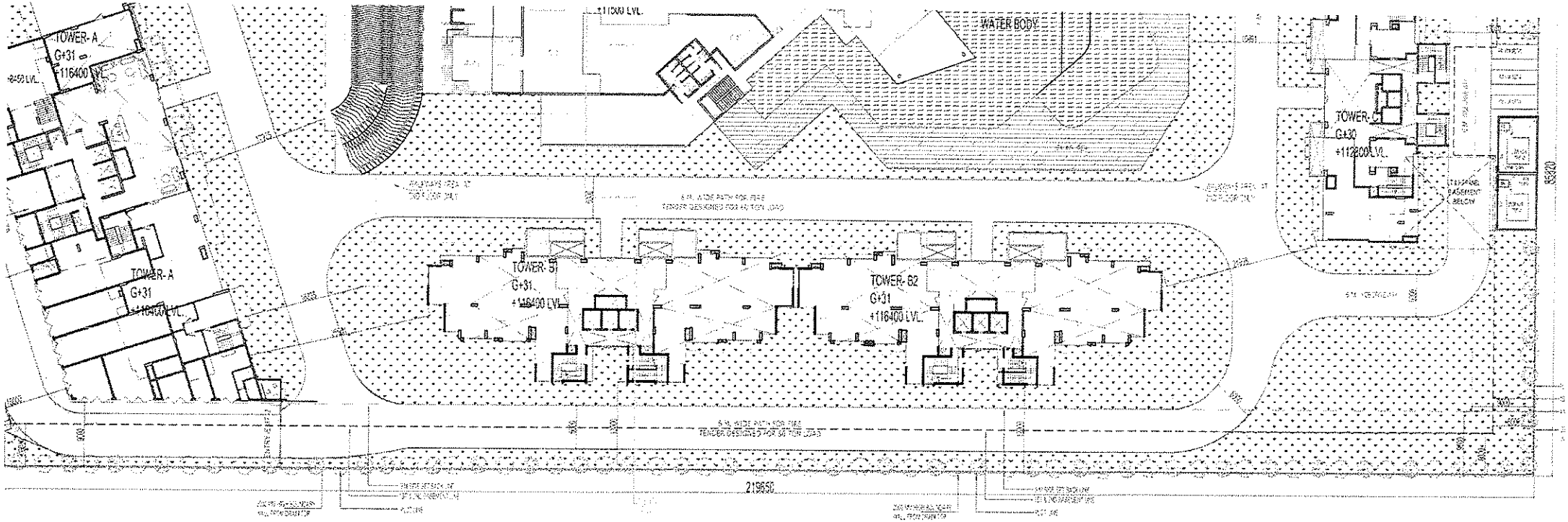
- DG sets shall be on auto cut and auto start controlled mechanism.
- Solar lighting is proposed for open spaces and signages.

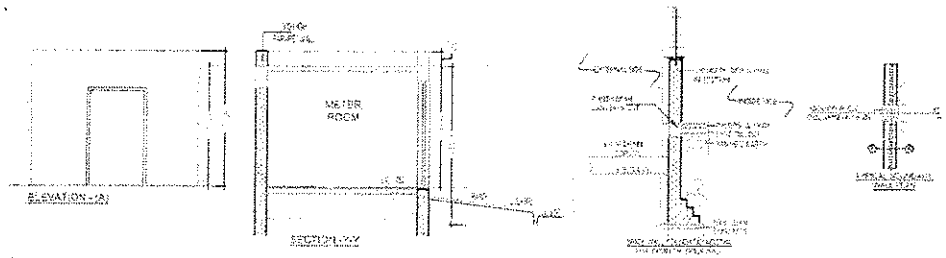
Compliance with ECBC Norms

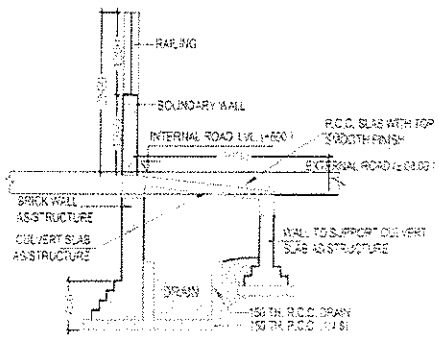
☒ **The following ECBC Norms will be provided:**

- The buildings have been oriented such that they maximize the use of natural light and ventilation. Natural ventilation complies with the design guidelines provided for natural ventilation in the NBC of India 2005 part 8, 5.4.3 and 5.7.1.
- Passive architectural elements have been incorporated to reduced heat gain.
- The vertical fenestration area is within the maximum limit of 40% of the gross wall area as recommended by ECBC.
- The Cooling equipment complies with ASHRAE 90.1-2004.
- Specification for the roofing systems shall be such that we achieve the desirable U value for roof as per ECBC.
- High efficiency CFL lighting has been proposed in all public areas and stand alone external solar Photovoltaic lighting is recommended.
- Equipment efficiency shall be as per IS code as recommended by ECBC
- It is proposed that all Transformer losses to be within the ECBC limits. The losses shall be certified by the manufacturer and also be measured periodically. Calibrated digital meters of 0.5 or better accuracy shall be used for measuring the losses.
- Switching arrangements for lighting control shall be done so as to maximize use of day lighting.
- It is propose that in all incomer panels, voltmeter (between phases and between each phase as neutral) with selector switch, ammeter (for three phases and neutral) with selector switch, KVA and KWH meters shall be provided. Alternatively Multi-Function meter may be provided. All meters shall be digital type with class 0.5 or better accuracy. Voltmeter shall be protected with MCB

INFRACITY DEVELOPERS (P) LTD. NOIDA







LANDSCAPE AREA CALCULATION	
PLOT AREA	30000.00 s

ANNEXURE- 14

भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

Ace Infracity Developers pvt. ltd.
Plot no - 01/B, Sec-126 , Noida (u.p.)

Date: 27-02-2017
Valid Upto: 26-02-2022

No Objection Certificate for Height Clearance

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

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

NOC ID :	SAFD/NORTH/B/022017/197659
Applicant Name*	Balraj Singh
Site Address*	Plot no GH-01/A/B (alpha) , Sec-137 , Noida (u.p.),Gautam Budh Nagar,Delhi,Delhi
Site Coordinates*	77 22 31.54-28 32 49.36, 77 22 32.36-28 32 52.19, 77 22 35.56-28 32 48.69, 77 22 38.39-28 32 45.59, 77 22 40.05-28 32 47.94,
Site Elevation in mtrs AMSL as submitted by Applicant*	200.99 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	325.99 M

*As provided by applicant

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

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

b. The 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.

c. 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.

d. No radio/TV Antenna, lighting arresters, staircase, Mumtee, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 325.99 M, as indicated in para 2.

राजीव गांधी भवन
Rajiv Gandhi Bhawan
सफदरजंग हवाई अड्डा नई दिल्ली–110003
Safdarjung Airport, New Delhi-110003
दूरभाष : 24632950
Phone: 24632950

c. Only use of oil fired or electric fired furnace is permissible, within 8 KM of the Aerodrome Reference Point.

f. The certificate is valid for a period of 5 years from the date of its issue. If the construction of structure/Chimney is not commenced within the period, a fresh NOC from the Designated Officer of Airports Authority of India shall be obtained. However, if construction work has commenced, onetime revalidation request, for a period not exceeding 8 years from the date of issue of NOC in respect of building/structure and for a period not exceeding 12 years from the date of issue of NOC in respect of chimney, may be considered by AAI. The date of completion of the Structure should be intimated to this office.

g. 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.

h. 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.

i. 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

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

k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.

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

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

Chairman NOC Committee

Region Name: NORTH

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

Email ID: noc_nr@aai.aero

Contact No: 011-25653551

उप महाप्रबंधक(परिचालन-उत्तर)
Dy. General Manager (Ops-North)
भारतीय विमानपत्तन प्राधिकरण
Airports Authority of India
प्रचालन कार्यालय, गुड़गाँव रोड, नई दिल्ली-37
Operational Offices, Gurgaon Road, New Delhi-37

ENVIRONMENT MANAGEMENT PLAN

The Environment Management Plan (EMP) would consist of all mitigation measures for each component of the environment due to the activities increased during the construction, operation and the entire life cycle to minimize adverse environmental impacts resulting from the activities of the project. It would also delineate the environmental monitoring plan for compliance of various environmental regulations. It will state the steps to be taken in case of emergency such as accidents at the sites including fire. The detailed EMP for the project is given below:

1.1 Environmental Management Plan

The Environment Management Plan (EMP) is a site specific plan developed to ensure that the project is implemented in an environmental sustainable manner where all contractors and subcontractors, including consultants, understand the potential environmental risks arising from the project and take appropriate actions to properly manage that risk. EMP also ensures that the project implementation is carried out in accordance with the design by taking appropriate mitigation actions to reduce adverse environmental impacts during its life cycle. The plan outlines existing and potential problems that may adversely impact the environment and recommends corrective measures where required. Also, the plan outlines roles and responsibility of the key personnel and contractors who will be in-charge of the responsibilities to manage the project site.

1.1.1 The EMP is generally

- Prepared in accordance with rules and requirements of the MoEFCC and CPCB/ SPCB.
- To ensure that the component of facility are operated in accordance with the design.
- A process that confirms proper operation through supervision and monitoring
- A system that addresses public complaints during construction and operation of the facilities and,
- A plan that ensures remedial measures is implemented immediately.

The key benefits of the EMP are that it offers means of managing its environmental performance thereby allowing it to contribute to improved environmental quality. The other benefits include cost control and improved relations with the stakeholders.

EMP includes four major elements:

- Commitment & Policy: The management will strive to provide and implement the Environmental Management Plan that incorporates all issues related to air, water, land and noise.
- Planning: This includes identification of environmental impacts, legal requirements and setting environmental objectives.
- Implementation: This comprises of resources available to the developers, accountability of contractors, training of operational staff associated with environmental control facilities and documentation of measures to be taken.
- Measurement & Evaluation: This includes monitoring, counteractive actions and record keeping.

It is suggested that as part of the EMP, a monitoring committee would be formed by "M/S Ace Infracity Developers Pvt. Ltd." comprising of the site in-charge/coordinator, environmental group representative and project implementation team representative. The committee's role would be to ensure proper operation and management of the EMP including the regulatory compliance.

The components of the environmental management plan, potential impacts arising, out of the project and remediation measures are summarized below in **Table 1.**

ACE INFRACITY DEVELOPERS
NOIDA

TABLE 1: SUMMARY OF POTENTIAL IMPACTS AND REMEDIAL MEASURES

S.No.	Environmental components	Potential Impacts	Potential Source of Impact	Controls Through EMP & Design	Impact Evaluation	Remedial Measures
1.	Ground Water Quality	Ground Water Contamination	Construction Phase • Sewage generated from temporary labor tents.	• No surface accumulation will be allowed.	No significant impact as majority of labors would be locally deployed	
			Operation Phase • Discharge from the project	• Proponent will provide the STP to treat the discharge of proposed project.	No negative impact on ground water quality envisaged. Not significant.	
2.	Ground Water Quantity	Ground Water Depletion	Construction Phase • No ground water for construction activity.	• Not Applicable	No significant impact on ground water quantity envisaged.	
			Operation Phase • The water during operation phase will be supplied by Municipal Supply	• Rain water harvesting scheme. • Black and Grey water treatment and reuse. • Storm water collection for water	No significant impact on surface/ground water quantity envisaged.	In an unlikely event of non-availability of water supply, water will be brought using tankers.

ANNEXURE - 15

				harvesting. • Percolation well to be introduced in landscape plan. • Awareness Campaign to reduce the water consumption		
3.	Surface Water Quality	Surface water contamination	Construction Phase • Surface runoff from site during construction activity.	• Silt traps and other measures such as additional on site diversion ditches will be constructed to control surface run-off during site development	No off-site impact envisaged as no surface water receiving body is present in the core zone.	
			Operation Phase • Discharge of domestic sewage to STP.	• Domestic water will be treated in STP	No off-site impact envisaged	Excess of water will be used for toilet flushing, DG cooling and horticulture. The rest of the treated water will be

						discharged nearby construction site. Dewatered/dried sludge generated from the STP plant will be used as manure for green belt development.
4.	Air Quality	Dust Emissions	Construction Phase • All heavy construction activities	• Suitable control measures will be adopted for mitigating the PM level in the air as per air pollution control plan.	Not significant because dust generation will be temporary and will settle fast due to dust suppression techniques.	During construction phase the contractors are advised to facilitate masks for the labors. Water sprinklers will be used for suppression of dust during construction phase.
		Emissions of PM, SO_2, NOx and CO	Construction Phase • Operation of construction	• Rapid on-site construction and improved maintenance	Not significant.	Regular monitoring of emissions and

			equipment and vehicles during site development. • Running D.G. set (back up)	of equipment		control measures will be taken to reduce the emission levels. Use of Personal Protective Equipment (PPE) like earmuffs and earplugs during construction activities
			<u>Operation Phase</u> • Power generation by DG Set during power failure • Emission from vehicular traffic in use	•Use of low sulphur diesel if available •Providing Footpath and pedestrian ways within the site for the residents •Green belt will be developed with specific species to help to reduce PM level	Not significant. DG set would be used as power back-up (approx 6 hours) No significant increase in ambient air quality level is expected from the project's activities. There are no sensitive receptors located within the vicinity of site.	• Stack height of DG set above the tallest building as per CPCB standards

				• Use of equipment fitted with silencers • Proper maintenance of equipment		
5.	Noise Environment		Construction phase	• Provision of noise shields near the heavy construction operations and acoustic enclosures for DG set. • Construction activity will be limited to day time hours only		
			<u>Operation Phase</u> • Noise from vehicular movement • Noise from DG	• Green Belt Development • Development of silence zones to check the traffic movement • DG set rooms will be equipped with	No significant impact due to suitable width of Greenbelt.	

ANNEXURE- 15

			set operation	acoustic enclosures		
6	Land Environment	Soil contamination	Construction Phase • Disposal of construction debris	Construction debris will be collected and suitably used on site as per the solid waste management plan for construction phase	No significant impact. Impact will be local, as waste generated will be reused for filling of low lying areas etc.	
			Operation Phase • Generation of municipal solid waste • Used oil generated from D.G. set	• It is proposed that the solid waste generated will be managed as per MSW Rules, 2000 and amended Rules, 2016. • Collection, segregation, transportation and disposal will be done as per MSW Management Rules,	Since solid waste is handled by the authorized agency, waste dumping is not going to be allowed. Not significant. After proper handling of MSW as per MSW Notification 2016. Negligible impact.	

				2016 by the authorized agency • Used oil generated will be sold to authorized recyclers		
7.	Biological Environment (Flora and Fauna)	Displacement of Flora and Fauna on site	Construction Phase • Site Development during construction	• Important species of trees, if any, will be identified and marked and will be merged with landscape plan	The site has shrubs as vegetation	
			Operation Phase • Increase in green covered area	• Suitable green belts will be developed as per landscaping plan in and around the site using local flora	Beneficial impact.	
8.	Socio-Economic Environment	Population displacement and loss of income	Construction Phase • Construction activities leading to relocation	• Residential zone as per the Master Plan. • Project will provide employment	No negative impact.	

				opportunities to the local people in terms of labor.		
			Operation Phase • Site operation	• Project will provide employment opportunities to the local people in terms of service personnel (guards, securities, gardeners etc) • Providing quality-Integrated infrastructure.	Beneficial impact	
9.	Traffic Pattern	Increase of vehicular traffic	Construction Phase • Heavy Vehicular movement during construction	• Heavy Vehicular movement will be restricted to daytime only and adequate parking facility will be provided	No negative impact	
			Operation Phase	• Vehicular	No major significant	

			• Traffic due to residents once the project is operational	movement will be regulated inside the project with adequate roads and parking lots in the colony.	impact as green belt will be developed which will help in minimizing the impact on environment.	

1.2 ENVIRONMENT MANAGEMENT PLAN

An Environmental Management Plan (EMP) will be required to mitigate the predicted adverse environmental impacts during construction and operation phase of the project and these are discussed in later subsections.

1.2.1 EMP for Air Environment

Construction Phase

To mitigate the impacts of PM during the construction phase of the project, the following measures are recommended for implementation:

- A dust control plan
- Procedural changes to construction activities

Dust Control Plan

The most cost-effective dust suppressant is water because water is easily available on construction site. Water can be applied using water trucks, handled sprayers and automatic sprinkler systems. Furthermore, incoming loads could be covered to avoid loss of material in transport, especially if material is transported off-site.

Procedural Changes to Construction Activities

Idle time reduction: Construction equipment is commonly left idle while the operators are on break or waiting for the completion of another task. Emission from idle equipment tends to be high, since catalytic converters cools down, thus reducing the efficiency of hydrocarbon and carbon monoxide oxidation. Existing idle control technologies comprises of power saving mode, which automatically off the engine at preset time and reduces emissions, without intervention from the operators.

Improved Maintenance: Significant emission reductions can be achieved through regular equipment maintenance. Contractors will be asked to provide maintenance records for their fleet as part of the contract bid, and at regular intervals throughout the life of the contract. Incentive provisions will be established to encourage contractors to comply with regular maintenance requirements.

Reduction of On-Site Construction Time: Rapid on-site construction would reduce the duration of traffic interference and therefore, will reduce emissions from traffic delay.

Operation Phase

To mitigate the impacts of pollutants from DG set and vehicular traffic during the operational phase of the Colony, following measures are recommended for implementation:

- DG set emission control measures
- Vehicular emission controls and alternatives
- Greenbelt development

Diesel Generator Set Emission Control Measures

Adequate stack height will be maintained to disperse the air pollutants generated from the operation of DG set to dilute the pollutants concentration within the immediate vicinity. Hence no additional emission control measures have been suggested.

Vehicle Emission Controls and Alternative

During construction, vehicles will be properly maintained to reduce emission. As it is a Expansion of Group Housing Colony "County one O Seven", vehicles will be generally having "PUC" certificate.

Footpaths and Pedestrian ways: Adequate footpaths and pedestrian ways would be provided at the site to encourage non-polluting methods of transportation.

Greenbelt Development

Increased vegetation in the form of greenbelt is one of the preferred methods to mitigate air and noise pollution. Plants serve as a sink for pollutants, act as a barrier to break the wind speed as well as allow the dust and other particulates to settle on the leaves. It also helps to reduce the noise level at large extent. The following table indicates various species of the greenbelt that can be used to act as a barrier.

1.2.2 EMP FOR NOISE ENVIRONMENT

Construction Phase

To mitigate the impacts of noise from construction equipment during the construction phase on the site, the following measures are recommended for implementation.

Time of Operation: Noisy construction equipment would not be allowed to use at night time.

Job Rotation and Hearing Protection: Workers employed in high noise areas will be employed on shift basis. Hearing protection such as earplugs/muffs will be provided to those working very close to the noise generating machinery.

Operation Phase

To mitigate the impacts of noise from diesel generator set during operational phase, the following measures are recommended:

- Adoption of Noise emission control technologies
- Greenbelt development

Noise Emission Control Technologies

The DG set room will be provided with acoustic enclosure to have minimum 25 dB (A) insertion loss or for meeting the ambient noise standard whichever is on higher side as per E (P) Act, GSR 371 (E) and its amendments.

It would be ensured that the manufacturer provides acoustic enclosure as an integral part along with the diesel generators set. Further, enclosure of the services area with 4 m high wall will reduce noise levels and ensure that noise is at a permissible limit for resident of the site and surrounding receptors. DG sets will be used only during power failure. Low sulphur diesel will reduce emission and further incremental GLC. 4 m high wall will reduce further.

Greenbelt Development

Total green area measures 7003.211m^2 i.e. 50.3% of the open area (Shelter belt, Avenue plantation and lawn). Evergreen tall and ornamental trees like *Grevillea robusta, Cassia fistula, Bauhinia varieagata,* etc. have been proposed to be planted inside the premises.

1.2.3 EMP FOR WATER ENVIRONMENT

Construction Phase

To prevent degradation and to maintain the quality of the water source, adequate control measures have been proposed. To check the surface run-off as well as uncontrolled flow of water into any water body check dams with silt basins are proposed. The following management measures are suggested to protect the water source being polluted during the construction phase:

- Avoid excavation during monsoon season.
- Care would be taken to avoid soil erosion.
- Common toilets will be constructed on site during construction phase and the sewage would be channelized to the septic tanks in order to prevent sewage to enter into the water bodies.
- Any area with loose debris within the site shall be planted.
- To prevent surface and ground water contamination by oil and grease, leak-proof containers would be used for storage and transportation of oil and grease. The floors of oil and grease handling area would be kept effectively impervious. Any wash off from the oil and grease handling area or workshop shall be drained through imperious drains.
- Collection and settling of storm water, prohibition of equipment wash downs and prevention of soil loss and toxic release from the construction site are necessary measure to be taken to minimize water pollution.
- All stacking and loading area will be provided with proper garland drains, equipped with baffles, to prevent run off from the site, to enter into any water body.

Operation Phase

In the operation phase of the project, water conservation and development measures will be taken, including all possible potential for rain water harvesting. Following measures will be adopted:

- Water source development.
- Minimizing water consumption.
- Promoting reuse of water after treatment and development of closed loop systems for different water streams.

Water Source Development

Water source development shall be practiced by installation of scientifically designed Rain Water Harvesting system. Rainwater harvesting promotes self-sufficiency and fosters an appreciation for water as a resource.

