

PALOMA REALTY LLP

Regd. Office:- 7/99, TILAK NAGAR, KANPUR-208002

E-mail ID:- palomarealtyllp@gmail.com

दिनांक 11.10.2024

सेवा में


श्रीमान आना अध्यक्ष
आना कोहना,
कानपुर नगर

महोदय,

अवगत कराना है कि प्रार्थी कम्पनी मेसर्स अलोभा रियल्टी एलएलपी, 7/98 से 7/99, तिलक नगर, कानपुर है। उक्त कम्पनी आवासीय बहुविन्दु प्रणाली के अन्तर्गत भवन निर्माण हेतु वैध खनन एवम परिवहन लाईसेन्स के तहत कार्य चल रहा था, जिसकी वैधता अब समाप्त हो चुकी है। संज्ञान में आया है कि मिट्टी खनन एवम उसके परिवहन के सम्बन्ध में कुछ लोगों द्वारा आपके समक्ष गलत शिकायत की गयी है जो बेबुनियाद एवम गिराधार है, निरस्त करने की कृपा करें।

धन्यवाद,

प्रार्थी



(महेश चन्द्र जैन)

अधिकृत हस्ताक्षरकर्ता

Sir, delivered this
personally S.O. Kohna
letter to called
a meeting samay 2.30pm



संख्या: NOC/BDP/2024/9/23/430755

दिनांक: 09-10-2024

अनुज्ञप्तिधारी का नाम	Paloma Realty Ltd.	अधिकृत गांव/अवधि	
अनुज्ञप्ति की अवधि	अवधि 09-10-2024 से 08-01-2025 तक	अनुज्ञप्तिधारी का पत्ता	7/98-9D Tikak Nagar, Kanpur- 208002, Uttar Pradesh
		परियोजना का प्रकार	BUILDING

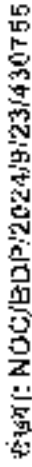
अवलंब विकास परियोजना के निर्माण की प्रक्रिया में खतरों को दूर करने, प्राप्त लाभ अधिक निजी के निरतारण हेतु अनुज्ञा प्राप्त उपस्थिति का प्रतिकारण

अनुज्ञप्ति उपस्थिति	अनुज्ञप्ति प्राप्त
Ordinary Soil	71559.00 घ. मी.

भवन / विकास परियोजना (नियम ५३) हेतु उपस्थिति अनुज्ञप्ति

अनुज्ञप्ति	स्थल	अवधि	संख्या/प्लॉट संख्या	अवधि	विलंबता (वर्ग मी.)
Xairpur Nagar	Kanpur	PERMISES NO 799 AND 799 PART OF FREE HOLD PLOT NO 11, 11A, 12 AND 13 SCHEME NO 2A TLAK NAGAR KHALASI	PLOT NO 11, 11A, 12, 13	0.0000	03762

अधिकृत द्वारा शुल्क-1 की राशि का अनुदान दिया जावा अवधि में होगा



दिनांक: 09-10-2024

संवर्धन विभागास भांडीक्रीयनासूची निर्माण की प्रक्रियामें खंड 2इ अ. की प्रक्रियामें देवतु बटुजा प्राप्त उपरुद्ध निज अभिविनयण	अनुसंधि भांडा
रतुजासि उपखनिव	71639.00 पन मो.
Ordinary Sci	

अपेक्षितः प्रायः अनुपग्रह-1 की भूतः क. अन्तर्गत निम्नाना अभिप्रेतः है।



काग वि० प्रा०

नामान्तरण पत्र

कार्यालय विशेषकायधिकारी (जोन-3)
कानपुर विकास प्राधिकरण, कानपुर

पत्रांक:- D/1071/0505 K.D.A. 21.02.22 दिनांक:- 21-3-2022

सेवा में,

श्री महेश चन्द्र जैन (मार्टनर)
मेसर्स पलोमा रियल्टी एलएलपी
निवासी-60/52 नया गंज,
कानपुर नगर।

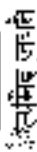
विषय:- भूखण्ड सं०-11, 11ए, 12 एवं 13 योजना-3ए खलासी लाइन, कानपुर नगर क्षेत्रफल 9354.80 वर्गमी० के रजिस्टर्ड बैनामे के आधार पर नामांतरण के सम्बन्ध में।

महोदय,

वृत्तया उपर्युक्त विषयक आप द्वारा एकल विण्डो में दिनांक 20.07.2021 को नामान्तरण किये जाने हेतु प्रस्तुत प्रार्थना पत्र के साथ संलग्न पंजीकृत बैनामा दिनांक - 18.03.2021 के आधार पर एकल भूखण्ड की इन्डेन्चर डीड दिनांक 05.12.1927 में निहित सभी शर्तों व प्रतिबन्धों के अधीन तथा विकास प्राधिकरण के समस्त पावनों का प्रथम अधिकार सुरक्षित रखते हुए भूखण्ड के जुज-भाग क्षेत्रफल 9354.80 वर्गमी० पर मूल केता श्री लाला कमला पत मैनेजर श्री हारिका धीरा टेम्पल ट्रस्ट मुत्र स्व० लाला जुगी लाल अर्थात् श्री हारिका धीरा टेम्पल ट्रस्ट A Public Religious and charitable trust office at Kamla Tower 28/1 हारिका धीरा रोड कानपुर द्वारा अथराईडज्ड ट्रस्टी अजय कुमार एसवगी पुत्र स्व० श्री किशन लाल सरावगी अथराईडज्ड चार्ज बोर्ड मीटिंग 25.12.2020 का नाम पृथक करते हुए प्रस्तुत मा० न्यायालय के निर्णय दिनांक 18.12.2020 के आधार पर वर्णित बैनामा दिनांक 18.03.2021 के अनुसार भूखण्ड सं०-11, 11ए 12 व 13 योजना सं०-3ए खलासी लाइन जुज भाग क्षेत्रफल 9354.80 वर्गमी० का मूल केता के रूप में मेसर्स पलोमा रियल्टी एलएलपी (एलएलपी० आईडेन्टी फिकेशन न०-ए0ए0यू० 3574) कार्यालय 60/52 नयागंज कानपुर का नाम प्राधिकरण अभिलेखों में भूखण्ड सं०-11, 11ए 12 व 13 योजना सं०-3ए खलासी लाइन के भूमि का उपविभाजन किया गया है, इस लिये उपविभाजन की अनुमति प्राप्त करने एवं इन्डेन्चर डीड की सभी शर्तों आवेदक पर लागू रहने के साथ विक्रय किये गये कुल जुज भाग में से 278.88 वर्गमी० भूमि के क्षेत्रफल को छोड़कर शेष भाग क्षेत्रफल 9354.80 वर्ग मी० का नामांतरण किया जाना है। तदनुसार विक्रय विलेख में क्षेत्रफल को भी संशोधित करायें जाने की शर्तों के अधीन उपाध्यक्ष महोदय द्वारा दिनांक 15.03.2022 को स्वीकृति प्रदान करदी गयी है, यदि आप द्वारा कार्यालय में प्रस्तुत अभिलेखों में कोई भी त्रुटि पायी गयी तो आप के पक्ष में किया गया नामान्तरण स्वतः निरस्त समझा जायेगा।

