

BEFORE THE NATIONAL GREEN TRIBUNAL,
NEW DELHI

ORIGINAL APPLICATION NO. 59 OF 2012

IN THE MATTER OF:
VIKRANT KUMAR TANGAD

..... APPLICANT

VERSUS

UNION OF INDIA & ORS.

....RESPONDENTS

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NEW DELHI

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(PRADEEP MISRA & DALEEP KR. DHYANI)

Counsel for UPPCB,
138, New Lawyers' Chamber,
Supreme Court of India,
New Delhi-110 001.
Mobile 9810252518
e-mail: pradeepmisra@yahoo.com

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**Report of Authorities [(Team of Representative of CGWA, NOIDA Authority/
G.NOIDA Authority, UPPCB (NOIDA/ G. NOIDA)] in Compliance of
Hon'ble NGT Order Dated 8th September In the Matter of Vikrant Kumar
Tongad Vs Union Of India & Ors.**

A team comprising of representative of CGWA, Lucknow, G. NOIDA & UPPCB visited actual construction sites of following projects on 30th September, 2015.

1. M/S Gaursons Hi-Tech Infrastructure (P) Ltd., Plot No-GH-01, Sector-04, Greater Noida

The project is near completion.

Two number of tube wells of 6" dia fitted with 7.5 HP submersible pump being used for domestic purpose. The progress of the project is as per approved plan.

2. M/S Mahagun (India) Pvt. Ltd., Plot No-Gh-04, Sector-16 C Greater Noida

The project is spread over an area of 30 acre and construction is in progress as per approved plan. The project is to be completed in 2 phases. No tube well could be traced in the campus.

3. M/S Panchsheel Buildtech (P)Ltd, Plot No-GH-01A, Sector-16B, Greater Noida

The project is spread over an area 26 acre. It is proposed to build 4228 Flats out of which 1950 flats are complete & 600 owners have already taken possession.

One tube well could be located near main gate fitted with 3 HP submersible pump.

There may be many more as construction of remaining flats are in full swing but the same could not be located because of piling of building materials at the construction site.

The project is progressing as per approved plan of 2 Basement, Stilt & 25 Story for each tower.

4. M/S Ajnara Homes, Plot No-GH-03, Sector-16B, Greater Noida

The project is spread over an area of 72000 sq.m. proposed to build 2200 flats in 16 towers with one basement & 25 floors.

One Tubewell with 7.5 HP submersible pump could be located.

The progress is as per the approved plan.

5. M/S Supertech Ltd., Plot No-GH-06, Sector-16B, Greater Noida

The project is spread over an area of 20 acre, proposed to build 3500 flats out of which 278 is complete.

There are two no. of tubewell operational in the campus. It was told that it is for domestic use.

Remaining tube wells, if any, could not be located because of building materials at the site.



- 6. M/S Amrapali Smart City, Plot no-GH-01, Sector-Tech Zone-04, Greater Noida
 The project is spread over an area of 10600 sq.m., proposing to build 2079 flats out of which 1700 is complete with floating population of 650 labours & officials.
One tubewell fitted with submersible pump could be located in the project area. It was told that it is being used for domestic purpose.
 It is proposed in the project to build 19 towers with two basement & G+14 floors.
 Four numbers of Tube wells are proposed in the campus.
- 7. M/S Saya buildcon Consortium Pvt. Ltd. Plot No.-GC-6/H, GH-01, Sector-4, Greater Noida
No tube well could be located in the campus.

A team comprising of representative of CGWA, Lucknow, NOIDA & UPPCB visited actual construction sites of following projects on 1st October 2015 & observed followings -

1. WAVE City Centre, NOIDA

The project is spread over an area of 152.9 acre. The builder has phased out its construction plan accordingly construction activity is in progress in 44 acre as per approved plan. Construction in remaining Phases would be taken up after completion of Phase I.

Following is approved for construction in Phase I -

No. of Towers	No. of Basement	No. of Podium	Story over G.L.	Type
19	3	2	40	Residential
3	3		45, 46 & 52	Commercial
1	4		45	Mall
250			G+2	Residential

No bore well is found in the project area.

One domestic connection has been obtained at the site office for domestic use.

2. Silicon City, Amrapali Group, Sector -76, NOIDA

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The project is spread over an area of 63 acre. Basic structure of all the towers is complete in 40 acre constructed area and is as per approved plan.

No. of Towers	No. of Basement	No. of Podium	Story over G.L.	Type
24	2	0	14 to 18	Residential

Total number of flats proposed to be constructed - 3300

Completed number of flats - 900

Possession offered to owner - 700

Number of operating tube wells in the campus - 5 fitted with 15 H.P. submersible pump.

No. NOC from CGWA for sinking T/W for domestic use could be presented by the concerned present at the site.

One STP of 900 KLD capacity found operational at the site.