Minimizing Water Consumption

Consumption of fresh water will be minimized by combination of water saving devices and other domestic water conservation measures. Further, to ensure ongoing water conservation, an awareness program will be introduced for the residents. The following section discusses the specific measures, which shall be implemented:

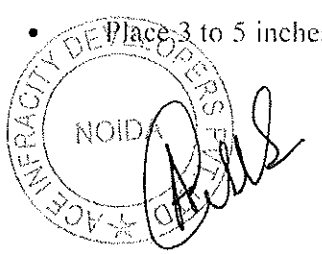
Domestic and Commercial Usage

- Use of water efficient plumbing fixtures (ultra low flow toilets, low flow sinks, water efficient dishwashers and washing machines). Water efficient plumbing fixtures uses less water with no marked reduction in quality and service
- Leak detection and repair techniques.
- Sweep with a broom and pan where possible, rather than hose down for external areas.
- Meter water usage: Implies measurement and verification methods.

Monitoring of water uses is a precursor for management.

Horticulture

- Drip irrigation system shall be used for the lawns and other green area. Drip irrigation can save 15-40% of the water, compared with other watering techniques.
- Plants with similar water requirements shall be grouped on common zones to match precipitation heads and emitters.
- Use of low-angle sprinklers for lawn areas.
- Select controllers with adjustable watering schedules and moisture sensors to account for seasonal variations and calibrate them during commissioning.
- Place 3 to 5 inches of mulch on planting beds to minimize evaporation.



Promoting Reuse of Water after Treatment and Development of Closed Loop Systems

To promote reuse of sewage and development of closed loop system for sewage segregation. Two water conservation schemes are suggested, namely:

1) Storm Water Harvest 2) Sewage recycling.

Storm water harvest as discussed in earlier, will be utilized for artificial recharge of ground water sources; and sewage will be reused on site after treatment.

Treated sewage will be used for landscaping, flushing, DG set cooling and rest will be discharged to municipal sewer/ nearby construction site. Following section discuss the scheme of sewage treatment.

Sewage Treatment Scheme

Proponent will treat the sewage of the Expansion of Group Housing Project in well-designed sewage treatment plant of capacity 200 KL based on MBBR technology.

Storm Water Management

Most of the storm water produced on site will be harvested for ground water recharge. Thus proper management of this resource is a must to ensure that it is free from contamination.

Contamination of Storm Water is possible from the following sources:

- Diesel and oil spills in the diesel power generator and fuel storage area.
- Waste spills in the solid / hazardous waste storage area.
- Oil spills and leaks in vehicle parking lots.
- Silts from soil erosion in gardens.
- Spillage of sludge from sludge drying area of sewage treatment plant.

A detailed storm water management plan will be developed which will consider the possible impacts from above sources. The plan will incorporate best management practices which will include following:

- Regular inspection and cleaning of storm drains.
- Clarifiers or oil/separators will be installed in all the parking areas. Oil / grease separators installed around parking areas and garages will be sized according to peak flow guidelines. Both clarifiers and oil/water separators will be periodically pumped in order to keep discharges within limits.

- Covered waste storage areas.
- Avoid application of pesticides and herbicides before wet season.
- Secondary containment and dykes in fuel/oil storage facilities.
- Conducting routine inspection to ensure cleanliness.
- Provision of slit traps in storm water drains.
- Good housekeeping in the above areas.

1.2.4 EMP FOR LAND ENVIRONMENT

Construction Phase

The waste generated from construction activity includes construction debris, biomass from land clearing activities, waste from the temporary make shift tents for the labors and hazardous waste. Following section discuss the management of each type of waste. Besides waste generation, management of the topsoil is an important area for which management measures are required.

Construction Debris

Construction debris is bulky and heavy and re-utilization and recycling is an important strategy for management of such waste. As concrete and masonry constitute the majority of waste generated, recycling of this waste by conversion to aggregate can offer benefits of reduced landfill space and reduced extraction of raw material for new construction activity. This is particularly applicable to the project site as the construction is to be completed in a phased manner.

Mixed debris with high gypsum, plaster, shall not be used as fill, as they are highly susceptible to contamination.

Metal scrap from structural steel, piping, concrete reinforcement and sheet metal work shall be removed from the site by construction contractors. A significant portion of wood scrap will be reused on site. Recyclable wastes such as plastics, glass fiber insulation, roofing etc shall be sold to recyclers.

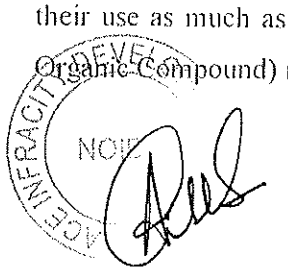
Hazardous waste

Construction sites are sources of many toxic substances such as paints, solvents wood preservatives, pesticides, adhesives and sealants. Hazardous waste generated during construction phase shall be stored in sealed containers and disposed off as per The Hazardous Wastes (Management & Handling) Rules, 1989.

Some management practices to be developed are:

- Herbicides and pesticide will not be over applied (small-scale applications) and not applied prior to rain.
- Paintbrushes and equipment for water and oil based paints shall be cleaned within a contained area and will not be allowed to contaminate site soils, water courses or drainage systems.
- Provision of adequate hazardous waste storage facilities. Hazardous waste collection containers will be located as per safety norms and designated hazardous waste storage areas will be away from storm drains or watercourses.
- Segregation of potentially hazardous waste from non-hazardous construction site debris.
- Well labeled all hazardous waste containers with the waste being stored and the date of generation.
- Instruct employees and subcontractors in identification of hazardous and solid waste.

Even with careful management, some of these substances are released into air, soil and water and many are hazardous to workers. With these reasons, the best choice is to avoid their use as much as possible by using low-toxicity substitutes and low VOC (Volatile Organic Compound) materials.



Waste from Temporary Makes Shift Tents for Labors

Wastes generated from temporary make shift labor tents will mainly comprise of household domestic waste, which will be managed by the contractor of the site. The sewage generated will be channelized to the septic tank.

Top Soil Management

To minimize disruption of soil and for conservation of top soil, the contractor shall keep the top soil cover separately and stockpile it. After the construction activity is over, top soil will be utilized for landscaping activity. Other measures, which would be followed to prevent soil erosion and contamination include:

- Maximize use of organic fertilizer for landscaping and green belt development.
- To prevent soil contamination by oil/grease, leaf proof containers would be used for storage and transportation of oil/grease and wash off from the oil/grease handling area shall be drained through impervious drains and treated appropriately before disposal.
- Removal of as little vegetation as possible during the development and re-vegetation of bare areas after the project.
- Working in a small area at a point of time (phase wise construction).
- Construction of erosion prevention troughs/berms.

Operational Phase

The philosophy of solid waste management at the proposed complex will be to encouraging the four R's of waste i.e. **R**eduction, **R**euse, **R**ecycling and **R**ecovery (materials & energy). Regular public awareness meetings will be conducted to involve the residents in the proper segregation and storage techniques. The Environmental Management Plan for the solid waste focuses on three major components during the life cycle of the waste management system i.e., collection and transportation, treatment or disposal and closure and post-closure care of treatment/disposal facility.

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Collection and Transportation

- During the collection stage, the solid waste of the project will be segregated into biodegradable waste and non-biodegradable. Biodegradable waste and non biodegradable waste will be collected in separate bins. Biodegradable waste will be treated in the project premises by Organic Waste Converter. The recyclable wastes will be sent off to recyclabers. Proper guidelines for segregation, collection and storage will be prepared as per MSW Rules, 2000 and amended Rules, 2016.
- To minimize littering and odour, waste will be stored in well-designed containers/ bins that will be located at strategic locations to minimize disturbance in traffic flow.
- Care would be taken such that the collection vehicles are well maintained and generate minimum noise and emissions. During transportation of the waste, it will be covered to avoid littering.

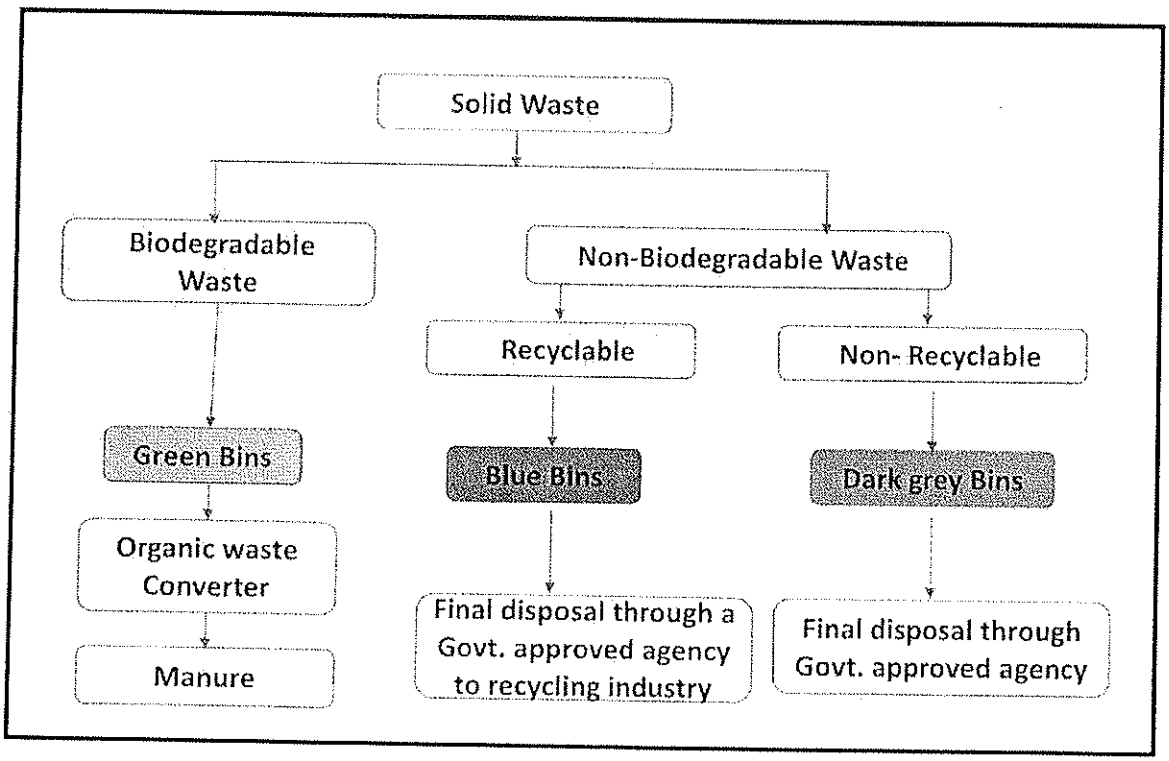


Figure 1: Waste Management Flow Diagram

Disposal

With regards to the disposal/treatment of waste, the management will take the services of the authorized agency for waste management and disposal of the same on the project site during its operational phase.

1.2.5 EMP FOR ECOLOGICAL ENVIRONMENT

Construction activity changes the natural environment. But Group Housing Colony also creates a built environment for its inhabitants. The project requires the implementation of following choices exclusively or in combination.

Construction Stage

- Restriction of construction activities to defined project areas, which are ecologically sensitive.
- Restrictions on location of temporary labor tents and offices for project staff near the project area to avoid human induced secondary additional impacts on the flora and fauna species.
- Cutting, uprooting, coppicing of trees or small trees if present in and around the project site for cooking, burning or heating purposes by the labors will be prohibited and suitable alternatives for this purpose will be made.
- Along with the construction work, the peripheral green belt would be developed with suggested native plant species, as they will grow to a full-fledged covered at the time of completion.

Operation Stage

Improvement of the current ecology of the project site will entail the following measures:

- Plantation and Landscaping.
- Green Belt Development.
- Park and Avenue Plantation.

The section below summarizes the techniques to be applied to achieve the above objectives:

Plantation and landscaping

Selection of the plant species would be done on the basis of their adaptability to the existing geographical conditions and the vegetation composition of the forest type of the region earlier found or currently observed.

Green Belt Development Plan

The plantation matrix adopted for the green belt development includes pit of 0.3 m × 0.3 m size with a spacing of 2 m x 2 m. In addition, earth filling and manure may also be required for the proper nutritional balance and nourishment of the sapling. It is also

recommended that the plantation has to be taken up randomly and the landscaping aspects could be taken into consideration.

Plantation comprising of medium height trees (7 m to 10 m) and shrubs (5 m height) are proposed for the green belt. In addition creepers will be planted along the boundary wall to enhance its insulation capacity.

Selection of Plant Species for Green Belt Development

The selection of plant species for the development depends on various factors such as climate, elevation and soil. The plants would exhibit the following desirable characteristics in order to be selected for plantation.

1. The species should be fast growing and providing optimum penetrability.
2. The species should be wind-firm and deep rooted.
3. The species should form a dense canopy.
4. As far as possible, the species should be indigenous and locally available.
5. Species tolerance to air pollutants like SO_2 and NO_x should be preferred.
6. The species should be permeable to help create air turbulence and mixing within the belt.
7. There should be no large gaps for the air to spill through.
8. Trees with high foliage density, leaves with larger leaf area and hairy on both the surfaces.
9. Ability to withstand conditions like inundation and drought.
10. Soil improving plants (Nitrogen fixing rapidly decomposable leaf litter).
11. Attractive appearance with good flowering and fruit bearing..
12. Bird and insect attracting tree species.
13. Sustainable green cover with minimal maintenance.

Parks and Avenue Plantation

- Parks and gardens maintained for recreational and ornamental purposes will not only improve the quality of existing ecology at the project site but also will improve the aesthetic value.
- Avenue Plantation

1. Trees with colonial canopy with attractive flowering.
2. Trees with branching at 7 feet and above
3. Trees with medium spreading branches to avoid obstruction to the traffic.
4. Fruit trees to be avoided because children may obstruct traffic and general movement of public.

1.2.6 EMP for Socio-Economic Environment

The social management plan has been designed to take proactive steps and adopt best practices, which are sensitive to the socio-cultural setting of the region. The Social Management Plan for Group Housing Colony focuses on the following components:

- **Income Generation Opportunity during Construction and Operation Phase**

The project would provide employment opportunity during construction and operation phase. There would also be a wide economic impact in terms of generating opportunities for secondary occupation within and around the complex. The main principles considered for employment and income generation opportunities are out lined below:

- Employment strategy will provide for preferential employment of local people.
- Conditions of employment would address issues like minimum wages and medical care for the workers. Contractors would be required to abide to employment priority towards locals and abide by the labor laws regarding standards on employee terms and conditions.

- **Improved Working Environment for Employees**

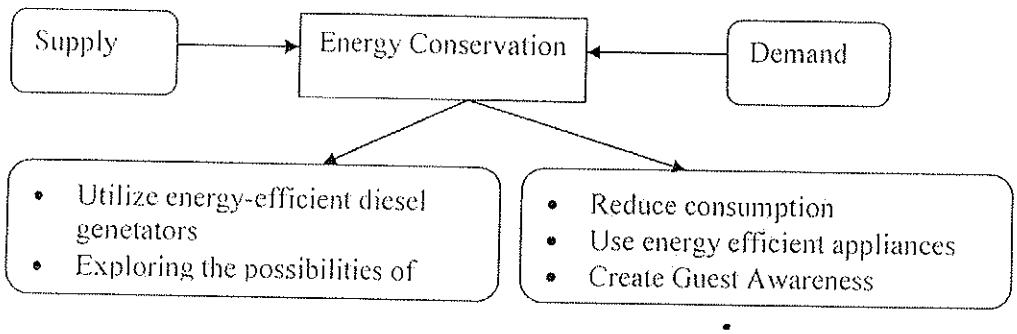
The project would provide safe and improved working conditions for the workers employed at the facility during construction and operation phase. With the proposed ambience and facilities provided, the complex will provide a new experience in living and recreations. Following measures would be taken to improve the working environment of the area:

- Less use of chemicals and biological agents with hazard potential.
- Developing a proper interface between the work and the human resource through a system of skill improvement.

- Provision of facilities for nature care and recreation e.g. indoor games facilities.
- Measures to reduce the incidence of work related injuries, fatalities and diseases.
- Maintenance and beautifications of the complex and the surrounding roads.

1.2.7 EMP FOR ENERGY CONSERVATION

Energy conservation program will be implemented through measures taken both on energy demand and supply.



Energy conservation will be one of the main focuses during the complex planning and operation stages. The conservation efforts would consist of the following:

❖ **Architectural design**

- Maximum utilization of solar light will be done.
- Maximize the use of natural lighting through design.
- The orientation of the buildings will be done in such a way that maximum daylight is available.
- The green areas will be spaced, so that a significant reduction in the temperature can take place.

❖ **Energy Saving Practices**

- Energy efficient lamps will be provided within the complex.
- Constant monitoring of energy consumption and defining targets for energy conservation.

- Adjusting the settings and illumination levels to ensure minimum energy used for desired comfort levels.

- **Behavioral Change on Consumption**
- Promoting resident awareness on energy conservation.
- Training staff on methods of energy conservation and to be vigilant to such opportunities.

1.3 ENVIRONMENTAL MANAGEMENT SYSTEM AND MONITORING PLAN

For the effective and consistent functioning of the Group Housing Colony, an Environmental Management system (EMS) would be established at the site. The EMS would include the following:

- An Environmental management cell.
- Environmental Monitoring.
- Personnel Training.
- Regular Environmental audits and Correction measures.
- Documentation – standards operation procedures Environmental Management Plan and other records.

1.3.1 ENVIRONMENTAL MANAGEMENT CELL

Apart from having an Environmental Management Plan, it is also proposed to have a permanent organizational set up charged with the task of ensuring its effective implementation of mitigation measures and to conduct environmental monitoring. The major duties and responsibilities of Environmental Management Cell 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

- To initiate environmental monitoring as per approved schedule.
- 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.

Hierarchical Structure of Environmental Management Cell

Normal activities of the EMP cell would be supervised by a dedicated person who will report to the site manager/coordinator of the Group Housing Colony. The hierarchical structure of suggested Environmental Management Cell is given in following Figure 2.

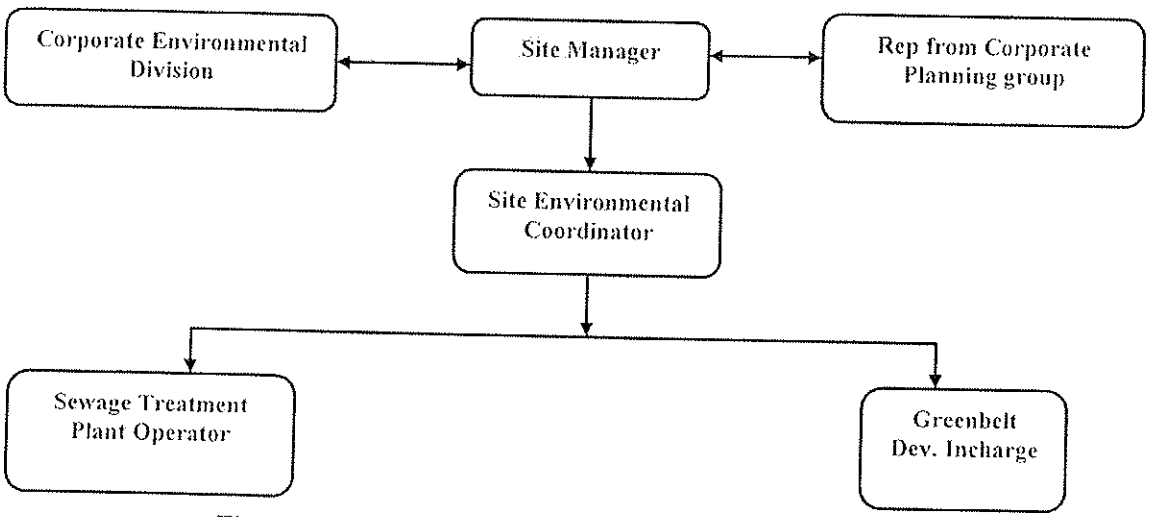


Figure 2: Environnent Management Cell Structure

1.3.2 ENVIRONMENTAL MONITORING

The purpose of environmental monitoring is to evaluate the effectiveness of implementation of Environmental Management Plan (EMP) by periodic monitoring. The important environmental parameters within the impact area are selected so that any adverse effects are detected and time action can be taken. The project proponent will

monitor ambient air Quality, Ground Water Quality and Quantity, and Soil Quality in accordance with an approved monitoring schedule.