भवदीय,

Shankar



Écrivez vite : nous vous lisons



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860331000

St. John's.

...dipoy chlo...

Date of Execution : 04.03.2021
Nature of Document : Sale deed
Sale Consideration : Rs. 80,00,00,000/-
Value as per D.M. Circle Rate : Rs. 49,00,00,000/-
0.75% towards T.D.S. deposit : Rs. 60,00,000/-

SHORT DETAILS OF DOCUMENT

1. Ward area/Mchalle : Tlak Nagar Kanpur Nagar
2. Plot/Premises no. : Premises No. 7/98 Admeasuring 4615.43 Sq. Mtr. and Premises No. 7/99 Admeasuring 5017.03 Sq. Mtr. total admeasuring 9633.46 Sq. Mtr. Tlak Nagar Kanpur standing on part of free hold plot nos. 11, 11-A, 12 and 13 situated Scheme No. 3A Khalasi Line, Kanpur Nagar

3. Total area of plot : 9633.46 Sq. Mtr.
4. Width of road as per : 24.36 Ft. (80 Ft.) wide road

map

5. Nature of property : Residential
6. Boundaries of Premises No. 7/98 and Premises No. 7/99, Tlak Nagar Kanpur standing on part of free hold plot nos. 11, 11-A, 12 and 13 situated Scheme No. 3A Khalasi Line Kanpur

Nagar bounded as under:-



Signature of the Officer



Bungalow

South : 23.43 Mtr. wide Road

Number of Vendor : One
Number of Vender : One

Name of the Vendor:

Sri Overnikadheesh Temple Trust, A Public Religious and Charitable Trust, having its office at Kamla Tower, 29/1, Overnikadheesh Road, Kanpur Nagar through its Authorized Trustee Shri Ajay Kumar Sarangi, S/o Late Shri Kishan Sarangi duly authorized by the Board of Trustees in its meeting dated 25/12/2020

Pan No. AAATS4728D Aadhar No. 859142287942

Mob. No. 9135014929

Name of the Vendee:

M/s PALOMA REALTY LLP (LLP Identification No. AAU-3574) having its Registered office at 60/52 Nayagunj, Kanpur-208001 (UP) through its authorised Partner Shri Mahesh Chandra Jain, adult son of Late Smt D. Jain, resident of SPS-2, Tagore Road, Canal, Kanpur Nagar duly authorized vide its Resolution dated 22.10.2020;

Pan No. AAZFP3746P

Aadhar No. 4551 8769 0606

Mob. No. 9839030535

Aparna - Chandra Jain



Place : Tilak Nagar Kanpur Nagar
2. Plot/Premises no. : Premises No. 7/98 Admeasuring
4633.43 Sq. Mtr. and Plot No. 7/98
admeasuring 5017.03 Sq. Mtr.
total admeasuring 9633.46 Sq. Mtr.
Tilak Nagar Kanpur standing on part
of free hold plot nos. 11, 11-A, 12
and 13 situated Scheme No. 3A
Khaasat Line Kanpur Nagar

3. Total Area of plot : 9633.46 Sq. Mtr.
4. Covered area : Nil (Only Boundary wall)
6. Use of property : Residential
7. Shape of property : Open plot
8. Park Facing : No
9. Two side Road : Yes

DETAILS OF PAYMENT OF STAMP DUTY :-

1. Prescribed Rate of Land by : Rs. 60,000/- per Sq. Mtr.
DM upto 2000 Sq. Mtr.
(As per Part 1 & Part 2)
2. Prescribed Rate of Land by : Rs. 42,000/- per Sq. Mtr.
DM above 2000 Sq. Mtr.
30% Less i.e.
(As per Part 1 & Part 2)
3. Cost of Land (2000x60000) : Rs. 12,00,00,000/-



Vijay Chandra Singh



- over value of land : Rs. 4,36,05,320/-
6. 20% of cost of land for two side Road : Rs. 4,40,60,537/-
7. Cost of boundary wall : Rs. 13,34,148/-
8. Total value of property : Rs. 49,00,00,000/-
9. Sale Consideration : Rs. 80,00,00,000/-
10. Stamp due : Rs. 5,60,00,000/-
11. Total Stamp paid : Rs. 5,60,00,000/-

6-Stamp Certificate No. JN - 02/42719092207076T issued dated 01st March 2021 at 1:11 PM.

This Deed of Sale is made on 01st day of March 2021 at
Kanpur, in between

Shri Dwarikadhish Temple Trust, A Public Religious
and Charitable Trust, having its office at Kamla Porey,
29/10, Anandineekh Road, Kanpur Nagar through its
Authorized Trustee Shri Ajay Kumar Sarogi, S/o Late Shri
Kishan Sarogi duly authorized by the Board of Trustees in its
meeting dated 25/12/2020 ; hereinafter referred as Vendor
which expression unless repugnant to the context shall include
& mean as Trustees, successors, representatives & assigns of
Party of first Part.

Attorney



Attorney



PO/S. PALOMA REALTY LLP (LLP Identification No. AAU
3574) having its Registered office at G-1/92 Nayaganj,
Kanpur-208001 (UP) through its Partner Shri Mahesh
Chandra Jain, adult son of Late Sri B.D. Jain resident of
55B-2, Tagore Road, Cantt., Kanpur Nagar duly
authorized vide its Resolution dated 22.10.2020;
hereinafter referred as MEMORANDUM which expression unless
reugnant to the context shall include & mean its, successors,
partners, representatives & assigns of party of Second Part.