3. Crystal Home, Amrapali Group, Sector 76, NOIDA

The project is spread over an area of 8 acre. The construction activity is going on as per approved plan.

No. of Towers	No. of Basement	No. of Podium	Story over G.L.	Type
7	2	0	24	Residential

Total number of flats proposed to be constructed - 700

Number of operating tube wells in the campus - 4 fitted with submersible pump.

4. Princelay, Amrapali Group, Sector - 76, NOIDA

The project is spread over an area of 10 acre. The construction is as per approved plan.

No. of Towers	No. of Basement	No. of Podium	Story over G.L.	Type
20	2	0	G + 13	Residential

Out of above, 17 tower is complete in all respect and 10 towers has been occupied by owners.
 No. of operational Tubewell in the campus – 2 (6' dia) fitted with submersible pump.
One tubewell had been drilled recently & its development with pump was under progress when team visited the campus.

5. Crestera, Assotech Business Center, Sect. 135, NOIDA

The project is spread over an area of 14 acre.
 The builder has divided implantation of project in 2 phases.
 Phase I work is almost complete and finishing work is under progress.

No. of Towers	No. of Basement	No. of Podium	Story over G.L.	Type
4	1		G + 11	Commercial

Phase II work wherein 3 towers is proposed is not yet started.
 Only Recharge bore has been found at the project site.
 NOIDA Authority is providing domestic water for 3 hours daily.

6. Today Ridge Residency, Sector 135, NOIDA

The project is spread over an 13.5 Acre. Construction activity in 3 Tower is under progress, in 14 Towers – structure is complete & handing over of Possession is in progress in one tower.

No. of Towers	No. of Basement	No. of Podium	Story over G.L.	Type
18	1		G + 11 to 25	Residential

Total proposed no. of DU – 1800
 Possession offered to – 422
 NOIDA Authority is supplying domestic water.
 It was told by staff that STP water is used for remaining construction at site.
 No TW could be seen in the project area.

7. Supertech, Supernova, NOIDA

The project is spread over an area of 70000 sq. m
 Total proposed number of flat – 1300
 Total Number of proposed towers – 5
 Structure of One Tower is complete & remaining four is under progress.
 STP water is being used after further treatment at site.

To minimize use of water for curing, cooling compound is being used.

No Tube well could be found in the project area.

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8. Sunshine Trade Tower, NOIDA

Total project area is 10000 sq.m. The project has proposed to construct 3 towers with 3 BM in each tower. These structures would be of 18 to 35 story and are as per approved plan. Only 10% work is complete and construction has reached only upto raft level.

No bore well could be seen at the site.

9. Sikka KG One, Sector -98, NOIDA

Total project area : 11000 sq.m.

Only 20% work is complete. No information could be gathered regarding existence of boring in the project area.

10. Three C Properties Private Limited, Sector - 98, NOIDA

The project area is spread over an area of 6 acre comprising of 5 towers.

No. of Towers	No. of Basement	No. of Podium	Story over G.L.	Type
5	2		G + 31	Residential/Commercial

No Tube well could be located in the campus.

OBSERVATION

All of the visited project site is incomplete, construction activity is moving with very slow pace and almost all builders are aware of concern of Hon'ble NGT regarding fast depleting groundwater resource. All builders have confessed -


1. That they have stopped using ground water in construction activity
2. That they are using STP water after treatment at construction site.
3. That almost all have adopted latest technique of curing which has minimized use of water.
4. The allotted owners pressurized some of the builders to give possession to get rid of High Value of Loan EMI & House rent.
5. That none of the builders who have offered possession has obtained NOC of completion from NOIDA & GNIDA Authorities.
6. That discussion with NOIDA & GNIDA Authorities revealed that it is proposed to build 500000 flats in this region to cater housing demand by projected population of 2015.

7. The total domestic water demand would depend on ground water & surface⁶ Water (Ganga Water) in addition to present day demand.
8. That situation may become bad to worse.
9. That most of the builders have proposed dual water supply system in each flats & STP in their project area to cater fresh water & domestic water demand.
10. That this would control demand of fresh water.
11. That utmost care is required to monitor demand & supply of water resource before irreparable damage is done to the water resource.

RECOMMENDATION

The Central Ground Water Authority recommend following measures to preserve precious water resources -

- Drinking & Domestic water requirement of all present & proposed residential & commercial complexes to be provided by NOIDA/ Greater NOIDA/ Yamuna Expressway Authorities.
- No individual builder/ Societies should be allowed to sink their own tube well to meet out drinking & domestic water requirement.
- Construction of one basement (upto to 3 m below ground level) is allowed for future infrastructure development so that dewatering of ground water is prevented.
- Recycling of waste water generated from approved infrastructure projects be strictly followed and monitored by NOIDA/ G NOIDA to minimize withdrawal of water.


(SAIDUL HAQ)
Schrift-D
Govt. of India
Ministry of Water Resources, River
Development & Gangotri Rejuvenation
Central Ground Water Board