Table 3: Suggested Monitoring Program for Group Housing Colony

S. No.	Type	Locations	Parameters	Period and Frequency
1.	Ambient Air Quality	Project Site	Criteria Pollutants: SO_2, NO_2, PM, CO.	Once in 6 months.
2.	Ambient Noise	Project site	dB (A) levels.	Once in 6 months.
3.	Fresh water quality	Project site	As per IS 10500 potable water standards.	Once in 6 months.
4.	Soil quality	Project site	Organic matter, C.H., N, Alkalinity, Acidity, heavy metals and trace metal, Alkalinity, Acidity.	Once in 6 months.
5.	Waste Characterization	Residential	Physical and Chemical composition.	Daily
6.	Treated water	Outlet of STP	BOD, MPN, coliform count, etc.	Daily

1.3.3 Awareness and Training

Training and human resource development is an important link to achieve sustainable operation of the facility and environment management. For successful functioning of the project, relevant EMP would be communicated to:

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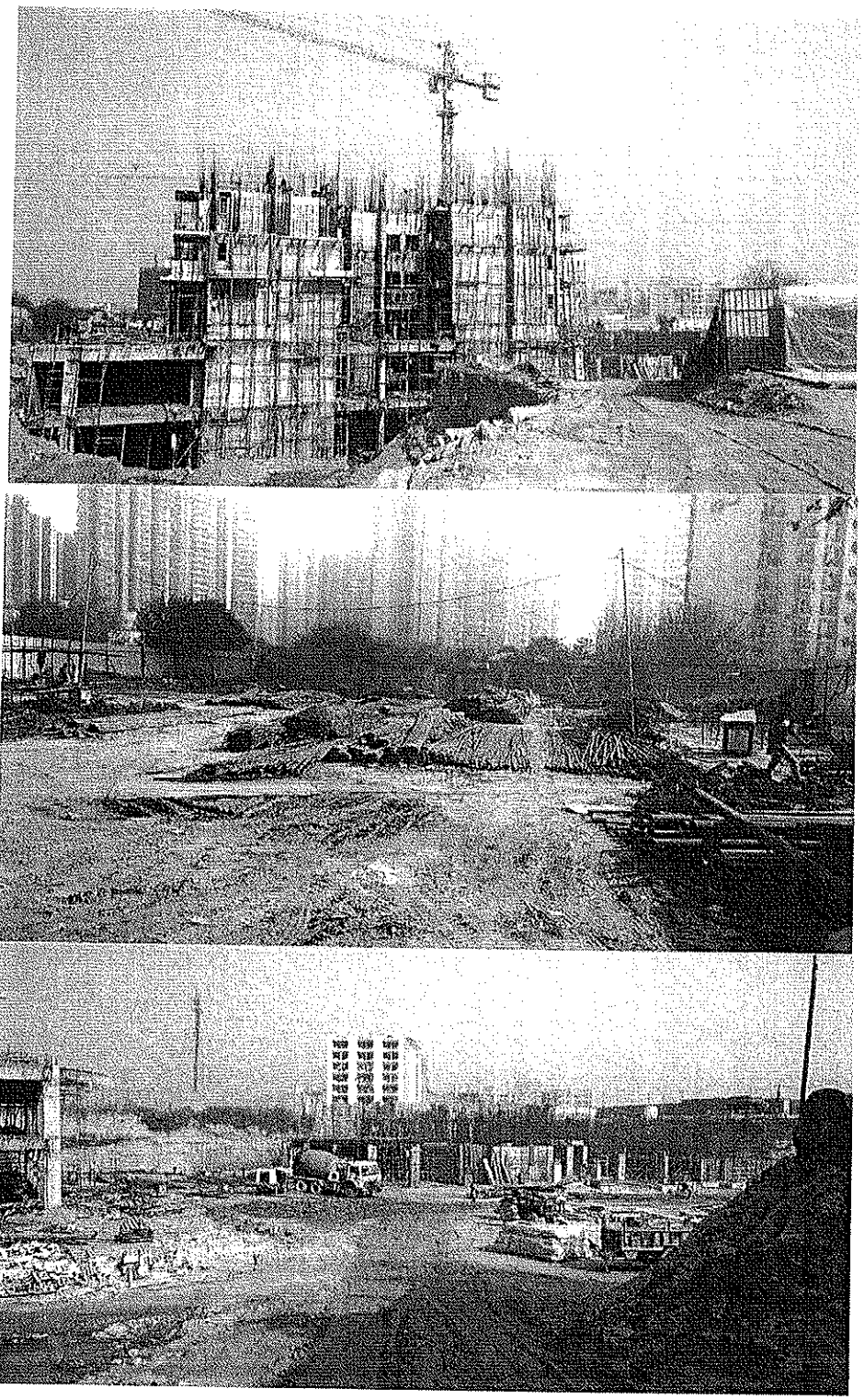
Residents and Contractors

Residents must be made aware of the importance of waste segregation and disposal, water and energy conservation. The awareness can be provided by periodic Integrated Society meetings. They would be informed of their duties.

1.3.4 Environmental Audits and Corrective Action Plans

To assess whether the implemented EMP is adequate, periodic environmental audits will be conducted by the project proponent's Environmental division. These audits will be followed by Corrective Action Plan (CAP) to correct various issues identified during the audits.

ANNEXURE - 16



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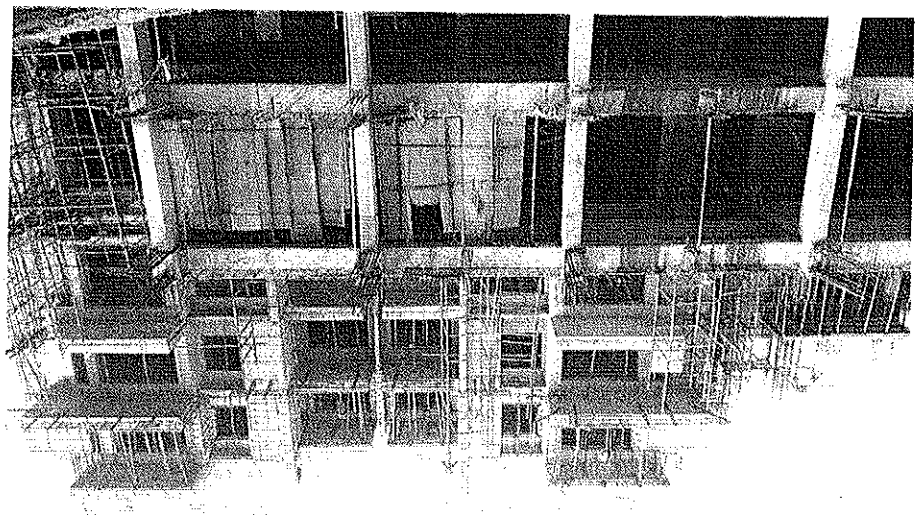
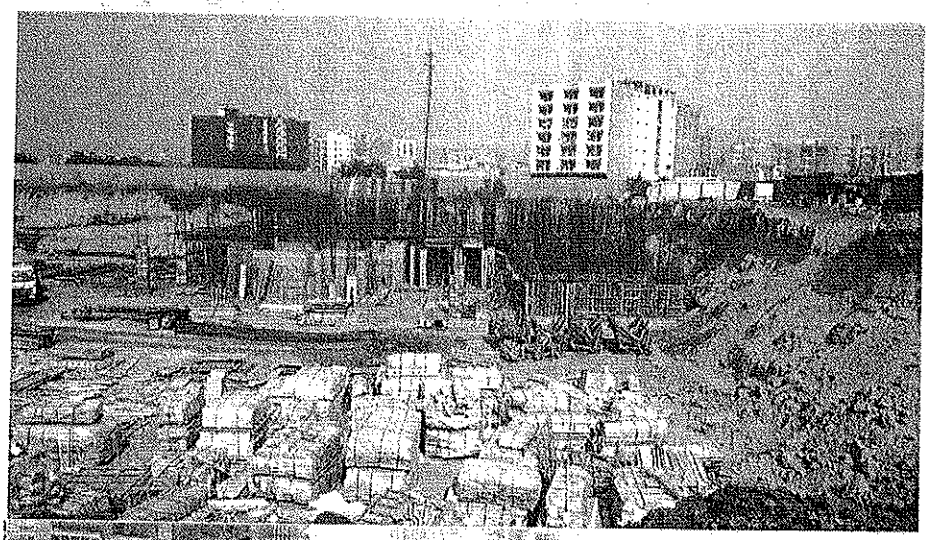
ANNEXURE - 16





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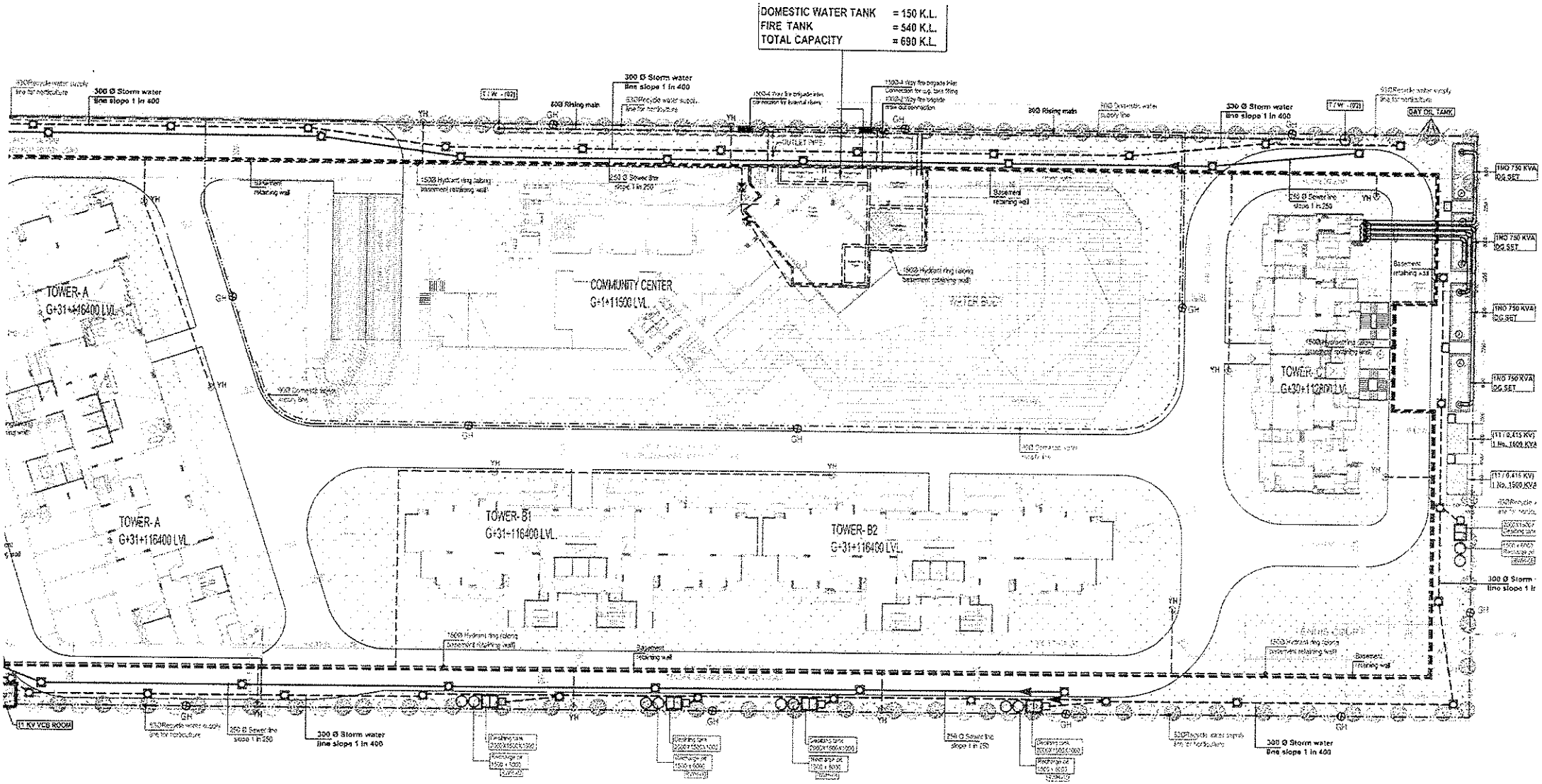
DOMESTIC WATER TANK = 150 K.L.
FIRE TANK = 540 K.L.
TOTAL CAPACITY = 690 K.L.
300 Ø Storm water line slope 1 in 400
600 Rising main
OUTLET PIPE
COMMUNITY CENTER G+1+11500 LVL.
WATER BODY
TOWER- A G+31+116400 LVL.
TOWER- A G+31+116400 LVL.
TOWER- B1 G+31+116400 LVL.
TOWER- B2 G+31+116400 LVL.
TOWER- C G+30+112800 LVL.
DAY OIL TANK
11 KV VCB ROOM
2 NO 750 KVA DG SET
2 NO 750 KVA DG SET
2 NO 750 KVA DG SET
2 NO 750 KVA DG SET
11 / 0.415 KV 1 No. 1600 KVA
11 / 0.415 KV 1 No. 1600 KVA
250 Ø Sewer line slope 1 in 250
Basement retaining wall
1500 Hydrant ring raising basement retaining wall

ANNEXURE- 18

उत्तर प्रदेश UTTAR PRADESH

EG 455792

UNDERTAKING

Clarification on CSR Activities

The project proponent will undertake the socio-economic development activities under Corporate Social Responsibility (CSR), while executing development projects. M/s ACE INFRACITY DEVELOPERS PVT LTD will make contributions to the society through social investment. The thrust areas are health, education, infrastructure and livelihood. The company will undertake the following activities in a phased manner during the post construction period. These activities have been identified based on a need based survey conducted by M/s ACE INFRACITY DEVELOPERS PVT LTD; it is ensured that the activities selected for development are based on community needs and not individual needs. The activities proposed to be undertaken by us are indicated in the table below. Also given is the estimated expenditure to be incurred and period of completion for each activity.

Order of Preference (as communicated by the community members)	Activities suggested by the communities during need assessment survey, for implementation	Estimated expenditure (Rs Lacs)	Period of completion	Remarks (if any)
1.	Ambulance for basic emergency medical services	20	To be procured during the first year of the post construction period.	

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2.	Construction/Renovation of toilets in the existing schools	30	To spill over in first two years.	
3.	Financial grants to girl students of BPL families in order to check dropouts	30	To spill over in three years of proponents choice.	
4.	Skill Development for livelihood generation	40	To spill over in three years (Two programmes in each year)	
5.	*Barat Ghar*	30	To spill over in fourth and fifth year since the completion	
Total		150		

M/S ACE INFRACITY DEVELOPERS PVT LTD

Name: Sandip Kumar Pandit

(Authorized Signatory)

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1.1 INTRODUCTION

This chapter broadly looks at various aspects related to disaster management, resource conservation and resettlement issues.

1.2 RISK ASSESSMENT AND DISASTER MANAGEMENT PLAN

Group Housing project encompasses the lives of a large number of people. It also involves installation of various structures and machineries that meet the comfort and needs of its population but may also pose serious threat to the occupants in case of an accident. It is thus considered necessary to carry out a risk assessment and disaster management plan for the project.

1.2.1 RISK HAZARD AND ITS CONTROL MEASURES

It is attempted to plan and construct the buildings following all safety norms. However, it is not always possible to totally eliminate such eventualities and random failures of equipment or human errors. An essential part of major hazard control has therefore, to be concerned with mitigating the effects of such emergency and restoration of normalcy at the earliest. Detailed Table showing activities during construction and operation phase along with mitigation measures are given in Table 1.

Table 1: Activities during construction and operation along with mitigation measures

HAZARDS ASSOCIATED WITH ACTIVITIES (During Construction & Operation)	CONTROL/MITIGATION MEASURES
Manual Handling - Strains and sprains due to incorrect lifting - too heavy loads -twisting - bending - repetitive movement - body vibration.	- Exercise/warm up - get help when needed - control loads - rest breaks/no exhaustion - no rapid movement /twisting/ bending / repetitive movement - good housekeeping.
Falls - Slips - Trips - Falls on same level - falls to surfaces below - poor housekeeping - slippery surfaces - uneven surfaces	- Good Housekeeping - tidy workplace - guardrails, handholds, harnesses, hole cover, hoarding, no slippery floors/trip hazards - clear/ safe access to work areas

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- poor access to work areas climbing on and off plant - unloading materials into excavations wind - falling objects.	- egress from work areas - dust/water controlled - PPE.
Fire - Flammable liquids/Gases like LPG, Diesel Storage area and combustible building materials - poor housekeeping - grinding sparks - open flames, absence of Fire hydrant net work.	- Combustible/flammable materials properly stored/used - good housekeeping - fire extinguishers made available & Fire hydrant Network with reserve Fire water (As per NFPA Code) - Emergency Plan in case of Fire or collapse of structure.
Absence of Personal Protective Equipment - Lack of adequate footwear - head protection - hearing/eye protection - respiratory protection - gloves -goggles.	- Head/face - footwear - hearing/eye - skin - respiratory protection provided - training - maintenance
Defective or wrong Hand Tools - Wrong tool - defective tool - struck by flying debris - caught in or on - missing guards	- Right tool for the job - proper use of tools - good condition/ maintenance guards - isolation/ proper demarcation of work space - eye/face protection - flying debris controlled
Electricity - Electrocution - overhead/underground services - any leads damaged or poorly insulated - temporary repairs -no testing and tagging - circuits overloaded - non use of protective devices.	- Leads good condition and earthed - no temporary repairs - no exposed wires - good insulation - no overloading - use of protective devices - testing and tagging - no overhead/ underground services

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Scaffolding - Poor foundation - lack of ladder access insufficient planking - lack of guardrails and toe boards - insufficient ties or other means - all scaffolds incorrectly braced or stabilized to prevent overturning.	- All scaffolds correctly braced and stabilized - 3:1 height to base ratio - firm foundation, plumb and level - ladder access provided and used - proper platform (3 planks/675 mm) - planks secured - guardrails and toe boards - 900mm to 1100mm high, within 200mm of working face, mid-rail.
Ladders - Carrying loads - not secured against dislodgement - defective ladders - not sufficient length - wrong positions - incorrectly placed (angles, in access ways, vehicle movements.	- Secured against movement or footed - ladders in good condition - regularly inspected - extend 1m above platform - 4:1 angle - out of access ways, vehicle movements - not carrying loads - 3 points of contact - no higher than 3rd step down - use for access only, not working platforms
Excavations - Trench collapse - material falling in undetected underground services - falls - hazardous atmosphere struck by traffic and mobile plant.	- Soil stability known - no water accumulation - existing services known - material 600mm from edge - clear of suspended loads - hardhats/PPE - ladders - public protection - atmospheric testing - traffic controls - Emergency Plan.
Gas Cutting and Welding - Fire - welding flash, burns, fumes, electrocution in wet conditions - flashback in oxygen set, leaking cylinders, acetylene cylinders lying down - poorly maintained leads.	- Welding flash and burns controlled with PPE and shields - fumes controlled with ventilation and PPE (in good condition and properly positioned).Gas cylinders be kept upright & secured position (properly tied) - combustible materials to be kept at secured place to

	avoid fire & Fire Extinguishers to be kept in fire prone area with training to people for its use.
Noise - Unknown noise levels - known noise levels over 85 decibels	 - Levels below 85 decibels - proper protection.
Falling Material - Fall during carrying/Lifting materials- dislodged tools and materials from overhead work areas.	 - Materials to be secured - kept away from edge - toe boards - Use of hard hats.
Craneage & Lifts - Display of carrying capacity i.e. load (No. Of person), incorrectly slung, defective lifting equipment, unsecured loads, craning in close proximity to building people and plant - falls - falling materials.	 - Periodic testing by competent authority - correctly slung/secured loads, lifting equipment good condition - use of proper hand signals - falls while unloading controlled.
Visitors Presence at site - Falls - struck by dropped materials - road accidents - insufficient hoarding or fencing - pedestrian access past site - mechanical plant movement on and off site.	 - Sufficient hoarding - fencing and barricades - safe pedestrian access past site traffic management for loading and delivery - construction separated from occupied areas of projects.

1.2.2 EMERGENCY RESPONSE PLAN (ERP)

The overall objective of an Emergency Response Plan (ERP) is to make use of the combined resources at the site and outside services to achieve the following:

1. To localize the emergency and if possible eliminate it;

2. To minimize the effects of the accident on people and property;

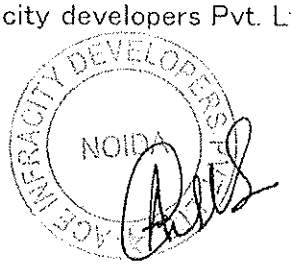
3. Effect the rescue and medical treatment of casualties;

4. Safeguard other people;

5. Evacuate people to safe areas;

6. Informing and collaborating with statutory authorities;

7. Initially contain and ultimately bring the incident under control;



8. Preserve relevant records and equipment for the subsequent enquiry into the cause and circumstances of the emergency;

9. Investigating and taking steps to prevent reoccurrence

The ERP is therefore related to identification of sources from which hazards can arise and the maximum credible loss scenario that can take place in the concerned area. The plan takes into account the maximum credible loss scenario – actions that can successfully mitigate the effects of losses/ emergency need to be well planned so that they would require less effort and resources to control and terminate emergencies, should the same occur.

Main hazards identified for the project include hazards pertaining to fires in buildings and fire in diesel storage areas, earthquake and LPG leakage and an ERP pertaining to these is described in the following section.

1.3 RESPONSE IN CASE OF EARTHQUAKE

1.3.1 Response Procedures for Occupants

If indoors:

1. Take cover under a piece of heavy furniture or against an inside wall and hold on.

2. Stay inside: The most dangerous thing to do during the shaking of an earthquake is to try to leave the building because objects can fall on you.

If outdoors:

Move into the open, away from buildings, streetlights, and utility wires. Once in the open, stay there until the shaking stops.

If in a moving vehicle:

Stop quickly and stay in the vehicle. Move to a clear area away from buildings, trees, overpasses, or utility wires. Once the shaking has stopped, proceed with caution. Avoid bridges or ramps that might have been damaged by the quake.

After the quake

1. After the quake be prepared for aftershocks.

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2. Although smaller than the main shock, aftershocks cause additional damage and may bring weakened structures down. Aftershocks can occur in the first hours, days, weeks, or even months after the quake.

Help injured or trapped persons.

1. Give first aid where appropriate. Do not move seriously injured persons unless they are in immediate danger of further injury. Call for help.

2. Remember to help those who may require special assistance--infants, the elderly, and people with disabilities.

3. Stay out of damaged buildings.

4. Use the telephone only for emergency calls.

1.3.2 Response Procedure for Emergency Team

1. Formulate an Emergency Response Team for earthquake response.

Using the public address system, inform residents of response procedures discussed above.

2. Inform the necessary authorities for aid.

3. Ensure no person is stuck beneath any debris, in case of a structural failure.

4. Ensure that all occupants standing outside near the buildings are taken to open areas.

5. Ensure that the first aid ambulance and fire tender vehicles are summoned if necessary.

6. Inform the nearby hospitals if there are any injuries.

7. Check the utilities and storage tanks for any damage.

1.4 RESPONSE FOR LPG LEAKAGE

1. The affected area should be evacuated and cordoned off immediately

2. Initiate an Emergency Response Team for LPG leakage.

3. Shut down the main valves in the gas bank.

4. Ensure that only concerned personnel are present in the affected area and all other personnel and visitors are moved to the nearest assembly points.