WHEREAS vide Indenture dated 05.12.1977, the
Cawnpore Improvement Trust now known as Kanpur
Development Authority demised a free hold plot Nos. 11, 11A,
12 and 12 situated at Scheme No. 3-A, Khajasi Lines, Kanpur
addressed as 348 Acres i.e. 149981 sq. mtr. to
the Vendor i.e. Shri Dhananheest Temple Trust, through it's
then Manager Late Kamalapat Singhania S/o Lala Juggal,
then resident of Chann, Mohal, Cawnpore, said Indenture is duly
registered in the Office of Sub-Registrar Cawnpore, in Book No.
= Volume No. 505 at Pages 1 to 4 at serial No. 2534 on
30.12.1977.



G. Singhania Chandra Jain



trust had raised the constructions of Independent bungalows over said plots of land, which have been duly assessed by the Kanpur Nagar Mahapalika and allotted separate municipal numbers as Premises No. 7/97, admeasuring 4728.26 Sq. Mtr., 7/98, admeasuring 4616.43 Sq.Mtr. and Premises No. 7/99 admeasuring 5017.03 Sq. Mtr. Tilak Nagar, Kanpur Nagar by Kanpur Nagar Mahapalika, Kanpur.

AND WHEREAS out of said premises, the Vendor has sold old Premises No. 7/97, Tilak Nagar, Kanpur admeasuring 4728.26 Sq. Mtr to S.V.S. Corcast Ltd., a company duly incorporated under the Companies Act, 1949, having its Regd. office at 128/119 'K' Mahanagar Kanpur through its Director Mr. Gajanan Agarwal, who sale deed dated 27.12.2001 which was duly registered in the office of Sub-Registrar Kanpur in Book No. 1 Volume No. 2030 at Pages 97 to 280 at Serial No. 3217 of 31.12.2001.

AND WHEREAS the above Vendor is sole and absolute owner in possession of said Premises No. 7/98 Tilak Nagar Kanpur admeasuring 4616.43 Sq. Mtr. and Premises No. 7/99 Tilak Nagar Kanpur admeasuring 5017.03 Sq. Mtr. total

Witness,

Gajanan Agarwal



the tenants, however the actual income derived from those tenants was very meager, which was not even sufficient to meet out of statutory taxes, and other maintenance expenses and the salary of the staff etc, thus the trust was not deriving adequate benefits from the said premises /valuable land owned by it, hence for proper utilization of properties and to increase the income of the trust, for fulfilling the objectives of the trust, Vendor got the property vacant from tenants.

AND WHEREAS after getting the vacant possession of the said bungalows no. 7/98 and 7/99 Triak Nagar Kanpur from the tenants the Vendor has demolished the entire existing constructions and presently the subject land underneath premises No. 7/98 and Premises No 7/99 Triak Nagar Kanpur measuring 9653.46 Sq. Mtr. is in the shape of open land surrounded by a boundary wall described and detailed at the foot of this deed and entire subject land of this Sale deed is in the exclusive ownership and possession of the Vendor, no one except the Vendor has any rights, title or interest over it and the Vendor is fully empowered to deal with said property, as per its wishes and advice which is hereinafter referred as "Subject

Shri. Chandrajit



of encumbrances, charges, attachment, sales, demands, claims
etc.

AND WHEREAS In its meeting dated 02.02.2019 the Board
of Trustees of the Vendor have decided to establish a Hospital
of National Repute in Kanpur City for the benefit of the public at
large, of Kanpur and adjoining districts and for meeting out the
cost for establishing the proposed hospital, the trust had
decided to sell, the premises No. 7/98, admeasuring 4616.43
Sq. Mtr., Premises No. 7/99, admeasuring 5017.03 Sq.Mtr, total
admeasuring 9633.46 Sq. Mtr, Tilak Nagar Kanpur built over
part of free hold plot nos. 11, 11-A, 12 and 13 situated at
Scheme 3A, Khatoli Lines, Kanpur Nagar.

AND WHEREAS the board of trustees of the Vendor has
decided that the proceeds from the sale of the Premises No.
7/98, admeasuring 4616.43 Sq. Mtr., Premises No. 7/99,
admeasuring 5017.03 Sq.Mtr. total admeasuring 9633.46 Sq.
Mtr., located at Tilak Nagar Kanpur and built over part of free
hold plot nos 11, 11-A, 12 and 13 situated at Scheme 3A,
Khatoli Lines, Kanpur Nagar will be used by the trust for
constructing a Multi Speciality Hospital and/or for other
charitable purposes.



Kanpur Nagar Municipal Corporation



title documents of the said property and is fully satisfied with regard to void disposing power of the Vendor, as such property is being sold on "as is where is basis" to the Vendee, offered to purchase the said property described and detailed at the foot of this deed on sale consideration of Rs. 80,00,00,000/- (Eighty Crores Only) free from all sorts of encumbrances, on the condition that Vendor shall delivered the physical vacant possession of said property agreed /sought to be sold to the vendee at the time of execution and Registration of sale deed.

AND WHEREAS the proposal given by the Vendee is appropriate and before the Vendor has agreed to sell the aforesaid property to the vendee at the agreed sale consideration of Rs. 80,00,00,000/- (Rupees Eighty Crores Only) and entered into a M.O.U. dated 22.10.2020, The Vendor trust is a Public Religious and Charitable Trust, hence as per provisions contained in Section 7 of the Charitable and religious Trust Act, 1920 a permission to sell the said premises from the District Judge Kanpur Nagar was required.



Official Seal



permission M/s. 2 of the Act before District Judge Kanpur Nagar which was numbered as Misc. Case No. 442 of 2020 Dwarikadheesh Temple Trust vs. M/s. Paloma Realty LLP, and vide order dated 18.12.2020, Hon'ble District Judge, has allowed the said application and in pursuance thereof, this deed of sale is as approved by the District Judge Kanpur Nagar.