5. Rescue trapped personnel, also check if any personnel are unconscious in the area and immediately move them outside and provide first aid. Ambulance should be summoned to take injured personnel to the nearest hospital.

6. Personnel in the nearby buildings to close all doors and windows to prevent entry of the leaked gas.

7. Source of leakage to be traced and isolated from all the other areas. And if required use pedestal fans to bring down the gas concentration.

8. In case of a fire follow the instructions in case of fire.

1.5 RESPONSE IN CASE OF FIRE

1. Required response during in the event of a fire should be described in signs located in the lobby.

2. On sighting a fire, it should be immediately informed to the environment manager giving the exact location and type of fire in detail.

3. Initiate the Emergency Response Team for fires.

4. If the fire is small, engage in extinguishing the fire using the nearest fire extinguisher.

5. Guide the Emergency Response Team staff to the emergency assembly point.

6. The Emergency Response Team should immediately inform the nearest dispensary and security force. If required a fire tender should be summoned.

7. The response team should immediately move to the point of fire and take all necessary steps to stop the fire. If the fire is not controllable and spreads then the manager in charge should inform the district authorities and call for external help.

8. The Emergency Response Team will provide immediate relief to the injured residents at the scene of incident. Any injured persons should be evacuated on priority to the dispensary or one of the nearest hospitals based on their condition.

Instructions for occupants

1. Get out of buildings as quickly and as safely as possible.

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2. Use the stairs to escape. When evacuating, stay low to the ground.

3. If possible, cover mouth with a cloth to avoid inhaling smoke and gases.

4. Close doors in each room after escaping to delay the spread of the fire.

5. If in a room with a closed door.

6. If smoke is pouring in around the bottom of the door or if it feels hot, keep the door closed.

7. Open a window to escape or for fresh air while awaiting rescue.

8. If there is no smoke at the bottom or top and the door is not hot, then open the door slowly.

9. If there is too much smoke or fire in the hall, slam the door shut.

10. Stay out of damaged buildings.

11. Check that all wiring and utilities are safe.

A state of the art fire fighting system is proposed for the project to prevent and control fire outbreaks. The fire fighting system will consist of portable fire extinguishers, hose reel, wet riser, yard hydrant, automatic sprinkler system, and manual fire alarm system. The buildings will also be provided with automatic fire detection and alarm system.

1.6 RESOURCE CONSERVATION

The project will lead to utilization of various natural resources. As an environmentally responsible corporate, the developers endeavor to conserve these resources by judicious management and recycling and strive to build up these resources where possible.

Water Resources: The project will use private water tanker during the construction phase whereas from Municipal water supply during operation phases of the project. The national water scenario, where availability if fresh water is fast dwindling, judicious use of the same cannot be over emphasized. Following means are proposed to be adopted for conservation of this life sustaining resource:

The project is as per the Master Plan of G.Noida, 2021. Hence, the water will be supplied water from the GNIDA. Only shortcomings in the water requirement of the site will be met from groundwater abstraction.

- Equipping spring loaded shutoff nozzles on hoses;
- Installation of float-controlled valve on the make-up line, closing filling line during operation, provision of surge tanks for each system avoid overflow;
- Washing vehicles less often, or using commercial car wash that recycles water;

Treatment and Recycling: The wastewater generated from the sites will be treated in an on-site Sewage Treatment Plant upto tertiary level. This will enable the treated wastewater to be used for flushing, landscaping, and recreational purposes, thereby reducing the requirement of freshwater for these purposes. Thus, the net fresh water demand for the project is 321 KLD from the total water demand of 503 KLD.

Rainwater harvesting: The increased hard surface of Group Housing increases the runoff as compared to the otherwise barren land. It is proposed to harvest this rainwater runoff that will recharge the groundwater resource while reducing the burden of storm water management of the city and eventually natural water bodies. Apart from the open spaces, it is proposed to harvest the roof top rainwater. The storm water will be treated through an oil and grease trap and allowed to flow through layers of sand and gravel for filtration prior to reaching the water table, to avoid any possibility of groundwater contamination.

Construction materials: As a large group housing, the project will require various kinds of natural construction materials such as sand, gravel etc. It is proposed for prior estimation of required quantities of these materials and procurement only as per requirement. This will also result in cost-efficiency. Excavated soil from the project site will be used within the site to the extent feasible. Excess soil will be made available to the construction sites, as per need.

Energy: To conserve the energy resources, good practices will be followed during the construction phase such as turning off lights and equipments when not in use, ensuring fuel efficiency of motors and vehicles through proper maintenance and minimal work at night. The principles of energy conservation will also be embedded in the buildings through use of energy efficient fixtures, maximum availability of natural light and use of solar energy for street lighting.

M/s Ace Infracity developers Pvt. Ltd.

ACE INFRACITY DEVELOPERS PVT. LTD. NOIDA

Reduced use of water: To further minimize the use of available freshwater, various low flow fixtures may be provided such as Low flow flushing systems, sensor based fixtures, waterless urinals, tap aerators. Awareness will also be spread amongst the residents on the following lines:

- Timely detection and repair of all leakages;
- Turning off tap while brushing teeth;
- Use of mug rather than running water for shaving;
- Avoiding/minimizing use of shower/bath tub in bathroom;
- Turning off faucets while soaping and rinsing clothes;
- Using automatic washing machine only when it is fully loaded;
- Avoiding use of running water while hand-washing;
- Avoiding use of running water for releasing ice tray ahead of time from freezer;
- Turning off the main valve of water while going outdoor;
- Avoiding use of hose for washing floors; Use of broom may be preferred;
- Watering of lawn or garden during the coolest part of the day (early morning or late evening, hours) when temperature and wind speed are lowest. This reduces losses due to evaporation.
- Planting of native and/or drought tolerant grasses, ground covers, shrubs and trees. Once fully grown, they need not to be watered frequently.
- Avoiding over watering of lawns. Good rains eliminate the need for watering for more than a week.
- Setting sprinklers to water the lawn or garden only, not the street or sidewalk;
- Avoiding installation or use of ornamental water features unless they recycle the water and avoiding running them during drought or hot weather;
- Installation of high-pressure, low-volume nozzles on spray washers;
- Replacement of high-volume hoses with high-pressure, low-volume cleaning systems;

M/s Ace Infracity developers Pvt. Ltd.

1.7 RESETTLEMENT AND REHABILITATION

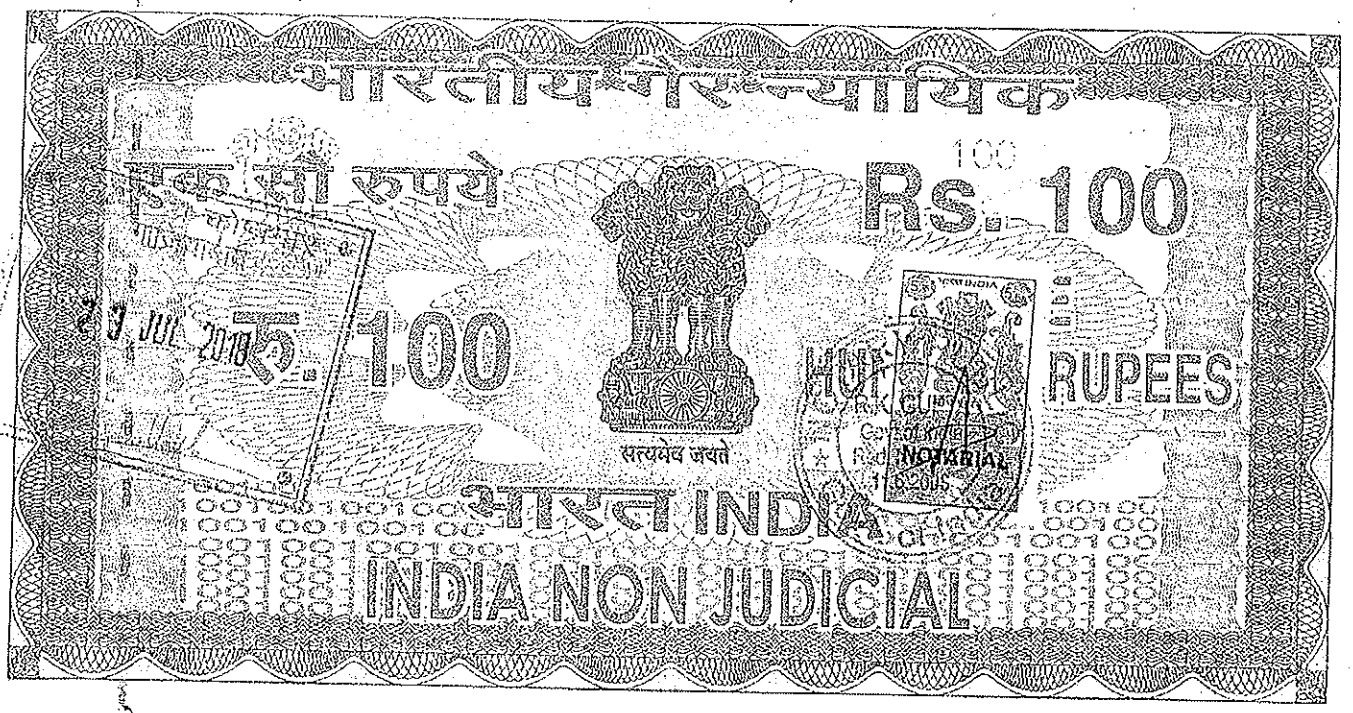
The project will not result in displacement of any local population and hence, does not require a resettlement and rehabilitation study.

1.8 CORPORATE SOCIAL RESPONSIBILITY

M/s. Ace Infrastructure Pvt. Ltd continues to create world-class infrastructure throughout India, it has not lost sight of its responsibilities as a change agent for accelerating the pace of social and economic transformation across various segments to complement the efforts of the government. It has made a resolution to spend 2% of project cost for the sustained growth of environment in particular and society in general. A committee under the supervision of Village Gram Panchayat and District administration will be formed to make need based survey in the area to make list of areas need development for the common people such as road construction and repairing, street light provision, facilities of drinking water, schools, primary health centers and hospitals mainly for woman, children and old persons of the society. Special allocation of fund will be made reserved for emergency like fire and epidemic disease.

M/s Ace Infracity developers Pvt. Ltd.

ANNEXURE - 20



उत्तर प्रदेश UTTAR PRADESH

EG 455792

UNDERTAKING

Clarification on CSR Activities

The project proponent will undertake the socio-economic development activities under Corporate Social Responsibility (CSR), while executing development projects. M/s ACE INFRACITY DEVELOPERS PVT LTD will make contributions to the society through social investment. The thrust areas are health, education, infrastructure and livelihood. The company will undertake the following activities in a phased manner during the post construction period. These activities have been identified based on a need based survey conducted by M/s ACE INFRACITY DEVELOPERS PVT LTD; it is ensured that the activities selected for development are based on community needs and not individual needs. The activities proposed to be undertaken by us are indicated in the table below. Also given is the estimated expenditure to be incurred and period of completion for each activity.

Order of Preference (as communicated by the community members)	Activities suggested by the communities during need assessment survey, for implementation	Estimated expenditure (Rs Lacs)	Period of completion	Remarks (if any)
1.	Ambulance for basic emergency medical services	20	To be procured during the first year of the post construction period.	

NOIDA

14 AUG 2018

71

2.	Construction/Renovation of toilets in the existing schools	30	To spill over in first two years.	
3.	Financial grants to girl students of BPL families in order to check dropouts	30	To spill over in three years of proponents choice.	
4.	Skill Development for livelihood generation	40	To spill over in three years (Two programmes in each year)	
5.	*Barat Ghar*	30	To spill over in fourth and fifth year since the completion	
Total		150		

M/S ACE INFRACITY DEVELOPERS PVT LTD

Name: Sandip Kumar Pandit

(Authorized Signatory)

NOTARY PUBLIC R.K. GUPTA Govt. of India Govt. of India

ATTESTATION R.K. Gupta Notary Public Govt. of India

14 AUG 2018

14 AUG 2018

INFRACITY DEVELOPERS NOIDA

ANNEXURE-20

भाग 1

[प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला]

उप निबन्धक (प्रथम) कम सं० 35820

नोएडा

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 14-Dec-2016

प्रस्तुतकर्ता या प्रार्थी का नाम मै0 ACE Infracity Developers Pvt Ltd द्वा

लेख का प्रकार उप पट्टा विलेख

प्रतिफल की धनराशि 415,800,0(/ 1,690,000,00(

1. रजिस्ट्रीकरण शुल्क 20,000.0
2. प्रतिलिपिकरण शुल्क 140
3. निरीक्षण या तलाश शुल्क
4. मुख्तारनामा के अधिप्रमाणी करण के लिए शुल्क
5. कमीशन शुल्क
6. विविधि
7. यात्रिक भत्ता

1 से 6 तक का योग 20,140.0

शुल्क वसूल करने का दिनांक 14-Dec-2016

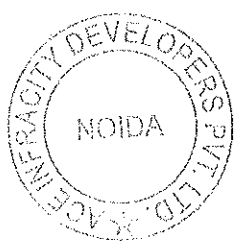
दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार किया 14-Dec-2016

SUB REGISTRAR-I
NOIDA (GAUTAM NAGAR)

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 1

ACE INFRACITY DEVELOPERS PVT. LTD. NOIDA


ACE INFRACITY DEVELOPERS PVT. LTD.
NOIDA

ANNEXURE-20

सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

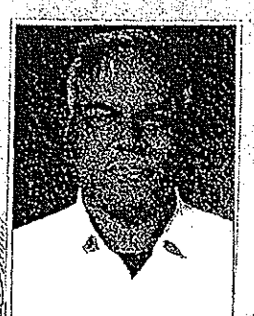
e-Stamp

Certificate No.	: IN-UP02689840887084O
Certificate Issued Date	: 14-Dec-2016 12:32 PM
Account Reference	: SHCIL (FI)/ upshcil01/ NOIDA/ UP-GBN
Unique Doc. Reference	: SUBIN-UPUPSHCIL01032288521207450
Purchased by	: MESSERS ACE INFRACITY DEVELOPERS PVT LTD
Description of Document	: Article 23 Conveyance
Property Description	: PLOT NO.GH-01A/B (ALFA), SECTOR-107, NOIDA
Consideration Price (Rs.)	:
First Party	: NOIDA AND MESSERS BASELINE INFRADEVELOPERS PVT LTD
Second Party	: MESSERS ACE INFRACITY DEVELOPERS PVT LTD
Stamp Duty Paid By	: MESSERS ACE INFRACITY DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	: 8,45,00,000 (Eight Crore Forty Five Lakh only)

LOCKED S.R.O.-1 NOIDA

T- 3662

Please write or type below this line



NOIDA

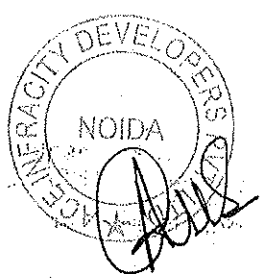
Statutory Auth.

Baseline Infradevelopers Pvt. Ltd.

For ACE INFRACITY DEVELOPERS PVT. LTD.

VQ 0005575789

Auth. Sign


ACME INFRACITY DEVELOPERS LTD.
NOIDA

ANNEXURE-20

ATTACHED WITH E-STAMP NO.IN-UP02689840887084O

SUB-LEASE DEED

VALUE AS PER CIRCLE RATE	Rs.169,00,00,000/-
STAMP DUTY PAID	RS.8,45,00,000/-
AREA OF PLOT	20000 Sq. Mtrs.
PLOT NO.:	GH-01A/B (ALFA), SECOR-107, NOIDA, DISTRICT-GAUTAM BUDH NAGAR, U.P.

THIS SUB LEASE DEED is made on 14th (Fourteenth) day of December, 2016 (Two Thousand And Sixteen),

BETWEEN

THE **NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY**, a body corporate constituted under Section 3 read with 2(d) of the Uttar Pradesh Industrial Area Development Act, 1976 (U.P. Act No.6 of 1976) (hereinafter referred as **"AUTHORITY"** OR **"LESSOR"**), which expression shall unless the context does not so admit include its successors and permitted assigns of the FIRST PART.

AND

M/s BASELINE INFRADEVELOPERS PRIVATE LIMITED, (CIN NO.U70101DL2010PTC205656 & PAN NO.AAECB1863D) a Company, within the meaning of Companies Act, 1956, having its registered office at S-506, IInd floor, School Block, Shakarpur Delhi-110092, through its authorized Signatory **Shri SATY NARAYAN PRASAD** S/o Shri RAGHUNATH RAM, R/o S-138/1, SCHOOL BLOCK, SHAKARPUR, DELHI-110092, duly authorized by its Board of Directors vide Resolution dated 17.11.2016, (hereafter referred as "**Lessee**"), which expression shall unless the context does not so admit, include Society representatives, administrators and permitted assigns) of the SECOND PART.

AND

M/S ACE INFRACITY DEVELOPERS PRIVATE LIMITED, (CIN NO.U70102UP2012PTC052254 PAN NO.AAKCA8693E) the company, duly incorporated under the provisions of Indian Companies Act,1956 having its Registered & Corporate office Plot No.01-B, Sector-126, Noida, Uttar Pradesh, through its Director **Shri Dushyant Malik** S/o Late Shri D. S. Malik, R/o House No.26, H.I.G Duplex, Chander Nagar, Ghaziabad, U.P., duly authorized by its Board of Directors vide Resolution dated 07.12.2016, (hereafter referred as "**Sub-Lessee**") which expression shall unless the context does not so admit, include Society representatives, administrators and permitted assigns) of the THIRD PART.

WHEREAS:

A. By the Lease Deed executed on 31.03.2010 and registered in the office of the Sub-Registrar, Noida (hereinafter called the "**LEASE**") between the New Okhla Industrial Development Authority, a body corporate constituted under

ACE INFRACITY DEVELOPERS PVT. LTD. NOIDA

LESSOR

Baseline Infradevelopers Pvt. Ltd.

LESSEE

Director

ACE INFRACITY DEVELOPERS PVT. LTD.

SUB-LESSEE

Auth. Sign

74

उप पट्टा विलेख (90 वर्ष)

प्रतिफल	मालियत	औसत वार्षिक किराया	फीस रजिस्ट्री	नकल व प्रति शुल्क	योग	पृष्ठों की संख्या
415,800,000.00	1,690,000,000.00	20,000.00	140	20,140.00		56

श्री मै0 ACE Infracity Developers Pvt Ltd द्वारा दुष्यन्त मलिक
पुत्र श्री स्व0 डी एस मलिक
व्यवसाय अन्य
निवासी स्थायी 26 एच आई जी डुप्लेक्स, चन्दर नगर, गा0बाद
अस्थायी पता पेन AAKCA8693E

ने यह लेखपत्र इस कार्यालय में दिनांक 14/12/2016 समय 4:38PM बजे निबन्धन हेतु पेश किया।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक (प्रथम)
नोएडा
14/12/2016

निष्पादन लेखपत्र वाद सुनने व समझने मजमून व प्राप्त धनराशि रू. प्रलेखानुसार उक्त

पट्टा दाता

श्री सचिन शर्मा
प्रतिनिधि नोएडा विकास प्रा0 दीप चन्द
पुत्र श्री
पुत्र/पत्नी श्री पेशा अन्य

पट्टा गृहीता

श्री मै0 ACE Infracity Developers Pvt Ltd
द्वारा दुष्यन्त मलिक
पुत्र श्री स्व0 डी एस मलिक
पेशा अन्य
निवासी 26 एच आई जी डुप्लेक्स, चन्दर नगर, गा0बाद

श्री मै0 Baseline Infradevelopers Pvt Ltd
द्वारा सत्य नारायण प्रसाद
पुत्र श्री रघुनाथ राम
पेशा अन्य
निवासी एस-138/1 स्कूल ब्लाक शकरपुर दिल्ली

INFRACITY DEVELOPERS PVT. LTD. NOIDA

section 3, of the U.P. Industrial Development Act 1976 (U.P. Act No.6 of 1976), (hereinafter called the Lessor/hereinafter called the Party of the First Part) and M/s Hacienda Projects Pvt. Ltd. The Lessor has demised on Leasehold basis, the Group Housing Plot Bearing No.GH-01/A, Sector-107, Noida, U.P., admeasuring 127941.95 Sq. Mtrs. and more fully described in the Schedule hereunto for 90 Years commencing from 31.03.2010. The Land has been demised for the purposes of constructing residential units for the registrants of the Sub-Lessee, on the terms and conditions as specified in the said subsequent. Lease Deed was registered with the Sub-Registrar, Noida Vide Book No.I, Volume No.1755, Page No.163 to 524, Document No.1336, dated 01.04.2010.

B. **AND WHEREAS** the Lessor approved the sub-division of Group Housing Plot Bearing No.GH-01/A, Sector-107, Noida, U.P., (admeasuring 127941.95 Sq. Mtrs.) on the request of M/s Hacienda Projects Pvt. Ltd., as GH-01/A (ALPHA), Sector-107, Noida, U.P., in the name of M/s Baseline Infra Developers Pvt. Ltd. (100% owned subsidiary company of M/s Hacienda Projects Pvt. Ltd.(admeasuring to 60000 Sq. Mtrs.) and Group Housing Plot No.GH-01/A(BETA), Sector-107,(admeasuring 67941.95 S. Mtrs.) in the name and status of M/s Hacienda Projects Pvt. Ltd., in accordance with the order No.NOIDA/AUDYOGIK/2009/2317, dated 15.06.2010 issued on consequent to the decision of the Authority taken in its 161st Board Meeting held on 28.05.2009, on the terms and conditions of the brochure of the Scheme, to develop and marketing the project on demarcated Plot No.GH-01/A(ALPHA), Sector-107, Noida, measuring 60000 Sq. Mtrs., Vide letter No.NOIDA/GHP/GH-2010(I)/2011/1698, dated 03.01.2011.

C. **AND WHEREAS** M/s Hacienda Projects Pvt. Ltd. is a Special Purpose Company comprising of:

S. No.	NAME OF MEMBERS/SHARE HOLDER	%AGE OF SHAREHOLDING	STATUS
1	M/S PEBBLES INFOSOFTECH PVT. LTD.	50.00%	LEAD MEMBER
2	M/S HORIZON CREST INDIA REAL ESTATE	48.68%	RELEVANT MEMBER
3	M/S TWILZON LIMITED	1.32%	MEMBER

D. **AND WHEREAS** M/s Baseline Infra Developers Pvt. Ltd. is 100% owned subsidiary company of M/s Hacienda Projects Pvt. Ltd. comprising of:

S. No.	NAME OF MEMBERS/SHARE HOLDER	%AGE OF SHAREHOLDING
1	M/S HACIENDA PROJECTS PVT. LTD.	99.99%
2	MR. NIRMAL SINGH (AS A NOMINEE OF M/S HACIENDA PROJECTS PVT. LTD.)	00.01%

BASELINE INFRACITY DEVELOPERS PVT. LTD. NOIDA

LESSOR

Baseline Infradevelopers Pvt. Ltd.

LESSEE

BASELINE INFRACITY DEVELOPERS PVT. LTD.

SUB-LESSEE

Auth. Sign.

2

ने निष्पादन स्वीकार किया ।

जिनकी पहचान ब्रज पाल
जे राम

पेशा अन्य

निवासी गाम तिगरी जिला बागपत यू0 पी0

व विशाल कुमार
आर के गोयल

पेशा अन्य

निवासी तिवरा रोड, गोयल इलेक्ट्रॉनिक्स, भूपेन्द्रपुरी, मोदी नगर

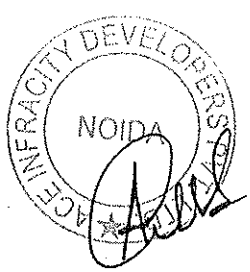
ने की ।

प्रत्यक्षतः मद साक्षियों के निशान अंगूठे नियमानुसार लिये गये हैं।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

क0 क0 वर्मा
नि0 लि0 नोएडा-1

संगीता
उप निबन्धक (प्रथम)
नोएडा
14/12/2016



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And it has been represented to the Lessor that the Special Purpose Company members have agreed amongst themselves that M/S PEBBLES INFOSOFTECH PVT. LTD., having its Registered office at C-23, Greater Kailash Enclave, Part-I, New Delhi-110048, shall remain always be the Lead member of the Special Purpose Company and whose shareholding in the Special Purpose Company shall remain unchanged till the temporary occupancy/completion certificate of atleast one Phase of the Project is obtained from the Lessor (Authority). However, the Special Purpose Company will be allowed to transfer/Sell upto 49.00% of its shareholding, subject to the condition that the original "Relevant Members" including the "Lead Member" shall continue to hold atleast 51.00% of the shareholding and the "Lead Member", shall remain unchanged till the temporary occupancy/completion certificate of atleast one phase of the project is obtained from the Lessor.

E. **AND WHEREAS** the Sub-Lease Deed is executed between New Okhla Industrial Development Authority, M/s Hacienda Projects Pvt. Ltd. and M/s Baseline Infra Developers Pvt. Ltd., wherein the Plot No.GH-01/A(ALPHA) admeasuring 60000 Sq. Mtrs. has been demised in favour of M/s Baseline Infra Developers Pvt. Ltd., vide Sub-Lease Deed dated 13.01.2011 duly registered on 13.01.2011 with the Sub-Registrar-I, Noida, Uttar Pradesh, which was registered in Book No.1, Jild No.2113 from page 67 to 108 Document No. 186, for a period of 90 years from 31.03.2010, in favour of the Lessee (hereinafter referred to as the Sub-Lease Deed).

F. **AND WHEREAS** the Lessor approved the further sub-division of Group Housing Plot Bearing No. GH-01/A(ALPHA), Sector-107, Noida, U.P., (admeasuring 60000 Sq. Mtrs.) on the request of M/s Baseline Infra Developers Pvt. Ltd. as GH-01/A/B(ALPHA), Sector-107, in the name of M/s Ace Infracity Developers Pvt. Ltd. (admeasuring to 20000 Sq. Mtrs.) to develop and marketing the project on demarcated Plot No.GH-01/A/B(ALPHA), Sector-107, Noida measuring 20000 Sq. Mtrs., Vide its letter No.NOIDA/GROUPHOUSING/2016/3162, dated 30.11.2016.

NOW THIS SUB-LEASE DEED IS WITNESSETH AS FOLLOWS:-

1. That in consideration of the total premium 41,58,00,000/- (Rupees forty one crores fifty eight lacs only) the sub-lessee has paid 10% of the above amount that is Rs. 4,15,80,000/- (Rupees Four crores fifteen lacs eighty thousand only), the receipt of which the lessor has already acknowledged. That on the request of Baseline Infra Developers Pvt. Ltd. the Lessor has allowed distribution of the out standing dues in three equal parts and M/s ACE INFRACITY DEVELOPERS PVT. LTD. has agreed to deposit their part of liability. That Baseline Infra Developers Pvt. Ltd. has indemnified the Lessor that in the event of failure to deposit the liability by M/s ACE INFRACITY DEVELOPERS PVT. LTD., Baseline Infra Developers Pvt. Ltd. will deposit liability of M/s ACE INFRACITY DEVELOPERS PVT. LTD. The detailed payment scheduled will be sent separately, which will form part of this Lease Deed.

ACE INFRACITY DEVELOPERS PVT. LTD. NOIDA

LESSOR

...developers Pvt. Ltd.
Director/Auth. Sig.
LESSEE

ACE INFRACITY DEVELOPERS PVT. LTD.
Auth. Sign.
SUB-LESSEE

पट्टा दाता

Registration No.: 15776 Year : 2,016 Book No. : 1

0101 सचिन शर्मा प्रतिनिधि नोएडा विकास प्रा0 दीप चन्द

नोएडा

अन्य

0102 मै0 Baseline Infradevelopers Pvt Ltd द्वारा सत्य नार

रघुनाथ राम

एस-138/1 स्कूल ब्लाक शकरपुर दिल्ली

अन्य

NOIDA

ANNEXURE-20

ATTACHED WITH E-STAMP NO.IN-UP02689840887084O

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

3. All payment should be made through demand drafts/ pay orders drawn in favour of "NEW OKHLA INDUSTRIAL DEVELOPMENT AUTHORITY" and payable at any scheduled bank located in New Delhi/ Noida. The Sub Lessee should clearly indicate its name and details of plot applied for/ allotted on the reverse of the demand draft/ pay order.

4. Premium referred to in this document means total amount payable to the Lessor for the allotted plot.

5. All payments should be remitted by due date. In case the due date is a bank holiday then the Sub-Lessee should ensure remittance on the previous working day.

6. The payment made by the Sub-Lessee will first be adjusted towards the interest due, if any, and thereafter the balance will be adjusted towards the premium and the lease rent payable.

7. In case of allotment of additional land, the payment of the premium of the additional land shall be made in lump sum within 30 days from the date of communication of the said additional land.

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

A. EXTENSION OF TIME

1. Extension of time, normally, shall not be allowed for more than 60 days for each installment to be deposited, subject to maximum of three (3) such extensions during the entire payment schedule.

2. For the purpose of arriving at the due date, the date of issuance of allotment letter will be reckoned as the date of allotment.

And also in consideration of the yearly lease rent hereby reserved and the covenant provisions and agreement herein contained and on the part of the Lessee too be respectively paid observed and performed, the Lessor doth hereby demise on Lease to the Sub-Lessee that Plot of Land numbered as Group Housing Plot No.GH-01A/B (ALPHA), Sector-107, in the Noida, Distt. Gautam Budh Nagar, (U.P.), contained by the measurement 20000 Sq. Mtrs. be the same a little more or less and bounded as:

On the North by	:	As Per site
On the South by	:	As Per site
On the East by	:	As Per site
On the West by	:	As Per site

ACE INFRACITY DEVELOPERS NOIDA

ACE INFRACITY DEVELOPERS PVT. LTD.

Auth. Sign.

LESSOR

LESSEE

SUB-LESSEE

4

पट्टा गृहीता

Registration No. : 15776 Year : 2,016 Book No. : 1

0201 मै0 ACE Infracity Developers Pvt Ltd द्वारा दुष्यन्त मं
श्र0 डी एस मलिक
26 एच आई जी-डुप्लेक्स, चन्दर नगर, गा0बाद
अन्य

ATTACHED WITH E-STAMP NO.IN-UP02689840887084O

And the said Plot is more clearly delineated and shown in the attached plan and therein marked red. TO HOLD the said plot (hereinafter referred to as the demised premises with their appurtenances up to the Lessee for the term of 90 (Ninety) Years commencing from 31.03.2010, except and always reserving to the Lessor.

a. A right to lay water mains, drains, sewers or electrical wires under or above the demised premises, if deemed necessary by the Lessor in developing the area.

b. The Lessor reserves the right to all mines, minerals, coals, washing gold earth oil, quarries in or under the allotted plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the flats or for the structure time being standing thereon provided always, that the Lessor shall make reasonable compensation to the Lessee/Sub-Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Lessor on the amount of such compensation shall be final and binding on the lessee/Sub-Lessee.

B. **AND THE LESSEE/SUB-LESSEE DOTH HEREBY DECLARE AND COVENANTS WITH THE LESSOR IN THE MANNER FOLLOWING:**

a. Yielding and Paying therefore yearly in advance during the said term unto the Lessor in the month of **MARCH** for each year the yearly lease rent indicated below:

i. The Lessee has paid Rs. 41,58,000/-, as Lease Rent being 1% of the Plot Premium for the First Year of Lease Period.

ii. The lease rent may be enhanced by 50% after every 10 years i.e. 1.5 times of the prevailing lease rent.

iii. The lease rent shall be payable in advance every year. First such payment shall fall due on the date of execution of lease deed and thereafter, every year, on or before the last date of previous financial year.

iv. Delay in payment of the advance lease rent will be subject to interest @14% per annum compounded half yearly on the defaulted amount for the defaulted period.

v. The Sub Lessee has an option to pay lease rent equivalent to 11 years, being 1% of the total premium of the plot per year as a **"One Time Lease Rent"** unless the Authority decides to withdraw this facility. On payment of One Time Lease Rent, no further annual lease rent would be required to be paid for the

INFRACITY DEVELOPERS NOIDA

LESSOR

For Developers Pvt. Ltd.

LESSEE

INFRACITY DEVELOPERS PVT LTD.

Auth. Sign.

SUB-LESSEE

गवाह

Registration No.: 15776 Year : 2016 Book No. : 1

W1 ब्रज पाल

जे राम

गाम तिगरी जिला बागपत यू0 पी0

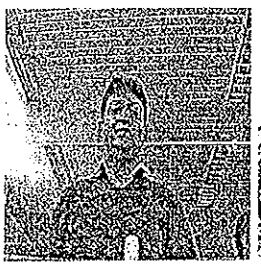
अन्य

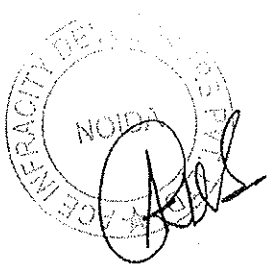
W2 विशाल कुमार

आर के गोयल

तिबरा रोड, गोयल इलेक्ट्रॉनिक्स, भूपेन्द्रपुरी, मोदी नगर गा0बाद

अन्य





balance lease period. This option may be exercised at any time during the lease period, provided the allottee has paid the earlier lease rent due and lease rent already paid will not be considered in One Time Lease Rent option.

b. The Lessee/Sub-Lessee jointly or severally shall be liable to pay all rates, taxes, charges and assessment leviable by whatever name called for every description in respect of the plot of land or building constructed thereon assessed or imposed from time to time by the Lessor or any Authority/Government. In exceptional circumstances the time of deposit for the payment due may be extended by the Lessor. But in such case of extension of time an interest @ 14% p.a. compounded every half yearly shall be charged for the defaulted amount for such delayed period. In case Lessee fails to pay the above charges it would be obligatory on the part or its members/Sub-Lessee to pay proportional charges for the allotted areas.

c. The Sub-Lessee shall use the allotted plot for construction of Group Housing. However, the Lessee shall be entitled to allot the dwelling units on sublease basis to its allottee and also provide space for facilities like Roads, Parks, etc. as per their requirements, convenience with the allotted plot, fulfilling requirements or building bye-laws and prevailing and under mentioned terms & conditions to the Lessor. Further transfer/Sub-Lease shall be governed by the transfer policy of the Lessor.

i. Such allottee/Sub-Lessee should be citizen of India and competent to contract.

ii. Husband/Wife and their dependent children will not be separately eligible for the purpose of allotment and shall be treated as single entity.

iii. The permission for part transfer of plot shall not be granted under any circumstances. The Sub-Lessee shall not be entitled to complete transaction for sale, transfer, assign or otherwise part with possession of the whole or any part of the building constructed thereon before making payment according to the schedule specified in the lease deed of the plot to the Lessor. However, after making payment of premium of the plot to the Lessor as per schedule specified in the Sub Lease Deed, permission for transfer of built up flats or to part with possession of the whole or any part of the building constructed on the Group Housing Plot, shall be granted and subject to payment of transfer charges as per policy prevailing at the time of granting such permission of transfer. However, the Lessor, reserves the right to reject any transfer application without assigning any reason. The Sub-Lessee will also be required to pay transfer charges as per the policy prevailing at the time of such permission of transfer.

ACE INFRACITY DEVELOPERS PVT. LTD. NOIDA

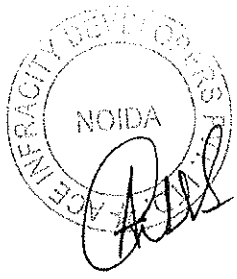
LESSOR

LESSEE

ACE INFRACITY DEVELOPERS PVT. LTD.

SUB-LESSEE

Auth. Sign.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The permission to transfer the plot/flat the built up space will be granted subject to execution of tripartite Sub-Lease deed which shall be executed in a form and format as prescribed by the lessor on the fulfillment of the following conditions:

a. The Sub-Lease Deed of Plot has been executed and the Sub-Lessee has made the payment, according to the payment schedule specified in the Sub-Lease deed of the plot, and one time lease rent.

b. Every sale done by the Sub-Lessee shall have to be registered before the physical possession of the Property is handed over.

c. The Sub-Lessee has obtained building occupancy certificate from Building Cell, (NOIDA).

d. The Sub-Lease shall submit list of individual allottees of flats within 6 months from the date of obtaining occupancy certificate.

e. The Sub-Lessee shall have to execute tripartite Sub-Lease in favour of the final purchasers for the developed flats/plots in the form and format as prescribed by the Lessor.

f. The Sub-Lessee undertakes to put to use the premises for the residential use only.

g. The Sub-Lessee shall pay Rs.1000/- towards Processing fees and Proportionate (Pro-rate basis) transfer charges and Lease rent as applicable at the time of transfer and shall also execute sub-lease deed between Lessor, Sub-Lessee and Proposed transferee (Sub-Lessee). The lessee/Sub-Lessee shall also ensure adherence to the building regulations and directions of the Lessor. The Lessor as well as the lessee shall have to follow rules and regulations prescribed in respect of the lease hold properties and shall have to pay the charges as per rules of the Lessor/government of U.P.

h. The Transfer charges shall not be payable in case of transfer between son/daughter, husband/wife, mother/father and vice versa or between these six categories. A processing fee of Rs. 1000/- will be payable in such case. The transfer of flat in favour of 1st Sub-Lessee shall be allowed without any transfer charges but Sub-Lease deed will be executed between the lessor, Sub-Lessee and the final purchaser/final allottee. However, a processing fee or Rs. 1000/- will be payable at the time of transfer/execution of Sub-Lease deed. The physical possession of dwelling unit/flat/plot will be permitted or to be given after execution of tripartite Sub-Lease deed.

Every Transfer done by the Sub-Lessee shall have to be registered before the physical possession of the flat/plot is handed over.

ACE INFRACITY DEVELOPERS PVT. LTD. NOIDA

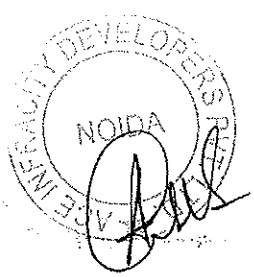
LESSOR

LESSEE

For ACE INFRACITY DEVELOPERS PVT. LTD.

SUB-LESSEE

Auth. Sign.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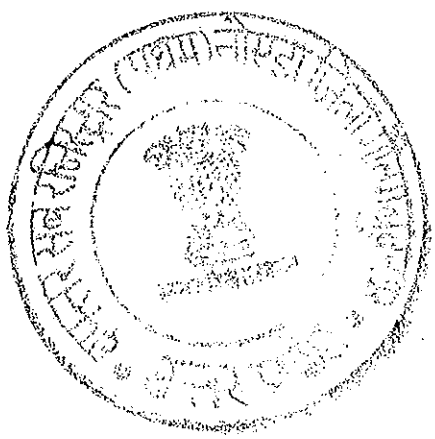

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j. Without obtaining the completion certificate, the sub-Lessee shall have option upto 31.03.2010 to divide the allotted plot and to sub-lease of transfer charges @2% of allotment rate. However, the area of such sub-divided plot should not be less than 20000 Sq. Mtrs.

k. Rs.1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

C. NORMS OF DEVELOPMENT

a. The Sub-Lessee is allowed to develop the Sub-Lease plot/construct the flats subject to achieving the density with the following norms.

Maximum permissible ground coverage	40%
Maximum Permissible FAR	2.75
Set backs	As per Building Bye-Laws
Maximum Height	No Limit

b. The Ground coverage, FAR, Set Back, Height, Green area and Parking shall be allowed as per terms and conditions of brochure/allotment/lease deed and the Building Regulation and Bye Laws of the Noida.

D. CONSTRUCTION

1. The Sub-Lessee is required to submit building plan together with the detailed lay-out plan showing the phases for execution of the project for approval within 6 months from the date of possession and shall start land development, and internal development within 12 months from the date of possession. Date of execution of lease deed shall be treated as the date of possession. The Sub-Lessee shall be required to complete the construction of group housing pockets on Sub-Leased plot as per approved layout plan and get the certificate issued from Building Cell Department of the Authority in maximum 5 phases within a period of 7 years from the date of execution of lease deed. The lessee/ Sub-Lessee shall be required to complete the construction of minimum 15% per cent of the total F.A.R. of the allotted plot as per approved layout plan and get temporary occupancy/ completion certificate of the first phase accordingly issued from the building cell of the NOIDA within a period of three years from the date of execution of the lease deed/Sub-Lease Deed.

2. The Sub-Lessee shall make the Provisions for the development of community facilities such as school, dispensary, milk booth, community centre, electric sub-station, water storage tank, bus/taxi stand etc. as per the provisions of the Master Plan and Building-Laws of the Noda.

3. All the peripheral/ external development works as may be required to be carried out up to the allotted plot including construction of approach road, drains, culverts, electricity distribution/ transmission lines, water supply, sewerage will be provided by the Lessor. However, all the expenses as may

INFRACITY DEVELOPERS PVT. LTD. NOIDA

LESSOR

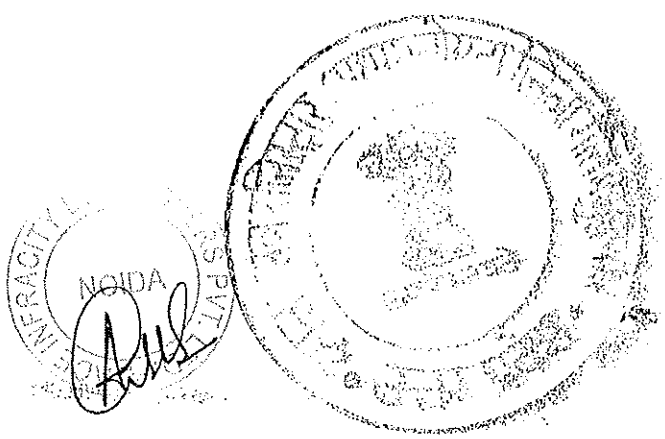
LESSEE

Director/Auth. Sign.

for ACE INFRACITY DEVELOPERS PVT. LTD.

SUB-LESSEE

Auth. Sign.


NOIDA

ANNEXURE -20

be required to connect these services with the internal system of services of plot shall be incurred by the Lessee/Sub-Lessee.

4. Without prejudice to the Lessor right of cancellation, the extension of time for the completion of the Project, can be extended for a maximum period of another three years only with penalty as under:

   - For first year the penalty shall be 4% of the total premium of the Plot.
   - For second year the penalty shall be 5% of the total premium of the Plot.
   - For third year the penalty shall be 6% of the total premium of the Plot.

   Extension for more than three years, normally will not be permitted.

5. In case the lessee/ Sub-Lessee does not construct building within the time provided including extension granted, if any, the allotment/ lease/ Sub-Lease deed as the case may be, shall be liable to be cancelled. Lessee/ Sub-Lessee shall lose all rights to the allotted land and buildings appurtenant thereto.

6. The Sub-Lessee(s) may implement the project in maximum five phases and the occupancy certificate/ completion certificate shall be issued by the Lessor phase wise accordingly, enabling them to do phase-wise marketing.