NOW THIS DEED OF SALE WITHNESSETH AS UNDER:-

I. That in pursuance of sale consideration of Rs. 80,00,00,000/- (Rupees Eighty Crore Only) paid by the Vendee, to the Vendor, the Vendor as absolute owner hereby convey, transfer, sell and assign Premises No. 7/98, admeasuring 46.633 Sq. Mtr., and Premises No. 7/99, admeasuring 5027.03 Sq.Mtr. total admeasuring 9633.46 Sq. Mtr. Tilak Nagar Kanpur built over part of free hold plot Nos. 11, 11-A, 12 and 13 situated at Scheme 25, Kalsi Lines, Kanpur Nagar to the Voncee, free from all encumbrances including all property, estate right title and interest, use, inheritance possession, benefits, unto upon or of the said premises described in Schedule 'A' hereunder, the property, hereby conveyed

By



Ganesha Chandra Singh



... to the Vendor, hereafter as vendible and
alienable property. The property hereby sold is more
specifically described in Schedule 'A' of this sale deed.

2. That entire sale Consideration of Rs. 80,00,00,000/-
(Rupees Eighty Crores Only) has been paid by the Vendee
to the Vendor, the receipt of which is hereby duly
acknowledged by the Vendor, for all purpose, the details of
the payment made by the Vendee to the Vendor has been
given in Schedule -B of this sale deed and now, nothing
remained due from, the Vendee to the Vendor, pertaining
this transaction.

3. That the Vendor does hereby covenants and declare that
the said property which is sold, conveyed and transferred
to the Vendee, is free from all encumbrances, charges,
claims and /or liens of every sort and description
whosoever or any person or persons claiming for or
under its including there does not exist any agreement to
sell with any body in respect of any portion or whole of
the said property except the Vendee, as described above

(Sd/-) P. S. Chandra Prasad

(Sd/-)



In any court, High Court or Apex Court etc.

4. That all rights and interest in respect of Premises No. 7/98, Admeasuring 4616.43 sq. Mts., Premises No. 7/98, admeasuring 5017.03 sq. Mts. located admeasuring 9633.45 sq. Mts. Tilak Nagar, Kanpur built over part of free hold plot Nos. 11, 11-A, 12 and 13 situated at Scheme 3A, Khatas' Lines, Kanpur Nagar together with rights and privileges availed by the Vendor in totality is hereby transferred to the Vendee, as such neither Vendor nor its successors or any one on behalf of Vendor will have any right title and interest over any portion of said premises.
5. That the Vendor does hereby make covenant and declare that the rights hereby transferred subsists and the Vendor has right to transfer and alienate the same, now the Vendee shall have the same right as the Vendor had and shall always be entitled to transfer and alienate the same.
6. That the parties to this deed do hereby make covenant and declare that the Vendor has paid all the taxes, dues, cess including the House Tax, Water tax and sewer Tax upto today and the Vendee shall be responsible to pay

(Hakam Chaudhary)

11/11/17



of the Vendor till the date of execution of this sale deed.

The same shall be reimbursed by the Vendor to the Vendee.

7. That the Vendee shall be entitle to get its name mutated in the record of Nagar Nigam, Kanpur, Kanpur Development Authority or in any other department and in case, consent of the Vendor or its successors be ever required for mutation of the name of the Vendee or its successors as owner in possession over the property hereby sold, the vendor and/or its successors, as the case may be shall be ever ready to give its consent for sale purpose orally and/or in writing and this deed itself shall be ever treated/construed as sufficient and due consent of the Vendor for mutation of the name of the Vendee and its assigne in record of Kanpur Nagar Nigam / Kanpur Development Authority and other authority.

8. That entire expenses for execution and Registration of sale deed will be borne by the Vendee.

9. That the peaceful and vacant possession of the said property has been delivered to the Vendee simultaneously on the date of execution of this sale deed.



Vendor's Signature

in the premises hereby conveyed or any part thereof is lost by the Vendor and/or its successors and assigns on account of any defect in title of the Vendor and/or enjoyment of said property by the Vendor is disturbed by anyone claiming title paramount to the Vendor or its assigns on account of any litigation started by anyone claiming through or under the Vendor or otherwise on account of any breach of any covenant of this deed, Vendor shall be liable to make good all losses or damages sustained and/or to be sustained by the Vendor.

SCHEDULE -A

DESCRIPTION & BOUNDARY OF THE PREMISES HEREBY SOLD

Premises No. 7/98, admeasuring 4616.43 Sq. Mtr.,

Premises No. 7/99, admeasuring 5017.03 Sq.Mtr. total

admeasuring 9633.46 Sq. Mtr. Tilak Nagar Kanpur built over part

of Free hold plot Nos. 11, 11-A, 12 and 13 situated at Scheme

2A, Khales' Lines, Kanpur Nagar, bounded as under:-

East : Premises No. 7/97 Tilak Nagar Kanpur

West : RCC Road and hereafter Adjoining

North : Lane to Abhinav Gyan Neer hereafter Bunglows

South : 23.45 Mtr. wide Road

Signature
Chandni Singh



SCHEDULE OF PAYMENT OF SALE CONSIDERATION OF RS.

RS. 10,00,00,000/- (RUPEES EIGHTY CRORES ONLY)

Rs. 10,97,01,250/- Received amount Ten Crore Fifty Seven
Lacs One Thousand Two Hundred Fifty
Only vide RTGS No. SBINR
52020101300001319 dated 13.10.2020

State Bank of India

Rs. 12,70,40,000/- Received Rupees Twelve Crore Seventy
Lacs Forty Thousand Only vide RTGS No.
BARBR52020101300095333 dated
13.10.2020 Bank of Baroda

Rs. 8,77,52,000/- Received Rupees Eight Crore Fifty Seven
Lacs Fifty Two Thousand Only vide RTGS
No. SBINR 870201013000086908 dated
13.10.2020 State Bank of India

Rs. 12,00,00,000/- Received Rupees (Twelve Crores Only)
vide Account payee Cheque bearing No.
000097 dt. 01/03/2021 drawn on Bank of
Baroda, Main Road, Kanpur



Vishesh Chaudhary, S.O.



the account payee cheque bearing No.

000008 dt. 04/03/2021 drawn on Bank of

Baroda, Mall Road, Kanpur

Rs. 12,00,00,000/-

Received Rupees (Twelve Crores Only)

vide Account payee Cheque bearing No.