E. MORTGAGE

The Mortgage Permission shall be granted (where the Plot is not cancelled or any show cause notice is not served) in favour of a scheduled Bank/Govt. organization/financial institution approved by the Reserve Bank of India for the Purpose of raising resources, for construction on the allotted plot. The Lessee/Sub-Lessee(s) should have valid time period for construction as per terms of the Lease Deed/Sub-Lease Deed or have obtained valid extension of time for construction and should have cleared upto date dues of the plot premium and Lease rent.

The Sub-Lessee(s) will submit the following documents:

a. Sanction Letter of the Scheduled bank/Govt. organization/financial institution approved by the Government of India.

b. An affidavit on Non-Judicial Stamp Paper of Rs.10/- duly notarized stating that there is no unauthorized construction and commercial activities on the residential Area (Group Housing).

c. Clearance of upto date dues of the Lessor.

Lessor shall have the First charge on the plot towards payment of all dues of Lessor.

Provided that in the event of sale or foreclosure of the mortgaged/charged property the Authority shall be entitled to claim and recover such percentage, as decided by the Authority, of the unearned increase in values of properties

ACE INFRACITY DEVELOPERS PVT. LTD. NOIDA

LESSOR

LESSEE

Director/Auth. S...

ACE INFRACITY DEVELOPERS PVT. LTD.

SUB-LESSEE

Auth. Sign.

in respect of the market value of the said land as first charge, having priority over the said mortgage charge, the decision of the Authority in respect of the market value of the said land shall be final and binding on all the parties concerned.

The Lessor's right to the recovery of the unearned increase and the pre-emptive right to purchase the property as mentioned herein before shall apply equally to involuntary sale or transfer, be it bid or through execution of decree of insolvency/court.

F. TRANSFER OF PLOT

Without obtaining the completion certificate, the sub-Lessee shall have the right to divide the allotted plot into suitable smaller plots as per the planning norms of the L-and to transfer same to the interested parties upto 31.03.2010 or till the extended date, if any, with the prior approval of the Lessor on payment of transfer charges @2% of allotment rate. However, the area of such sub-divided plot should not be less than 20000 Sq. Mtrs. However, individual flat will be transferable with prior approval of the Lessor as per the following conditions:

i. The dues of the Lessor towards the cost of land shall be paid in accordance with the payment schedule specified in the Lease Deed/Sub-Lease Deed before executing the Sub-Lease Deed of the flat.

ii. The Lease Deed/Sub-Lease Deed has been duly executed.

iii. Transfer of flat will be allowed only after obtaining temporary occupancy/completion certificate for the respective phase by the sub-Lessee.

iv. The Sub-Lessee undertakes to put to use the premises for the residential use only.

v. First Sale of Flat to an individual allottee shall be thorough Sub-Lease deed/Lease Deed to be executed on request of Lessee/Sub-Lessee to the Lessor in writing. No Transfer charges will be payable in case of first sale. However, on subsequent sale =, transfer charges shall be applicable on the prevailing rates as fixed by the Lessor.

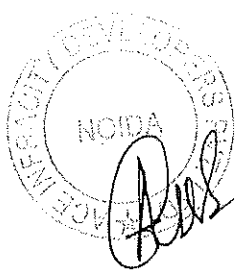
vi. Rs. 1000/- shall be paid as processing fee in each case of transfer of flat in addition to transfer charges.

vii. Every sale done by the Lessee shall have to be registered before the Physical Possession of the Property is handed over.

INFRACITY DEVELOPERS PVT. LTD. NOIDA LESSOR

Developers Pvt. Ltd. Director/Auth. S LESSEE

ACE INFRACITY DEVELOPERS PVT. LTD. Authorised Signatory SUB-LESSEE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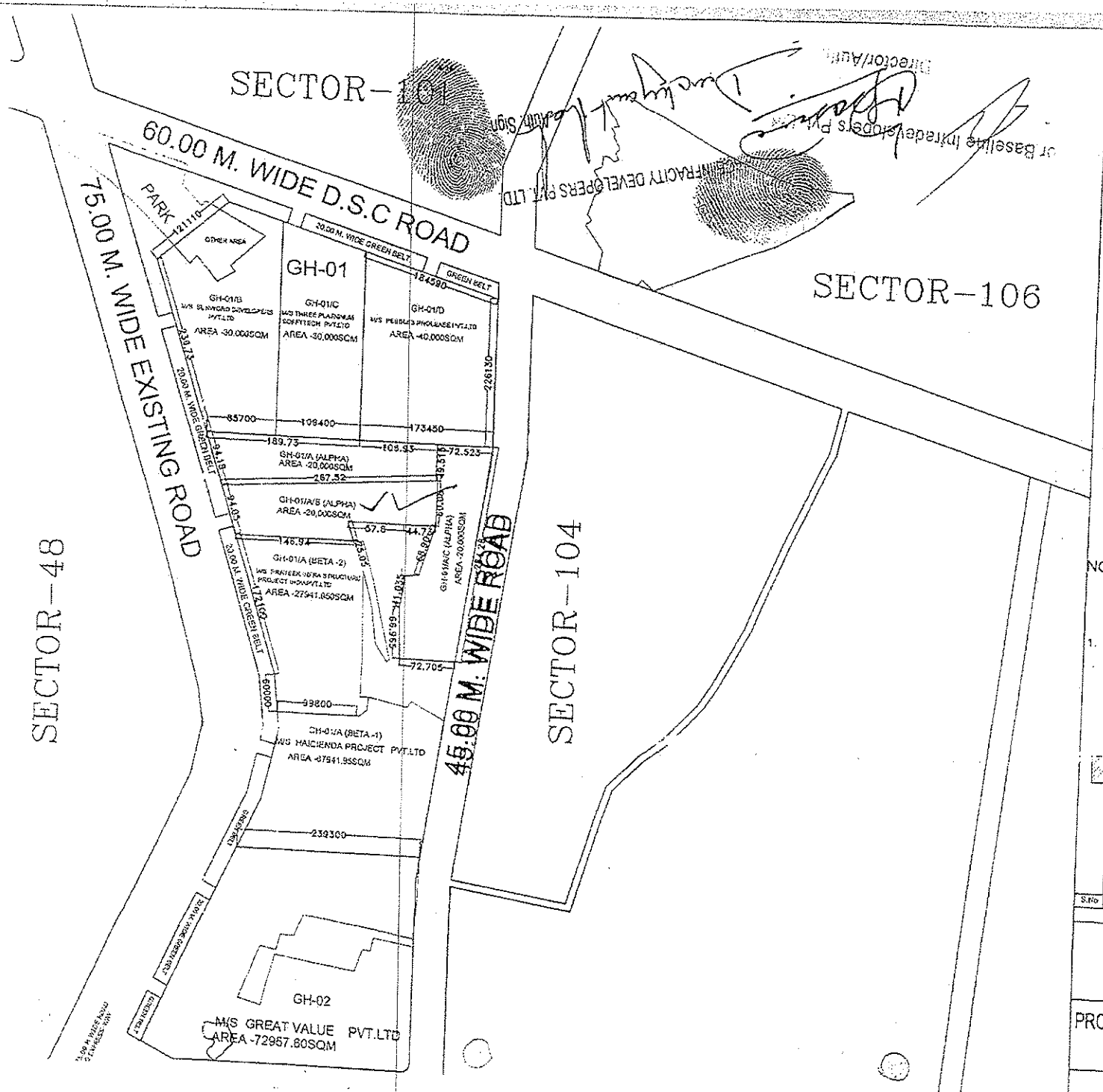
ANNEXURE - 20



AREA STATEMENT

TOTAL SECTOR AREA= 37.28 HA

TOTALSCHEME AREA =34.86 HA

AREA UNDER RESIDENTIAL= 29.97 HAC.
AREA UNDER GREEN/PARK= 04.29 HAC.
AREA UNDER COMMERCIAL= 00.60 HAC.

TOTAL= 34.86 HAC.

NOTE:-

1. The plot no.GH-01/A(ALPHA) sector-107 has been subdi in three plots i.e.GH-01/A(ALPHA), GH-01A/B(ALPHA) & GH-01A/C(ALPHA) having area 20,000.00 sqm each vid C.E.O'S order dated-30.11.2016 in file of group housing a letter no .NOIDA/GH/2016/3279 dated-09.12.2016

LAND UNDER DISPUTE (Appx. 2.42 HA NOT INCLUDE IN SCHEME

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	REVISIONS		

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PROPOSED LAY-OUT PLAN OF SECTOR - 107 NOIDA

Drawing No.

Date :-

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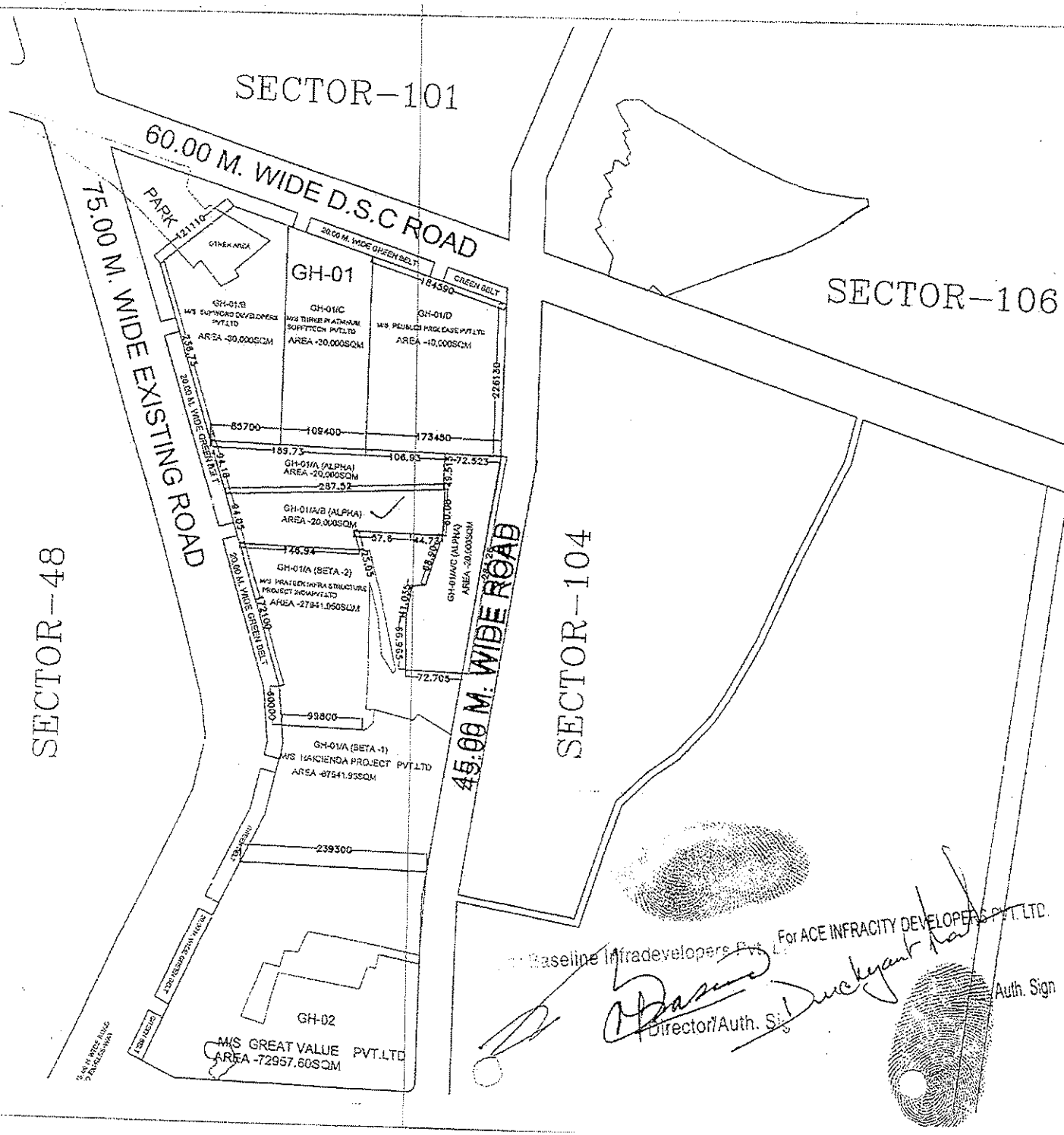
ANNEXURE - 20



AREA STATEMENT

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NOTE:-

1. The plot no.GH-01/A(ALPHA) sector-107 has been subdiv in three plots i.e.GH-01/A(ALPHA), GH-01A/B(ALPHA) & GH-01A/C(ALPHA) having area 20,000.00 sqm each vide C.E.O'S order dated-30.11.2016 in file of group housing a letter no .NOIDA/GH/2016/3279 dated-09.12.2016

LAND UNDER DISPUTE (Appx. 2.42 HA NOT INCLUDE IN SCHEME

For ACE INFRACITY DEVELOPERS PVT. LTD.

Baseline Infradevelopers Pvt. L...

Director/Auth. Sig.

Auth. Sign

S.No.	DESCRIPTION	DATE	INITIA
	REVISIONS		

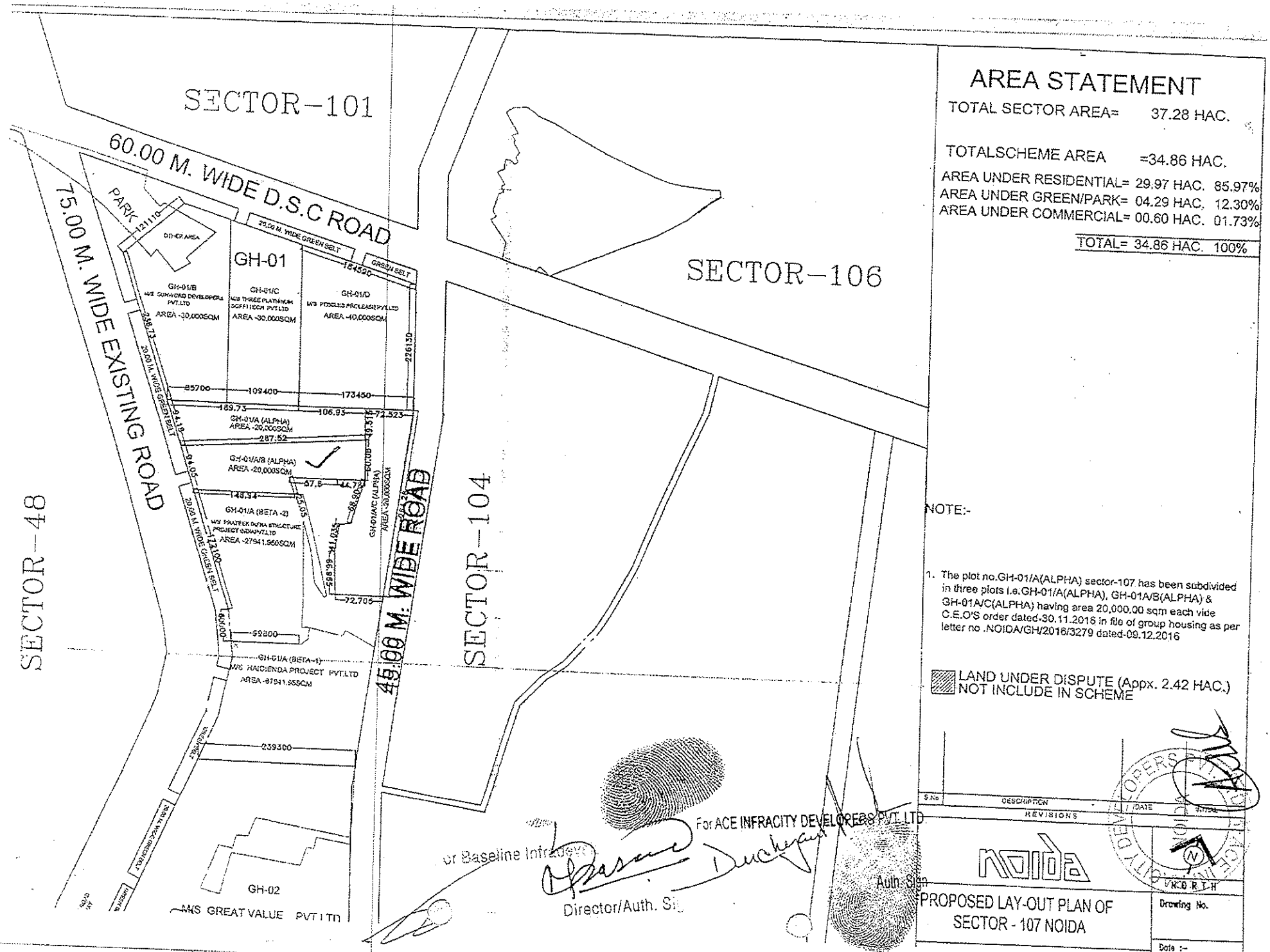
PROPOSED LAY-OUT PLAN OF SECTOR - 107 NOIDA

Drawing No.

Date :-

INFRACITY DEVELOPERS PVT. LTD.
NOIDA

ANNEXURE -20



AREA STATEMENT

TOTAL SECTOR AREA=	37.28 HAC.	
TOTALSCHEME AREA	=34.86 HAC.	
AREA UNDER RESIDENTIAL=	29.97 HAC.	85.97%
AREA UNDER GREEN/PARK=	04.29 HAC.	12.30%
AREA UNDER COMMERCIAL=	00.60 HAC.	01.73%
TOTAL=	34.86 HAC.	100%

NOTE:-

1. The plot no.GH-01/A(ALPHA) sector-107 has been subdivided in three plots i.e.GH-01/A(ALPHA), GH-01A/B(ALPHA) & GH-01A/C(ALPHA) having area 20,000.00 sqm each vide C.E.O'S order dated-30.11.2016 in file of group housing as per letter no .NOIDA/GH/2016/3279 dated-09.12.2016

LAND UNDER DISPUTE (Appx. 2.42 HAC.) NOT INCLUDE IN SCHEME

For ACE INFRACITY DEVELOPERS PVT. LTD.

Director/Auth. Sig.

Auth. Sign

S.No	DESCRIPTION	DATE	INITIAL
	REVISIONS		

NOIDA

PROPOSED LAY-OUT PLAN OF SECTOR - 107 NOIDA

Drawing No.

Date :-

INFRACITY DEVELOPERS
NOIDA

ANNEXURE -20

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G. MISUSE, ADDITIONS, ALTERATIONS ETC.

The Sub-Lessee/Allottee shall not use flat for any purpose other than the residential purpose.

In case of violation of any of the above conditions, allotment shall be liable to be cancelled and possession of the premises along with the structure(s) thereon, if any, shall be resumed by the Lessor.

The Sub-Lessee/Allottee will not make, any alteration or additions to the said building or other erections for the time being on the demised premises, erect or permit to erect any new building on the demised premises without the prior written consent of the Lessor and in case of any deviation from such terms of plan, shall immediately upon receipt of notice from the Lessor requiring him to do so, correct such deviation as aforesaid.

If the Lessee/Sub-Lessee(s) fails to correct such deviation(s) within a specified period of time after the receipt of such notice, then it will be lawful for the Lessor to cause such deviation to be corrected at the expense of Lessee/Sub-Lessee who hereby agree to reimburse by paying to the Lessor such amounts as may be fixed in that behalf.

H. LIABILITY TO PAY TAXES

The Lessee/Sub-Lessee shall be liable to pay (on proportionate basis as per area of the said plot/land) all the rates, taxes, charges and assessment of every description imposed by any Authority empowered in this behalf, in respect of the plot, whether such charges are imposed on the plot or on the building constructed thereon, from time to time.

I. OVERRIDING POWER OVER DORMANT PROPERTIES

The lessor reserves the right to all mines, minerals, coals, washing gold earth oil, quarries in or under the plot and full right and power at any time to do all acts and things which may be necessary or expedient for the purpose of searching for, working and obtaining removing and enjoying the same without providing or leaving any vertical support for the surface of the flats or for the structure time being standing thereon provided always, that the Lessor shall make reasonable compensation to the Lessee/Sub-Lessee for all damages directly occasioned by exercise of the rights hereby reserved. The decision of the Lessor on the amount of such compensation shall be final and binding on the lessee/Sub-Lessee.

J. MAINTENANCE

For Vaseline Intradevelopers Pvt.

For ACE INFRACITY DEVELOPERS PVT. LTD.

ACE INFRACITY DEVELOPERS PVT. LTD. NOIDA

LESSOR

LESSEE

SUB-LESSEE

87


INFRACITY DEVELOPERS
NOIDA

ATTACHED WITH E-STAMP NO.IN-UP02689840887084O

1. The Lessee/Sub-Lessee at his own expenses will take permission for sewerage, electricity and water connections from the concerned departments.

2. The Lessee/Sub-Lessee shall have to plan a maintenance programme whereby the entire demised premises and buildings shall be kept:

   a) in a state of good condition to the satisfaction of the Lessor at all times.

   b) and to make available required facilities as well as to keep surroundings at all times neat and clean, good healthy and safe condition according to the convenience of the inhabitants of the place.

3. The Lessee/Sub-Lessee shall abide by all regulations, Bye-laws, Directions and Guidelines of the NOIDA framed/ issued under section 8, 9 and 10 or under any other provisions of U.P. Industrial Area Development Act 1976 and rules made therein.

4. In case of non-compliance of terms and directions of Lessor, the Lessor shall have the right to impose such penalty as the Lessor may consider just and expedient.

5. The Sub-Lessee/Allottee shall make such arrangements as are necessary for maintenance of the building and common services and if the building is not maintained properly, the Lessor will have the power to get the maintenance done through any other Authority and recover the amount so spent from the Lessee/Sub-Lessee(s). The Lessee/Sub-Lessee(s) will be individually and severally liable for payment of the maintenance amount. The rules/ regulation of U.P. Flat Ownership Act, 1975 & U.P. Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010 (as amended from time to time) shall be applicable on the Sub-Lessee(s). No objection to the amount spent for maintenance of the building by the Lessor shall be entertained and decision of the Lessor in this regard shall be final.

K. CANCELLATION OF SUB-LEASE DEED

In addition to the other specific clauses relating to cancellation, the Lessor, as the case may be, will be free to exercise its right of cancellation of lease/Sub-Lease allotment in the case of:

1. Allotment/lease being obtained through misrepresentation/suppression of material facts, mis-statement and/ or fraud.

2. Any violation of directions issued or rules and regulation framed by any Authority or by any other statutory body.

3. Default on the part of the applicant/ allottee for breach/ violation of terms and conditions of registration/ allotment/ lease and/ or non-deposit of allotment amount.

NOIDA

LESSOR

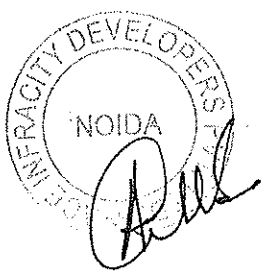
ACE Infracity Developers Pvt. Ltd.

LESSEE

ACE INFRACITY DEVELOPERS PVT. LTD.

Auth. Sign

SUB-LESSEE


INFRACITY DEVELOPERS
NOIDA

4. If at the same time of such cancellation, the plot is occupied by the Lessee/Sub-Lessee thereon, the amount equivalent to 25% of the total premium of the plot shall be forfeited and possession of the plot will be resumed by the Lessor with structure thereon, if any, and the Sub-Lessee will have no right to claim compensation thereof. The balance, if any shall be refunded without any interest and no separate notice shall be given in this regard.

5. If the allotment/lease is cancelled on the ground mentioned in Para N-1 above, the entire amount deposited by the Lessee/Sub-Lessee, till the date of cancellation shall be forfeited by the Lessor and no claim whatsoever shall be entertained in this regard.

L. OTHER CLAUSES

1. The Authority/ Lessor reserves the right to make such additions/ alternations or modifications in the terms and conditions of allotment/ lease deed/ sub lease deed from time to time, as may be considered just and expedient and approved by the Lessor.

2. That the Sub-Lessee has sought exemption of stamp duty being 100% owned subsidiary company of the Lessee, in accordance with the G.O. o the subject and approved in the 161st Board Meeting held on 28.05.2009 of the Lessor and subsequently by an Order No.NOIDA/Audyogik/2009/2317, dated 15.06.2009. That in case of any adverse orders/remarks or impounding of documents i.e. Sub Lease Deed by the Registering Authority or any other Authority/Govt. all responsibilities and liabilities shall be of Sub-Lessee and without any responsibilities of the Lessor in this regard.

3. That in case of any adverse orders/remarks or impounding of documents i.e. Lease Deed by the Registering Authority or any other Authority/Govt. all responsibilities and liabilities shall be of Lessee.

4. In case of any clarification or interpretation regarding these terms and conditions, the decision of the Lessor shall be final and binding.

5. If due to any "Force Majeure" or such circumstances beyond the Authority's control, the Authority is unable to make allotment or facilitate the Lessee/Sub-Lessee to undertake the activities in pursuance of executed Lease Deed/Sub-Lease deed, the deposits depending on the stages of payments will be refunded without any interest.

6. If the Lessee/Sub-Lessee(s) commits any act of omission on the demised premises resulting in nuisance, it shall be lawful for the Lessor to ask the Lessee/Sub-Lessee(s) to remove the nuisance within a reasonable period failing which the Lessor shall itself get the nuisance removed at the Lessee's/Sub-Lessee's cost and charge damages from the Lessee/Sub-Lessee during the period of submission of nuisance.

LESSOR

for ACE INFRACITY DEVELOPERS PVT. LTD.

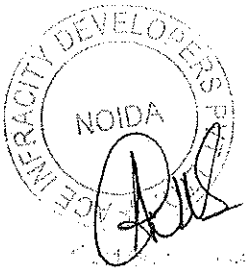
LESSEE

SUB-LESSEE

Director

Auth. Sign

13


NOIDA

ANNEXURE-20

ATTACHED WITH E-STAMP NO.IN-UP026898408870840

7. Any dispute between the Lessor and Lessee/ Sub-Lessee shall be subject to the territorial jurisdiction of the Civil Courts having jurisdiction over District. Gautam Budh Nagar or the Courts designated by the Hon'ble High Court of Judicature at Allahabad.

8. The Lease Deed/Sub-Lease deed/allotment will be governed by the provisions of the U.P. Industrial Area Development Act, 1976 (U.P. Act No. 6 of 1976) and by the rules and/ or regulations made or directions issued, under this Act.

9. The Lessor will monitor the implementation of the project. Tenderers who do not have a firm commitment to implement the project within the time limits prescribed are advised not to avail the allotment.

10. The Lessee/Sub-Lessee shall be liable to pay all taxes/ charges livable from time to time Lessor or any other authority duly empowered by them to levy the tax/ charges.

11. Dwelling units/flats shall be used for residential purpose only. In case of default, render the lease/sub-lease liable to cancellation and the Lessee/Sub-Lessee(s) will not be paid any compensation thereof.

12. Other buildings earmarked for community facilities cannot be used for purposes other than community requirements.

13. All arrears due to the Lessor/Lessee/Sub-Leassee would be recoverable as arrears of land revenue.

14. The Lessee/Sub-Lessee shall not be allowed to assign or change his role, otherwise the lease/sub-lease shall be cancelled and entire money deposited shall be forfeited.

15. The Lessor in larger public interest may take back the possession of the land/ building by making payment at a reasonable rate as decided by Lessor, whose decision in this regard shall be final and binding on the Lessee/Sub-Lessee(s).

16. In case the Lessor is not able to give possession of any plot or any part thereof in any circumstances, the deposited money against that part will be refunded to the Sub-Lessee without any interest.

17. All other remaining terms and conditions of the brochure of the Scheme and the Allotment Letter and the Lease Deed executed on 31.03.2010 between Lessor and M/s HACIENDA PROJECTS PRIVATE LIMITED will be applicable and binding upon the Lessee/Sub-Lessee.

IN WITNESS WHEREOF the parties have sign this deed on the day and in the year herein first above written.

ACE INFRACITY DEVELOPERS PVT. LTD. NOIDA

LESSOR

aline infradevelopers Pvt.

LESSEE

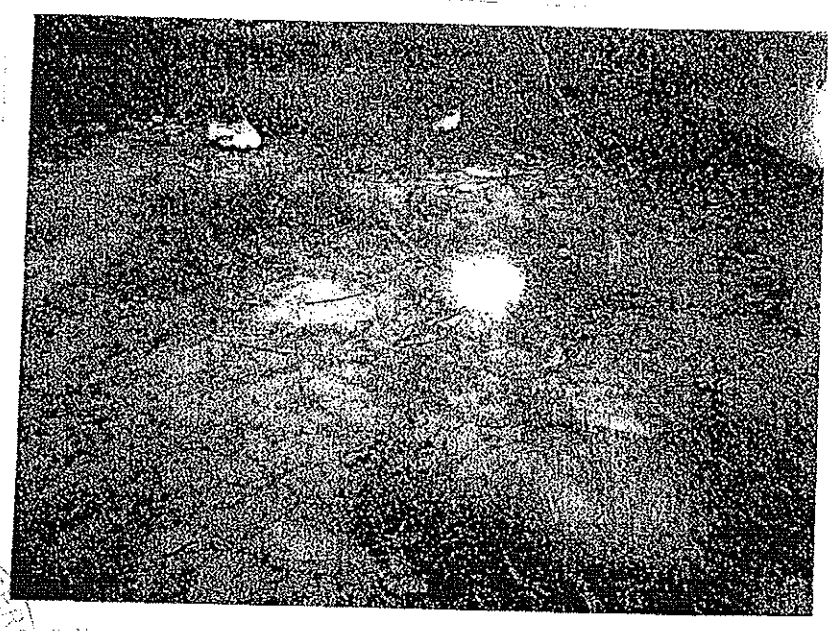
for ACE INFRACITY DEVELOPERS PVT. LTD.

SUB-LESSEE

Auth. Sign

14

90



ANNEXURE -20

ATTACHED WITH E-STAMP NO.IN-UP02689840887084O

Witnesses:

Signed and delivered
for and on behalf of LESSOR

1. BKS
BRAJPAL
S/o J. RAM
R/o TIHRI BAGHPAT
DL No. B-1051 /BPT/04

For and on behalf of the LESSEE

2. Vishal Kumar
VISHAL KUMAR
S/D SH. R.K. GOEL,
TIBRA ROAD, GOEL ELECTRONIC,
BHUPENDRA PURI, MODINAGAR
U.P. 201204

For ACE INFRACITY DEVELOPERS PVT. LTD.
Auth. Sign

For and on behalf of the SUB LESSEE

3.

NOIDA
LESSOR

For ACE INFRACITY DEVELOPERS PVT. LTD.
Auth. Sign

LESSEE

SUB-LESSEE

15

91

आज दिनांक **14/12/2016** को

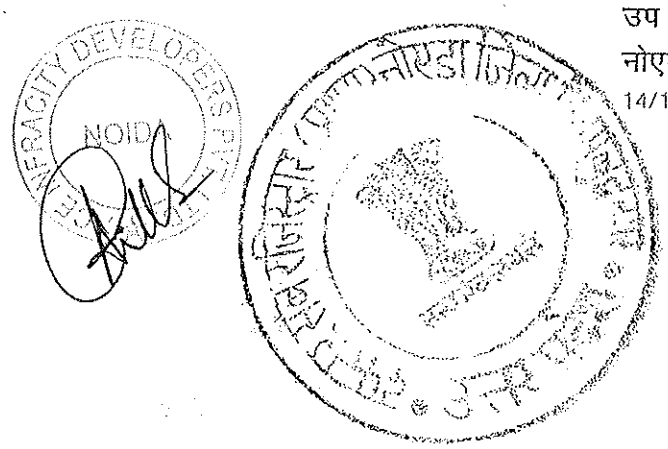
बही सं. **1** जिल्द सं. **6845**

पृष्ठ सं. **1** से **56** पर कमांक **15776**

रजिस्ट्रीकृत किया गया ।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

उप निबन्धक (प्रथम)
नोएडा
14/12/2016



ANNEXURE - 20

BASELINE INFRA DEVELOPERS PVT. LTD.

Regd. Office: S-506, 2nd Floor, School Block, Shakarpur, New Delhi-110092
CIN: U70101DL2010PTC205656

To,

Dated: 14th December, 2016

The Principal Officer

Ace Infracity Developers Pvt Ltd

Plot No.01-B, Sector 126, Noida- 201303

Dear Sir,

POSSESSION LETTER

Group Housing plot, Plot No. GH01A/B(Alfa), Sector-107, NOIDA, measuring an area of 20,000 SQM has been transferred in favour of Ace Infracity Developers Pvt Ltd, a company having its registered office at Plot No.01-B, Sector 126, Noida- 201303 vide this letter.

The Sub-lease deed of the above said plot has been executed today through Shri Dushyant Malik, S/o Shri D. S. Malik, R/o 26, HIG Duplex, C. Nagar, Ghaziabad, as a Director.

Transferee is directed to take physical possession of the above plot as per the site plan of the Sub-lease deed dated 14th December 2016, within 3 days from the date of issue of this letter.

For Baseline Infradevelopers Pvt Ltd.

Authorised Signatory

ACE INFRACITY DEVELOPERS PVT. LTD. NOIDA

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ANNEXURE-21

JAMIA MILLIA ISLAMIA
(A Central University by an Act of Parliament)

Faculty of Engineering and Technology
Maulana Mohammed Ali Jauhar Marg, New Delhi-110025
Tel.: 26985227, 26981717 Ext. 2310, 2312, 2313, Tele Fax: 26981261

Department of Civil Engineering

Reference No: 2017/1866

Dated: 02.02.2017

Proof checking of Submission Drawings and Design of "PROPOSED GROUP HOUSING", at Plot No. GH-01/A/B (Alpha), Sector -107, Noida, Gautam Budh Nagar, U.P for *M/S ACE INFRACITY DEVELOPERS PVT. LTD.*

The Submission Drawings and Design of "PROPOSED GROUP HOUSING", at Plot No. GH-01/A/B (Alpha), Sector -107, Noida, Gautam Budh Nagar, U.P with following details:

S. No.	TOWERS	2 BASEMENT + GROUND + ALL FLOOR	TOTAL BUILTUP AREA	UNIT
1	TOWER-1 (G+26 FLOORS)	6186.77+334.08+17099.824	23620.674	SQM
2	TOWER-2 (G+26 FLOORS)	6186.77+626.26+17099.824	23912.854	SQM
3	TOWER-3 (G+26 FLOORS)	6186.77+733.10+19803.034	26722.904	SQM
4	TOWER-4 (G+26 FLOORS)	6186.77+467.864+12496.115	19150.749	SQM
5	TOWER-5 (G+26 FLOORS)	6186.77+467.864+12496.115	19150.749	SQM
6	CLUB+COMMERCIAL + GUARD ROOM	1321.621+649.657+29.7	2000.978	SQM
	TOTAL BUILTUP AREA		114558.908	SQM

have been checked in accordance with the relevant codes of practice of Bureau of Indian Standards and found safe and satisfactory for Seismic Zone IV. Hence they areapproved.

INFRACITY DEVELOPERS PVT. LTD. NOIDA

Dr. KHALID MOIN
(PROFESSOR)
Professor
Dept. of Civil Engineering
F/O Engineering & Technology
Jamia Millia Islamia
New Delhi-110025

ANNEXURE – 21

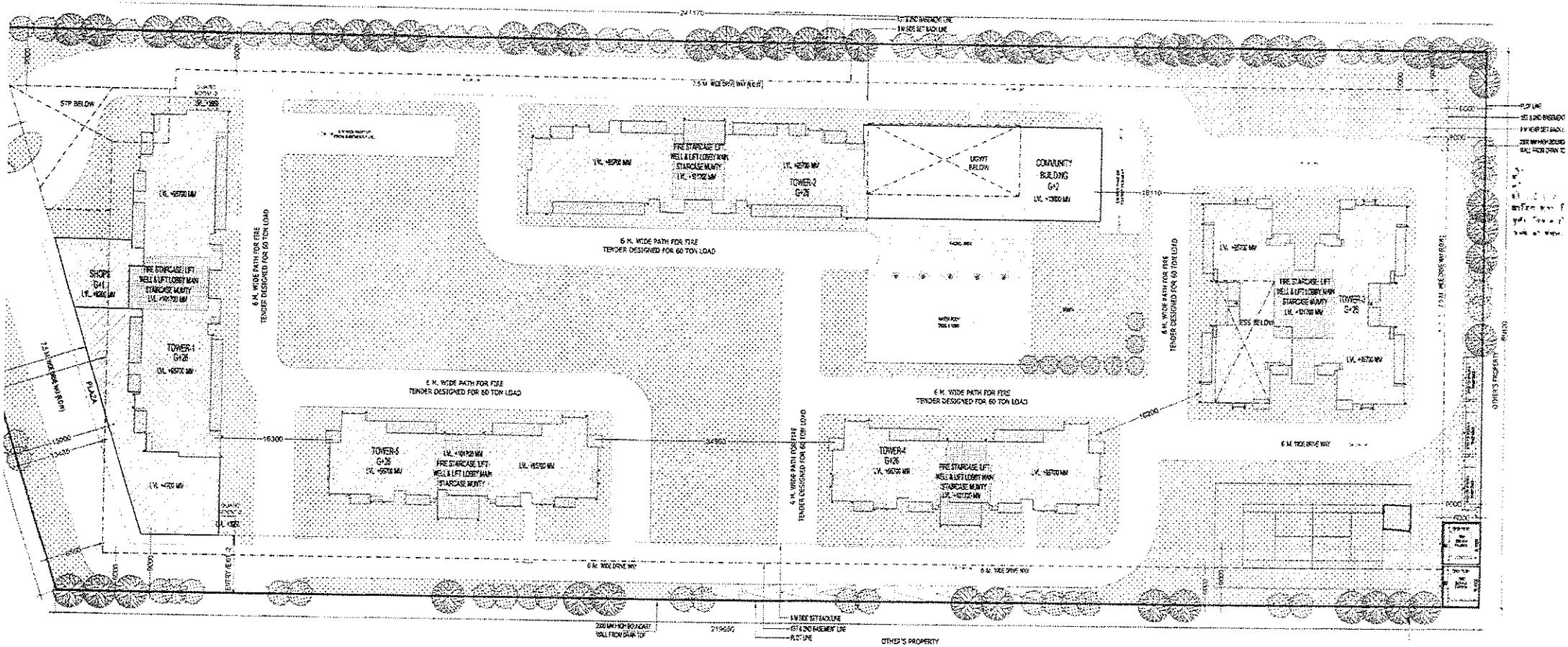
Reference Number: 2018/2635 Dated: 31.10.2018

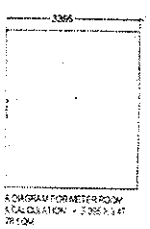
Annexure-1

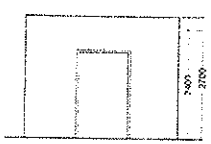
Area Detail of "Country One O Seven" on Plot No.-GH-01/A/B(Alpha), Sector-107, Noida

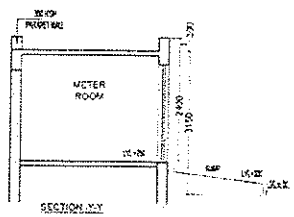
S.No.	Towers	Total Floor	F.A.R. Area (SQ.M.)	Non F.A.R. Area (SQ.M.)	ADD 15% F.A.R (SQ.M.)	Total Built-up Area (SQ.M.)
1.	Tower-A	B+G+31	25115.639	-	2280.351	27395.990
2.	Tower-B1	B+G+31	16468.167	-	1939.803	18407.970
3.	Tower-B2	B+G+31	16468.167	-	1939.803	18407.970
4.	Tower-C	B+G+30	13665.311	-	1517.557	15182.868
5.	Commercial	B+G+1	699.666	-	-	699.666
6.	Community	B+G+1	1071.270	-	1912.366	2983.636
7.	Basement	-	-	30709.566	880.420	31589.986
8.	Gaurd Room	-	-	-	29.700	29.700
9.	Meter Room	-	11.780	-	-	11.780
10.	Stilt Area	-	-	366.364	-	366.364
11.	Covered Green Area	-	-	1287.004	-	1287.004
12.	Walkways Area	-	-	924.236	-	924.236
	Total		73500.00	33287.160	10500.00	117287.160

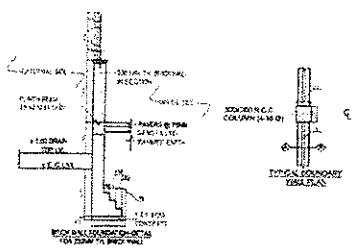
Dr. Khalid Moin
(Professor)
9810984903
Dr. KHALID MOIN
Professor
Deptt. of Civil Engineering
F/O Engineering & Technology
Jamia Millia Islamia
New Delhi-110025



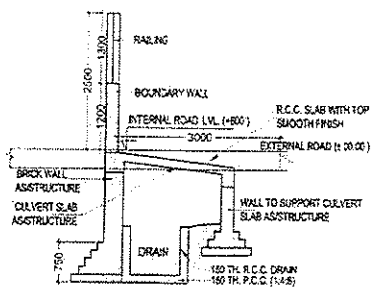








QUANTITIES	DISCRIPTION
81	DECIDUOUS TREE
81	EVERGREEN TREE
162	



(1.)TOTAL REQUIRED PARKING RESIDENTIAL = 1ECS PER 80 SQM. OF PER. F.A.R AREA
= 64350 / 80 =804.375 (SAY) = 805 ECS PARKING

(2.)TOTAL REQUIRED PARKING COMMERCIAL = 1ECS PER 50 SQM. OF PER. F.A.R AREA
= 650 / 50 =13 ECS PARKING

TOTAL PARKING REQUIRED PARKING =805+13 =818

PROPOSED PARKING :-
PROPOSED PARKING AT SURFACE = 21 CARS -----(1)
PROPOSED AREA FOR SURFACE PARKING = 21 X 20 = 420 SQM.