000009 dt. 04/03/2021 drawn on Bank of

Baroda, Mall Road, Kanpur

Rs. 11,55,05,750/-

Received Rupees (Eleven Crores Fifty Five

Lacs. Six Thousand Seven Hundred and

Fifty Only) vide Account payee Cheque

bearing No. 000010 dt. 04/03/2021 drawn

on Bank of Baroda, Mall Road, Kanpur

Rs. 88,00,00,000/- TDS Deducted

Rs. 88,00,00,000/- RECEIVED RUPEES EIGHTY CRORES ONLY

IN WITNESS WHEREOF the all the parties of this sale
deed with their respective free will without any force or coercion
after due advice from their well wishers, has executed this deed
by putting their signature on all the pages and by putting the

Signature

Signature



[illegible][illegible][illegible]

राजिंदर प्रसाद (1) दिनांक २०/०५/२०२३

ॐ नमो भगवते वासुदेवाय



Also day, month and year first above mentioned.

WITNESSES:



SIGNATURE OF VENDOR

For Shri Das Kachheera Temple Trust

On 12/12/17

Witness



Shri Das Kachheera

Shri Das Kachheera Temple Trust
Plot No. 1401, Tirthana Road, Noida,
Dist. Gautam Buddha Nagar, U.P.
Pin Code - 201302
Mobile No. - 9950232222
Aadhar No. - 7555 4043 0757



SIGNATURE OF VENUEE

For PALOMA REALTY PVT. LTD.

Partner

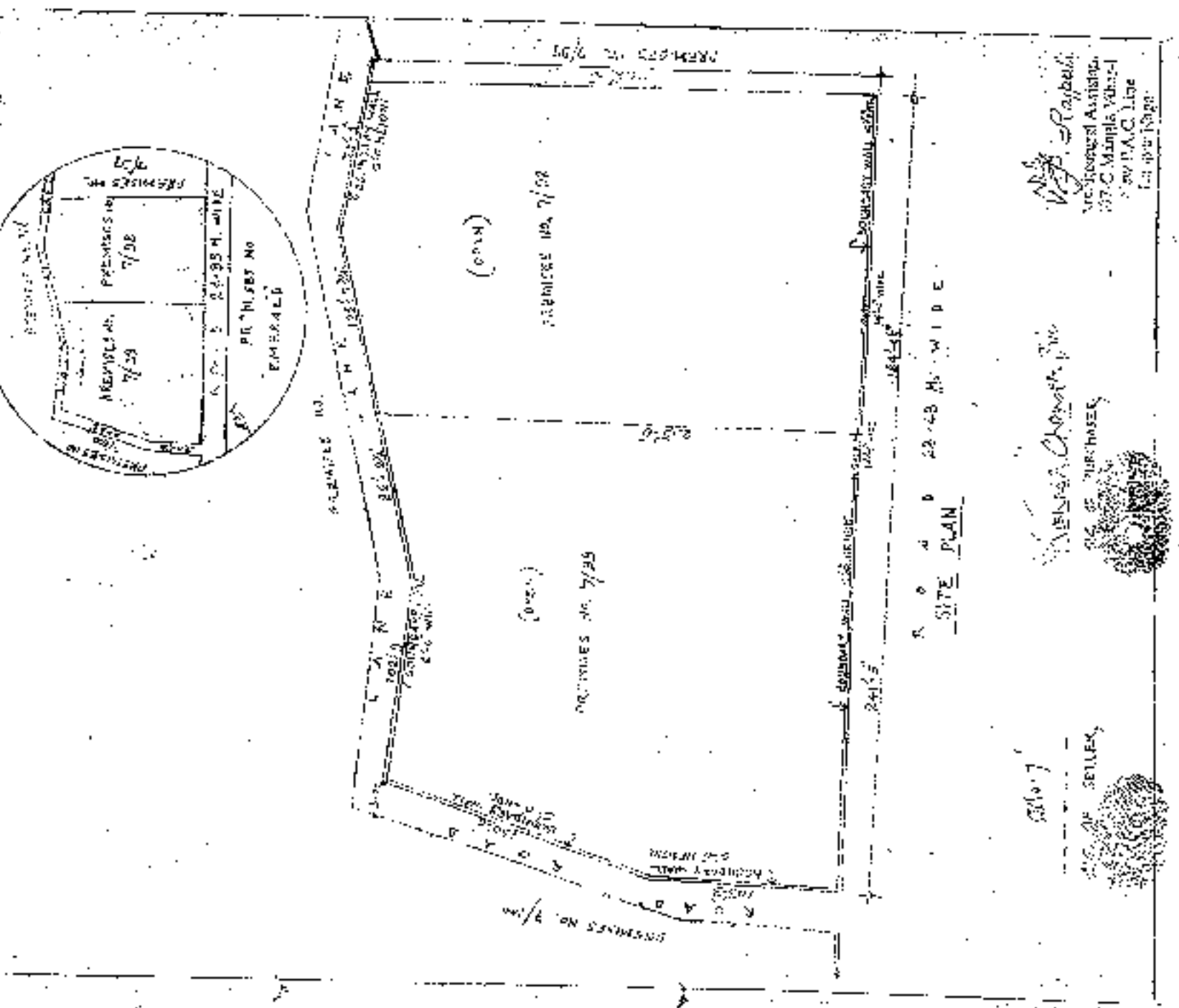


2. Birend Kumar Yadav S/o Late Chhotu Yadav
P.O. - 24, Eshwarji Nagar, Dahel Sujapur, A.P. 201301
Mobile No. - 9806555975
Aadhar No. - 2813 5514 7280

Dated by me & typed in my office.

Vivek Jain

Vivek Jain, Advocate
Mobile No. 9328777458



V. J. Papadakis
 ARCHITECTURAL ASSISTANT
 107-C Manila Vhaz-1
 NEW P.A.C. Line
 Tel. 01-1000

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 Tel. 01-1000

वरी संख्या : डिजिटल 10342 के दिनांक 30.09.20
दिनांक 30.09.2021 को रजिस्ट्रार के
द्वारा

रजिस्ट्रार अथवा के हस्ताक्षर

संशोधन (पत्राचार) उपनिर्देशन नं. 2 आनंदपुर नगर।

संशोधन नं. 2 आनंदपुर नगर।

संशोधन नं. 2 आनंदपुर नगर।

संशोधन नं. 2 आनंदपुर नगर।

18/09/2021



UTTAR PRADESH

SANCTION LETTER

{ High Risk }

PERMIT DATE : 08 May 2024

FILE No. : KDA/BP/22-23/0182

Site Address : PREMISES NO.7/98 AND PREMISES NO.7/99 SITUATED AT ON PART OF FREE HOLD PLOT NO : 11,11-A,12 AND 13 SCHEME NO.3A,TILAK NAGAR KANPUR. - 208002

PERMIT NO. : Group Housing/056672/KDA/BP/22-23/0182/19022024

USE : Residential

SCHEME : KHALASI LINE III A

PROPERTY : Plot No./Survey No.:PLOT NO. 11,
11-A, 12 AND 13
LandMark: TILAK NAGAR
Revenue Village: NA
Tehsil: Kanpur
District: Kanpur

NAME : MS PALOMA REALTY LLP

ADDRESS : 55B-2, TAGORE ROAD, cantt KANPUR NAGAR,55B-2, TAGORE ROAD, cantt KANPUR NAGAR,KANPUR NAGAR,Uttar Pradesh,208001

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till -2018/2023)

Date of Validity: **07 May 2029** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of

mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.

4) The dust emitted from the construction site should be controlled and all emissions

taken in that behalf.

- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.
- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with a mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havers.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.

- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.
- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.
- 21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).
- 22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :

1. APPROVED PROPOSED GROUP HOUSING BUILDING PLAN WILL BE ALLOWED TO DOWNLOAD ONLY AFTER DEPOSITION OF IMPOSED FEE.
2. COMPLETION PLAN WILL BE MANDATORY TO GET FROM K.D.A BEFORE USE AND HABITATION IN THE PROPOSED GROUP HOUSING BUILDING.
3. REST 80% OF LABOUR CESS FEES WILL BE PAID BY THE DEVELOPER/OWNER TO THE LABOUR DEPARTMENT DIRECTLY SUBJECT TO CONDITION THAT COMPLETION CERTIFICATE WILL BE APPROVED BY K.D.A ONLY AFTER SUBMISSION OF N.O.C FROM LABOUR DEPARTMENT.
4. ALL FIRE NORMS WILL BE FOLLOWED BY APPLICANT AS PER N.O.C OF FIRE DEPARTMENT.
5. NO CONSTRUCTION WORK WILL BE STARTED WITHOUT GETTING NOC FROM ENVIRONMENT DEPARTMENT.
6. EXISTING CONSTRUCTION (SITE OFFICE) WILL BE DEMOLISHED BY THE DEVELOPER BEFORE START OF NEW CONSTRUCTION WORK OTHERWISE APPROVED BUILDING PLAN WILL BE AUTO REJECTED .
7. APPROVED BUILDING PLAN WILL BE AUTO REJECTED IF UPLOADED DOCUMENTS/NOC/OWNERSHIP ARE FOUND FALSE/CONSIDERED FORGED.
8. RAIN WATER HARVESTING SYSTEM, SOLAR WATER HEATING SYSTEM AND ROOFTOP PHOTOVOLTAIC SYSTEM WILL BE INSTALLED BY APPLICANT/DEVELOPER AS PER PROVISION OF BUILDING BYE LAWS.
9. IF ANY TYPE OF NECESSARY N.O.C IS REQUIRED FROM ANY DEPARTMENT, APPLICANT/OWNER WILL PROVIDE/SUBMIT IT SOON OTHERWISE SANCTIONED PROPOSED GROUP HOUSING BUILDING PLAN WILL BE REJECTED AUTOMATICALLY.
10. APPLICANT SHALL BE WHOLLY RESPONSIBLE FOR ANY OWNERSHIP DISPUTE IF FOUND FALSE THEN APPROVED MAP WILL BE REJECTED AUTOMATICALLY IN THAT CASE FOR WHICH APPLICANT/DEVELOPER WILL BE RESPONSIBLE
11. ALL THE RULES OF RERA SHALL BE FOLLOWED BY THE DEVELOPER.
12. CONSTRUCTION PERMIT MAY NOT BE TREATED AS CERTIFICATE OF LAND OWNERSHIP.

17. IN THE REGULATED ZONE EARMARKED BY IRRIGATION DEPARTMENT IN THE COMPLIANCE OF HON,BLE N.G.T ORDER VIDE GO NO 164/2020/2031/20-27-SI-4-07 (N.G.T/16TC DATED-2020 PLINTH HEIGHT OF THE PROPOSED BUILDING SHALL BE HIGHER THAN THE HFL OF GANGA RIVER.

Signature Not Verified

[illegible]

1-800-368-2267
www.360.com

5

KANPÚR DEVELOPMENT AUTHORITY

To,

The owner
PALOMA REALTY LLP
60/52, Nayaganj, Kanpur -208001

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

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/UP/INFRA/2/408267/2022 dated 29 Nov 2022. The particulars of the environmental clearance granted to the project are as below.

1. EC Identification No. EC24B0380P125967
2. File No. 7407
3. Project Type New
4. Category B
5. Project/Activity Including Schedule No. 8(a) Building and Construction projects
6. Name of Project ESSENTIAL GROUP HOUSING PROJECT "PALOMA GRANDEUR"
7. Name of Company/Organization PALOMA REALTY LLP
8. Location of Project UTTAR PRADESH
9. TOR Date N/A

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

(e-signed)
Sanjeev Kumar Singh (IFS)
Member Secretary
SEIAA - (UTTAR PRADESH)

Date: 24/03/2024

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

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Sub: Environmental Clearance for Proposed Residential Group Housing Project "Paloma Grandeur" at Plot No. 11, 11-A, 12 & 13, Tilak Nagar, Khalasi Line, District-Kanpur Nagar, Uttar Pradesh, M/s Paloma Realty LLP.

Dear Sir,

This is with reference to your application / letter dated 29-11-2022 & 21-12-2022 on above mentioned subject. The matter was considered by 843rd SEAC in meeting held on 07-03-2024 and 811st SEIAA meeting held on 02-05-2024.