PARKING PROPOSED IN FIRST BASEMENT = 420CARS ----- (2) (REFER DWG. NO.-S-04)

PARKING PROPOSED IN SECOND BASEMENT = 413 CARS ----(3) (REFER DWG. NO.-S-05)

TOTAL PARKING PROPOSED= (1)+(2)+(3)
= 21 + 420 + 413
= 854 CARS

ANNEXURE – 23

UTTAR PRADESH POLLUTION CONTROL BOARD

Validity Period :02/02/2019 To 01/02/2024

Ref No. - 40412/UPPCB/Noida(UPPCBRO)/CTE/NOIDA/2018 **Dated:- 04/02/2019**

To ,

Shri SANDIP KUMAR PANDIT
M/s COUNTY ONE O SEVEN by Ace infracity developers Pvt. Ltd.
Plot No. GH-01/A/B (Alpha), Sector-107, Noida Utaar Pradesh.,GAUTAM BUDH NAGAR,201301
NOIDA

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

Please refer to your application form no 3723778 dated - 07/12/2018 .After examining the application with respect to pollution angle, Consent to Establish 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**
NA	Metric Tonnes/Day	0

C- Product with capacity :

Product Detail	
Name of Product	**Product Quantity**
NA	0

D- By-Product if any with capacity :

By Product Detail			
Name of By Product	**Unit Name**	**Licence Product Capacity**	**Install Product Capacity**
NA	Metric Tonnes/Day	0	0

E: Water Requirement (in KLD) and its Source :

Source of Water Details		
Source Type	**Name of Source**	**Quantity (KL/D)**
Municipal Supply	Noida Authority	190.0

F: Quantity of effluent (In KLD) :

INFRACITY DEVELOPERS NOIDA

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Effluent Details	
Source Consumption	Quantity (KL/D)
Domestic	133.0
Others(Plantation)	28.0
aaa	57.0

G- Fuel used in the equipment/machinery Name and Quantity (per day) :

Fuel Consumption Details		
Fuel	Consumption(tpd/kld)	Use
Diesel	3.78	Used in DG Set

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

2. You are directed to furnish the progress of Establishment of plant and machinery, green belt, Effluent Treatment Plant and Air pollution control devices, by 10th day of completion of subsequent quarter in the Board.
3. Copy of the work order/purchase order, regarding instruction and supply of proposed Effluent Treatment Plant/Sewerage Treatment Plant /Air Pollution control System shall be submitted by the industry till 01/02/2024 to the Board.
4. Industry will not start its operation, unless CTO is obtained under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and control of Pollution)Act, 1981 from the Board.
5. It is mandatory to submit Air and Water consent Application,complete in all respect, four months before start of operation, to the U.P. Pollution Control Board.
6. Legal action under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act,1981 may be initiated against the industry With out any prior information,in case of non compliance of above conditions.
7. Bank details.

Bank Fee Details				
Bank Name	Branch Name	Draft No./Money Receipt No	Date	Rupees

Specific Conditions:

INFRACITY DEVELOPERS NOIDA

1. Project shall get the NOC of CGWA for extracting ground water, if required.
2. 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.
3. Project shall dispose the hazardous waste through authorized recyclers/TSDF.
4. Project shall install Sewage Treated Plant of capacity 200.0 KLD & treated water shall be used in gardening/flushing and remaining sewage shall be treated through Authority STP, accordingly project shall get membership of Authority S.T.P. and pay their contribution .
5. At the project site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
6. 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.
7. Project shall comply the provisions of notification dt. 07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation GOI.
8. Project shall comply the order passed by Hon'ble NGT time to time.
9. This consent to establish is valid for the Plot Area-20000 sq.mt. & Built-up Area-114580.93 sq.mt.
10. Project shall install at least 0.2KVA mt from roof level along with acoustic enclosures on DG sets.
11. Project shall use clean fuel as far as possible.
12. Project shall not start gaseous emission & sewage generation without prior consent of the board.
13. All construction activities shall be according to authority guidelines.
14. The dust emission from the construction sites will be completely controlled and all precautions will be taken in that behalf.
15. Project shall comply the conditions of EC dated 03.01.19.
16. Project shall comply the provisions of Construction & Demolition Rules 2016 & MSW Rules 2016.
17. Project shall not use ground water in construction activities. Only STP treated water shall be used.
18. Project shall be constructed as per approved map.
19. 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.
20. Storage of any construction material particularly sand will not be done on any part of street and roads in the projects area.
21. 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.
22. 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.
23. The dust emission from the construction sites will be completely controlled and all precautions will be taken in that behalf.
24. 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.
25. 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.
26. 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.
27. 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.
28. Fixing of sprinklers and creation of green air barriers will be done to control fugitive dust emission and improve environment.
29. Compulsory use of wet jet in grinding and stone cutting will be practiced.
30. Wind breaking wall will be constructed around the construction site.
31. All approach roads & in campus roads should be sprinkled with water to suppress the dust emission.
32. Project shall not establish Hot Mix/Ready Mix/Wet Mix Plant without prior permission of Board.
33. Project shall submit NOC issued from Airport Authority of India, if required .
34. Project shall submit a bank guarantee of Rs. 10 lacs within 15 days for complying above condition no 1 to 33

Please note that consent to Establish will be revoked, in case of, non compliance ot 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 04/03/2019 in this office. Ensure to submit the regular compliance report otherwise this Consent to Establish will be revoked.

AKHLAQ HUSAIN Digitally signed by AKHLAQ HUSAIN Date: 2019.02.04 10:39:35 +05'30'

CEO 1

Dated:- 04/02/2019

Copy To -

RO UPPCB NOIDA

AKHLAQ HUSAIN Digitally signed by AKHLAQ HUSAIN Date: 2019.02.04 10:40:40 +05'30'

CEO 1

VERACITY DEVELOPERS NOIDA

ANNEXURE - 24

CIN: U70102UP2012PTC052254

Date: 20.08.18

To,

Chief Executive officer
New Okhla Industrial Development Authority
Administrative Complex
Sector – 6 Noida -201301

Subject: Permission regarding sewage connection to Common Sewage Treatment plant for the group housing project "County One O Seven" at plot no. GH-01 A/B (Alpha), Sector – 107 Noida (U.P.)

Dear Sir/Madam

We, M/s Ace Infracity Developers Pvt Ltd has planned group housing project "County One O Seven" at plot no. GH-01 A/B (Alpha), Sector – 107 Noida (U.P.)

We will pay the requisite EDC and IDC for sewage and other necessary documentation/formalities required for the same.

We thus request you to grant us the permission for sewage connection to Common Sewage treatment plant

Thanking You with Regards

Yours Truly,

For ACE INFRACITY DEVELOPERS PVT LTD

Authorized Signatory

ACE INFRACITY DEVELOPERS PRIVATE LIMITED
Regd. Office: Plot No. 01B, Sector – 126, Noida

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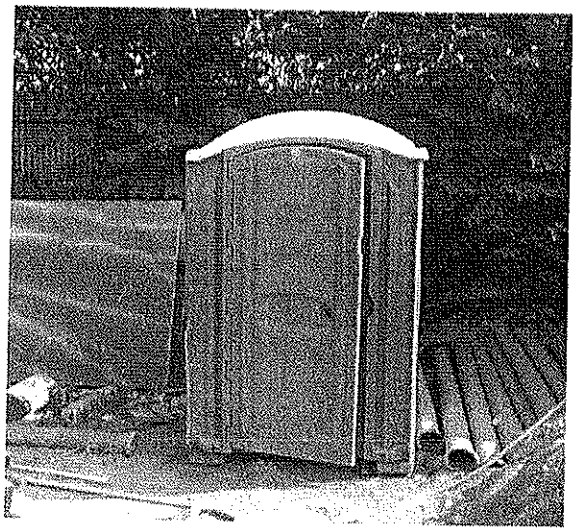
Acknowledgement

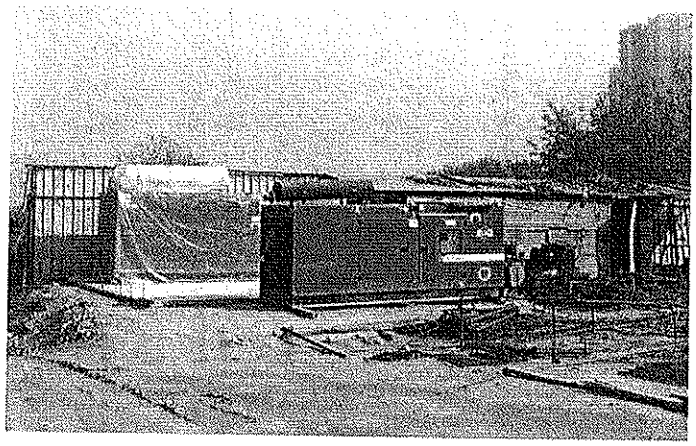
Received one letter from Ms./Mr./Sh./ Smt/ ACE infracity developers (P) Ltd.
Regarding:- Application for sewage connection to common sewage treatment plant for the group housing project county one O seven at plot nO- GH-01 A/B ,sec-107 (UP). Noida (CEO)
On Dated-20- August -2018
No-21-20802018 New Okhla Industrial Development Authority

ACE INFRACITY DEVELOPERS (P) LTD. NOIDA

TOILETS FOR LABOUR

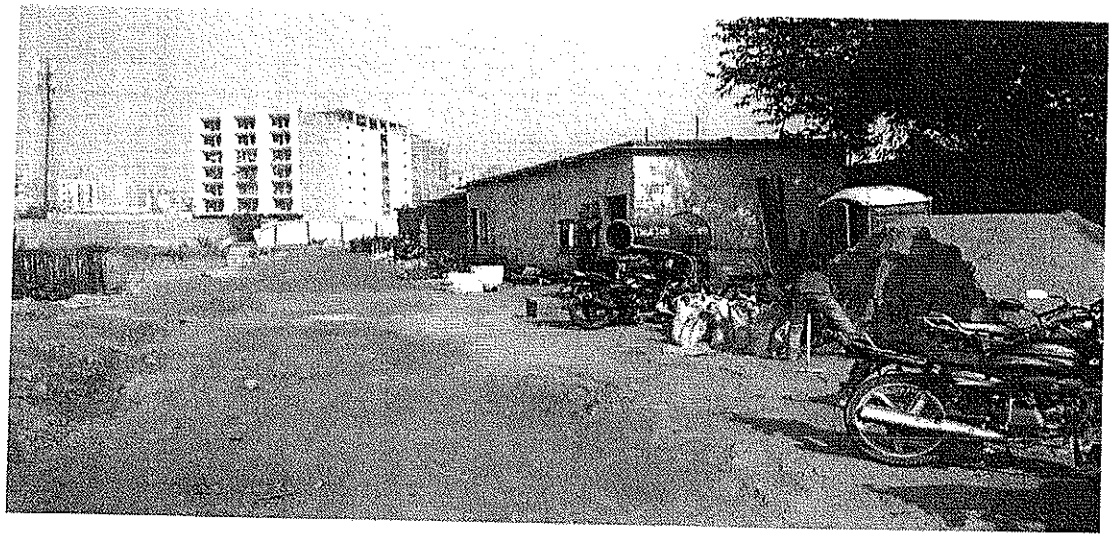


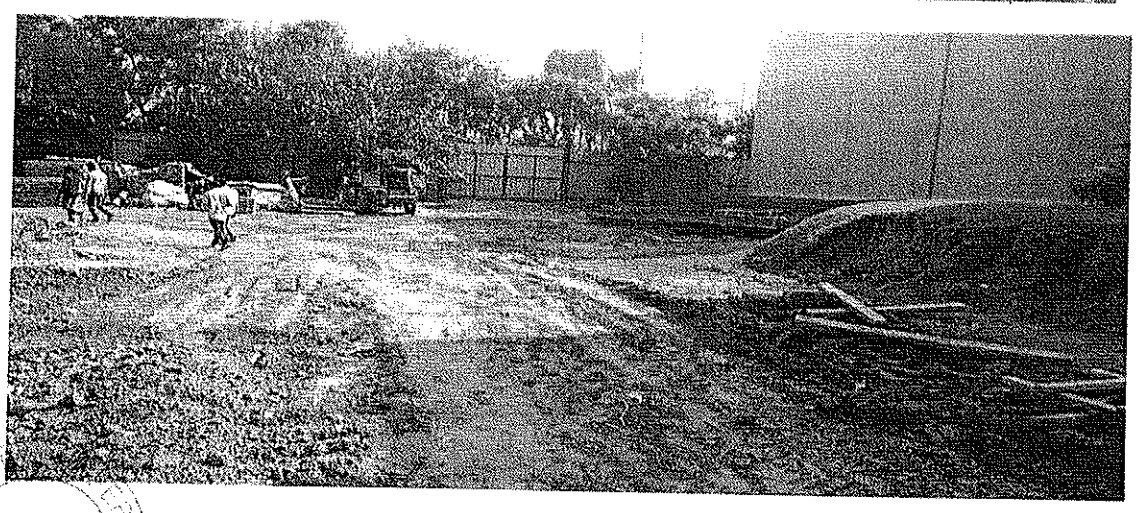
DG SETS

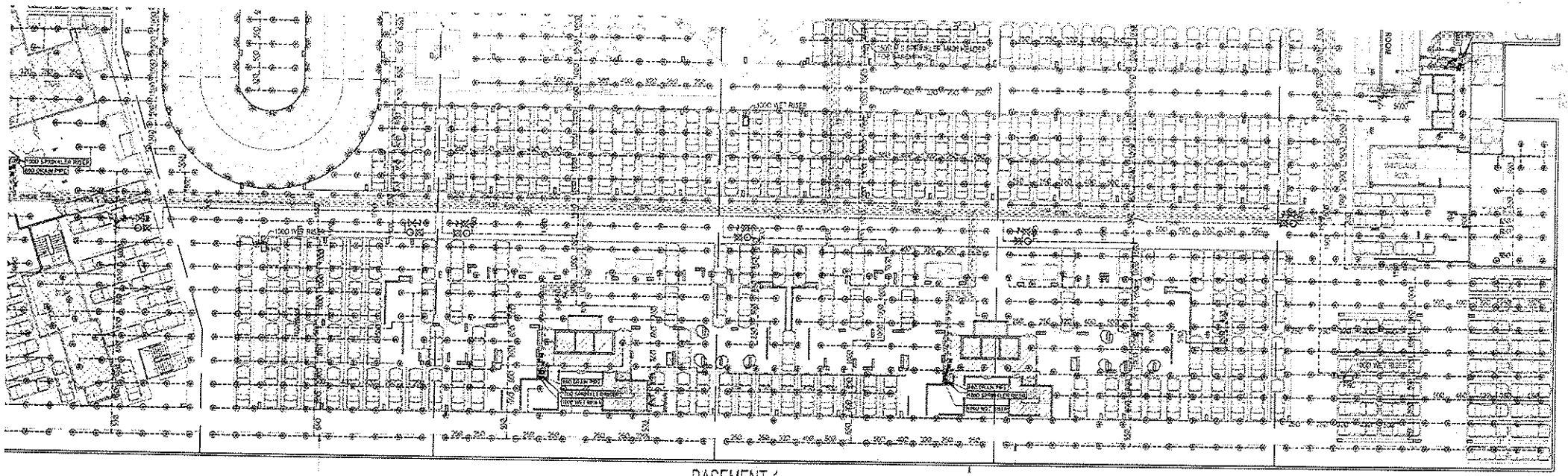


ANNEXURE - 25

SITE BARRICADING

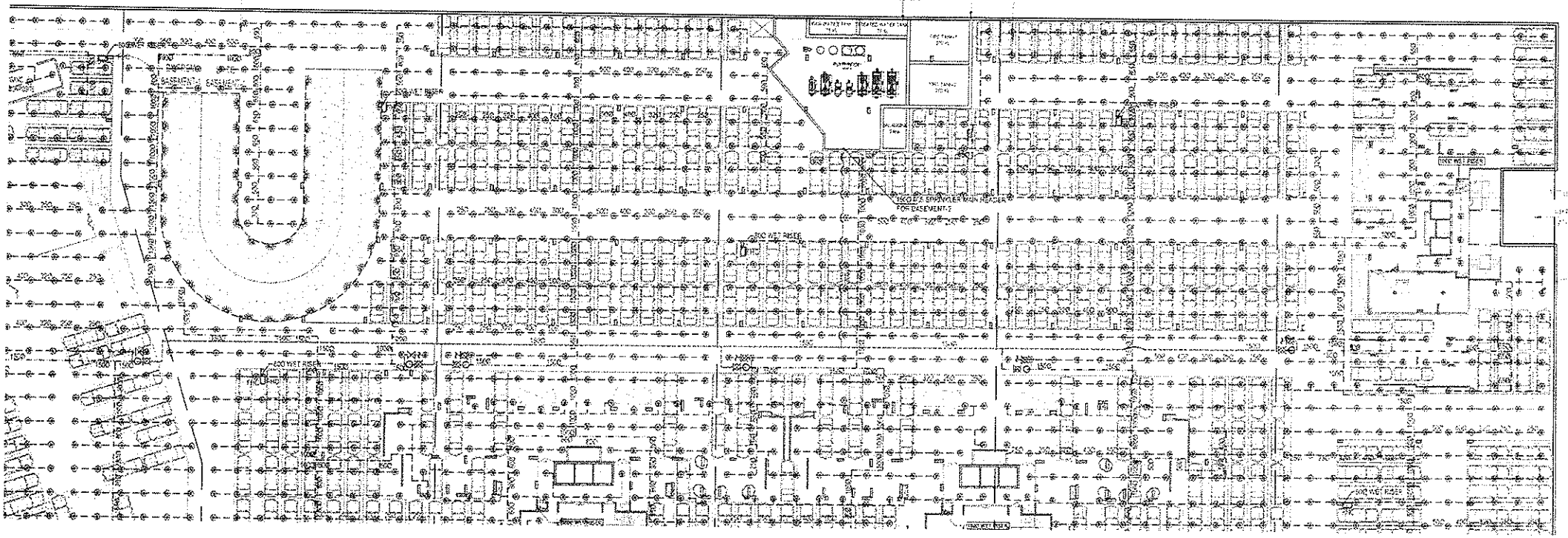


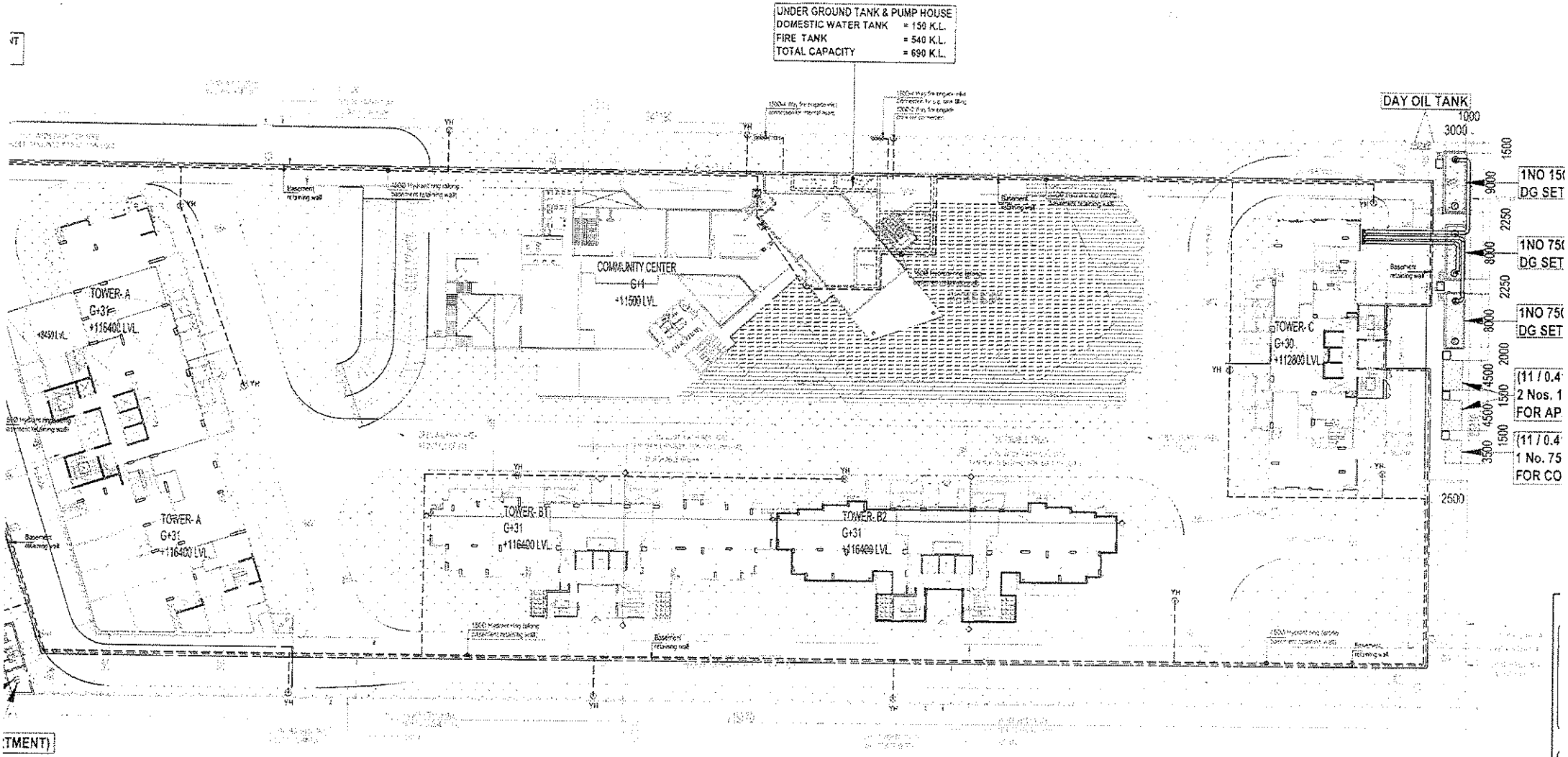




BASEMENT-1

U.G. TANK & PUMP HOUSE
TOTAL CAP. - 690 KL
FIRE - 540 KL
DOMESTIC - 150 KL




UNDER GROUND TANK & PUMP HOUSE
DOMESTIC WATER TANK = 150 K.L.
FIRE TANK = 540 K.L.
TOTAL CAPACITY = 690 K.L.
DAY OIL TANK
1000
3000
1500
9000
2250
8000
2250
8000
2000
4500
1500
4500
1500
3000
2500
1NO 15(
DG SET
1NO 75(
DG SET
1NO 75(
DG SET
(11 / 0.4
2 Nos. 1
FOR AP
(11 / 0.4
1 No. 75
FOR CO
COMMUNITY CENTER
G+1
+11500 LVL
TOWER- A
G+31
+116400 LVL
+8450 LVL
TOWER- A
G+31
+116400 LVL
TOWER- B1
G+31
+116400 LVL
TOWER- B2
G+31
+116400 LVL
TOWER- C
G+30
+112800 LVL
YH
Basement retaining wall