A presentation was made by the project proponent along with their consultant M/s Grass Roots Research & Creation India (P) Ltd to SEAC on 07-03-2024.

Project Details Informed by the Project Proponent and their Consultant

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

1. The environmental clearance is sought for Residential Group Housing Project "Paloma Grandeur" at Plot No. 11, 11-A, 12 & 13, Tilak Nagar, Khalasi Line, District-Kanpur Nagar, Uttar Pradesh, M/s Paloma Realty LLP.

2. Total area of project site is 9633.46 m² (2.38 Acres) and the total built-up area 60,985.58 m².

3. Detailed area statement:

S. No.	Particulars	Total Area (m ²)
1.	Total Plot Area	9,633.46
2.	Road widening area	1,198.40
3.	Net Plot Area	8,435.06
4.	Permissible Ground Coverage (@45% of the net plot area)	3,795.77
5.	Proposed Ground Coverage (@26.27% of the net plot area)	2,223.03
6.	Total Permissible FAR (@436 %) {a + b + c + d + e}	36,786.45
a.	Permissible FAR (@150%)	12,652.59
b.	Permissible paid FAR (@250% of the net plot area)	21,087.65
c.	FAR for Green Building	1,587.01
d.	Incentive FAR against EWS/LIG	760
e.	FAR against Road widening (50% of Road Widening Area)	599.20
7.	Total Proposed FAR	35,407.79
	Proposed Commercial FAR (Block B)	2,132.90
	Proposed Residential FAR (Block A)	34,630.90
	Accessory use Area add in FAR (Layout LvI)	78.30
8.	Deducted Additional Area available for community facilities	-1,434.31
	Non-FAR Area	
	{Including Community facilities, Muntty area, Machine room, Refuge area, lift, Balcony etc.)	14,296.83
9.	Proposed Parking Space	11,280.96

2	Total Water Requirement	97 KLD (Fresh water = 55 KLD; Source: Jalkal Vibhag Nagar Nigam, Kanpur
3	Solid Waste	536 Kg/day
4	Electrical load	1010.11 kVA; Source: Kanpur Electricity Supply Company Limited (KESCO)
5	Power back-up	2 D.G sets of total 1,250 kVA (2*625 kVA)
6	Rain Water Harvesting	2 nos. of RWH pits 1 nos. of RWH tank
7	Parking Required: Proposed:	184 ECS (@MoEFCC); 209 ECS (@State Bye Laws) 353 ECS
8	Project Cost	INR 201.97 Crore

5. Population details:

S. No.	Description	DUs/FAR (sqm)	PPU/ Person/m ² FAR	Total Population
1.	Commercial Area	2,132.9		-
	Ground floor	720.60	@1 person/3 sq.m.	241
	Staff	{@20 % of the Commercial area population}		48
	Visitors	{@80 % of the Commercial area population}		193
	1 st and 2 nd Floor	1,412.3	@1 person/6 sq.m.	236
	Staff	{@20 % of the Commercial area population}		47
	Visitors	{@80 % of the Commercial area population}		189
Total Commercial Population				477
2.	Community Area	2094.0	@1 person/4 sq.m.	524
	Maintenance Staff	{@20 % of the Commercial area population}		105
	Visitors	{@80 % of the Commercial area population}		419
3.	Residential Area	93	7	651
	Maintenance Staff	5% of residential population		33
	Visitors	10 % of residential population		66
Total Residential Population				750
Grand Total Population (1 + 2 + 3)				1,751

6. Water requirement details:

S. No.	Description	Occupancy	Rate of water demand (lpcd)		Total Water Requirement		
A.	Domestic Water						
			Fresh	Flushing	Fresh	Flushing	Total
1	Residents	651	@ 65 lpcd	@ 21 lpcd	42.3	13.7	56
2	Staff (Maintenance, Commercial, & Community facilities)	233	@25 lpcd	@20 lpcd	5.8	4.7	10.5

C.	Make up water for Swimming Pool		2 KLD
Grand Total (A + B + C) = 97 KLD			
7. Waste water details:			
Domestic Water			80 KLD
Fresh water			53 KLD
Flushing water			27 KLD
Waste water [@80% fresh + 100% flushing]			42.4 + 27 = 70 KLD
STP Capacity (@1.25 times of the wastewater generated)			90 KLD
8. Action Plan as per Ministry's O.M. dated 30/09/2020:			
S.N.	CER Component	Capital Cost (INR LAKH)	
1.	Providing laptops and mobile phones to students of; <ul style="list-style-type: none"> Zeal Education Society Be kind 	90	
2.	Providing water coolers in the following local Govt. Schools: <ul style="list-style-type: none"> Zeal Education Society Be kind 	60	
3.	Setting up solar lighting facilities in nearby villages	70	
4.	Plantation in nearby villages	50	
5.	Providing sanitation facility in nearby Villages	33	
	Total	303	

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

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 07-03-2024 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held 02-05-2024 discussed the matter and recommended grant of environmental clearance on the proposal as above alongwith standard environmental clearance conditions prescribed by MoEF&CC, Gov and following additional conditions:-

Specific Conditions:

1. The project proponent shall not pollute any river/stream.
2. The project proponent shall submit permission from nagar nigam Kanpur regarding disposal of sewer.
3. The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.
4. The project proponent shall ensure to plant broad leaf trees of local and Indigenous species and their maintenance. The CPCB guidelines in this regard shall be followed.
5. The project proponent shall submit within the next 3 months the details on quantification of year wise CER activities along with cost and other details. The CER activities should be related to mitigation of Environmental Pollution and awareness for the same like water harvesting pits and carbon sequestration make / dedicated programme. At least one school in the vicinity of project

MSW.

8. The project proponent shall ensure that waste water is properly treated in STP and treated water should be reused for gardening flushing system and washing etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function. Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharge.
9. Under any circumstances untreated sewage shall not be discharged to municipal sewer line.
10. 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 air act 1981 (as amended) and the Construction and Demolition Waste Management Rules, CAQM guidelines.
11. A certificate from Forest Department shall be obtained that no forest land is involved and if forest land is involved the project proponent shall obtain forest clearance and permission of Central and State Government as per the provisions of Van Sanrakshan evam Samvardhan Adhiniyam, 2023 and submit before the start of work.
12. If the proposed project is situated in notified area of ground water extraction, where creation of new wells for ground water extraction is not allowed, requirement of fresh water shall be met from alternate water sources other than ground water or legally valid source and permission from the competent authority shall be obtained to use it.
13. Provision for charging of electric vehicles as per the guidelines of GoI /GoUP should be submitted within the next 3 months.
14. PP should display EC granted to them on their website. 6-monthly compliance report should be displayed on their website and to be given every six month to residents/occupants of the building.
15. EC is granted with the condition that EC is valid only for the building plan which has been submitted by PP for seeking EC. In case approved building plan is different from the one submitted for seeking EC then this EC will stand null and void.
16. The project proponent shall install organic bio converter.
17. **Project Proponent shall submit the Six-monthly Compliance on the Environment Clearance condition prescribed in the Prior Environment Clearance letter as per MoEF&CC OM F.no- IAS-22/01/2022-IA-III (E-172624) Dated 14-06-2022.**
18. Project proponent is advised to explore the possibility and getting the cement in a closed container rather through the plastic bag to prevent dust emissions at the time of loading/unloading.
19. Project proponent should ensure that there will be no use of "Single use of Plastic" (SuP).
20. In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs. GoI and others) anti-smog guns shall be installed to reduce dust during excavation.
21. The project proponent shall comply the use of fuel for backup power as per guidelines by "Commission of Air Quality Management in NCR", directions of courts and CPCB shall be strictly adhered regarding DG sets (cleaner fuel as PNG/CNG/permissible fuel in NCR). The project proponent shall follow the orders/guidelines issued by Hon'ble Court(s)/Competent authorities from time to time.

zone, wetland zone etc. of no activity identified/declared under law.

24. Criteria/ norms provided by competent Authority regarding the seismic zone are followed for construction work. Provision of alarm system, to timely notify the residents, in case of occurrence of earthquake/other natural disasters/fire should be provided. A well defined evacuation plan should also be prepared and regular mock drills should be arranged for the residents. Rise of stairs should be constructed in a way, so that it should provide smooth movement.

25. The project proponent should develop green belt in the said project as per the plan submitted and also follow the guidelines of CPCB/Development authority for green belt as per the norms. The project proponent will prepare working plan of plantation/green belt development showing type of plant species and their spacing in consultation with subject expert/ forest department and submit to the forest department and concerned regulatory authority and ensure their survival and sustainability.

26. The proponent should provide electric vehicle charging facility as per the requirements at ground level and allocate the safe and suitable place in the premises for the same.

27. Project proponent should invest the CSR amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.

28. Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water not to be discharged outside the premises without the permission of the concerned authority.

29. The project proponent will ensure full exploitation of potential of rain water harvesting for storage and recharging and also treated wastewater in order to reduce the withdrawal of fresh water and accordingly use the three sources of water supply namely stored rain water, treated wastewater and the fresh water. The project proponent shall also provide a flow measuring device along with flow integrator for monitoring the various sources of water supply namely fresh water, treated waste water and stored harvested rain water.

30. The project proponent will ensure the quality of construction water as per standards and specifications of relevant codes in order to prevent possible corrosion in concrete, reinforcements and other structural components in order to avoid adverse social and environmental impacts.

31. The project proponent will ensure exploitation of maximum possible potential of solar energy generation in the proposed project area and prefer to use it instead of conventional electricity in order to reduce the Green House Gas Emission causing climate change.

32. The project proponent will make necessary arrangement to get Structural auditing conducted by an expert institution once in 05 years during life span of the building to ensure safe life of the residents and prevent environmental and social hazards.

33. The project proponent shall plan for storm water management drained with appropriate slope and length so that the flood water could get a passage to release in a short span of time.

Standard Environmental Clearance Conditions prescribed by MoEF&CC:

1. Statutory compliance:

3. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
6. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
10. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
2. Air quality monitoring and preservation:
 1. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
 2. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
 3. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.
 4. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
 5. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
 6. Wet jet shall be provided for grinding and stone cutting.
 7. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
 8. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

the Central Pollution Control Board (CPCB) norms.

11. For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water quality monitoring and preservation:

1. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3. Total fresh water use shall not exceed the proposed requirement as provided in the project details.

4. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

5. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.

6. At least 20% of the open spaces as required by the local building bye-laws shall be pervious.

Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

7. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation car washing, thermal cooling, conditioning etc. shall be done.

8. Use of water saving devices/ fixtures (viz. low flow flushing systems) use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

9. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.

10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.

11. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.

12. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

13. All recharge should be limited to shallow aquifer.

14. No ground water shall be used during construction phase of the project.

Monitoring reports.

17. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, not related water shall be disposed in to municipal drain.
18. No sewage or untreated effluent water would be discharged through storm water drains.
19. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
20. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.
21. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Centre Public Health and Environmental Engineering Organization (CPHEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
4. Noise monitoring and prevention:
 1. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
 2. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
 3. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
 5. Energy Conservation measures:
 1. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
 2. Outdoor and common area lighting shall be LED.
 3. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
 4. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management :

1. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
2. Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
3. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
4. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
5. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
7. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
8. Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
9. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
10. Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.
7. Green Cover:
 1. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
 2. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
 3. Where the trees need to be cut with prior permission from the concerned Local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species

1. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b. Traffic calming measures.
 - c. Proper design of entry and exit points.
 - d. Parking norms as per local regulation.
2. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
3. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
9. Human health issues :
 1. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
 2. For indoor air quality the ventilation provisions as per National Building Code of India.
 3. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
 4. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
 5. Occupational health surveillance of the workers shall be done on a regular basis.
 6. A First Aid Room shall be provided in the project both during construction and operations of the project.
10. Corporate Environment Responsibility:
 1. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
 2. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders.

matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

11. Miscellaneous:

1. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
3. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the Ministry of Environment, Forest and Climate Change at environment clearance portal.
5. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
6. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
7. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
8. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
9. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
10. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
12. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
13. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
14. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act,

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 Kanpur 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/identified under law. In case of the violation this permission shall automatically deemed to be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this Clearance shall automatically deemed to be cancelled.

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

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

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

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

**(Sanjeev Kumar Singh)
Member Secretary, SEIAA**