

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

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To,

Mr. Sarvan Kumar Govil,
Addl. VP (Operations),
M/s Omaxe Ltd., Omaxe House,
7, Local Shopping Centre,
Kalkaji, New Delhi-110019

Ref. No 666 /Parya/SEAC/1067/2013/AD(S)

Date: 28 June, 2013

Sub: Environmental Clearance for "Omaxe Integrated Township" at Sultanpur Road, Lucknow of M/s Omaxe Ltd. at Village-Sarsawan, Tehsil-Lucknow, District-Lucknow, U.P.

Dear Sir,

Please refer to your application/letter dated 04/11/2011, 30/01/2012, 07/01/2013 01/03/2013 and 20/6/2013 addressed to the Director, Directorate of Environment, U.P. on the subject as above. The matter was considered by the State Level Expert Appraisal Committee in its meetings held on dated 31/01/2012 for scoping and Terms of Reference were issued through letter no. 676/parya/SEAC/1067/AD(S)/2011 dated 30/03/2012. The project proponent submitted Final EIA report letter dated 07/01/2013. The committee discussed the matter in its meeting dated 01/03/2013 where in a presentation was made by the project proponents along with their consultant M/s Min Mac Consultancy Pvt. Ltd. The Project proponent, through documents submitted and presentation made, informed the SEAC that:-

1. The environmental clearance is sought for "Integrated Township", M/s Omaxe Ltd. " at Khasra no. 74,75P,76, 77,87,88,148, 151,153,154,155, 158,159,160,161,162, 163,164,400-405, 407-420, 434, 435, 436P, 438-442, 444,445,448-451, 457,458,462-470, 472-485, 487-492, 518,519,520P,529P,533P,534,535,537,538,544,545,686-690 (Total area 43.304 ha. under ownership of Omaxe Ltd. and others land). 71P,85P,86,152,157,395P, 399,406,421P, 443,446,447,452,459,472/1137,486,494,497P,514,515,517,546,547,548,554,555,685, 686P, 687P, 688P,689P,690 (Total area 5.47 ha under ownership of Sarsawan Gram Samaj) and 556 (0.503 ha under rural ceiling), village- Sarsawan, Sultanpur Road, District- Lucknow.
2. The total plot area and proposed built-up area of the project are 121.762 Acres (49.27 ha) and 5, 04,366.6 sqm respectively.
3. Green belt area of the proposed project is 16.15 Acers i.e 15.92 % of the total plot area, out of which trees and shrubs will be planted in 50% and 50% area respectively.
4. The total water requirement is proposed as 2.34 MLD from Ground water and treated waste water. Total Fresh water requirement is proposed as 1.74 MLD.
5. The total waste water generation is proposed as 2.17 MLD to be treated in STP of 2.6 MLD capacity. Treated waste water shall be used for flushing, irrigation and HVAC system.
6. Total power requirement is proposed as 10.0 MW to be supplied by UPPCL.
7. 06 No. of 500 KVA DG Sets are proposed for power backup for operation of essential services such as water supply and STP.

8. 40 Rain Water Harvesting Pits (3.5 m daya x 2.5 m depth) are proposed.
9. Parking facility is proposed for 4711 ECS.
10. Quantity of proposed MSW is 22.18 TPD.
11. All internal roads are proposed to be at least 9 meter wide.
12. The project proposals are covered under category 8"b" of EIA notification, 2006 (as amended).

The Project proponent, through their letter no. 13/RO/L.L/2013 dated 20/06/2013 informed that:

- a) Out of total project area, presently 33.431 ha of land is in possession of M/s Omaxe Ltd.
- b) 9.87 ha land is designated as "others land" for which acquisition by the project proponent through Lucknow Development Authority as per Land Acquisition Act, 1854 is under process.
- c) 5.470 Ha land is under possession of Gram Samaj and 0.503 Ha land is covered under rural ceiling. The process of resumption of the same is being undertaken by Lucknow Development Authority. Any construction on these lands shall not be undertaken without permission of Lucknow Development Authority/Revenue Department.

Based on the recommendations of the State Level Expert Appraisal Committee (meeting held on 01/03/2013), the State Level Environment Impact Assessment Authority (meeting held on 20/03/2013) has decided to grant the Environmental Clearance to the project subject to the effective implementation of the following general and specific conditions:

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.
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.
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 garden, 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 conforming to energy conservation norms finalized 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 and 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 habitation 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 and 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.
70. Health impacts, Socio-economic impacts, soil degradation factors and biodiversity indices should also be included in E.I.A. reports.
71. 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.
72. Appropriate safety measures should be made for accidental fire.
73. Smoke meters should be installed as warning measures for accidental fires.
74. A Compliance report of the similar project under taken earlier is to be submitted. This report is to be certified by RO of UPPCB.
75. Plan for safe disposal of R.O reject is to be submitted.
76. Project falling with in 10 K.M. area of Wild Life Sanctuary should obtain a clearance from National Board for Wild Life (NBWL) even if the eco- sensitive zone is not earmarked.

B. Specific Conditions:

1. STP to be constructed during construction phase.
2. For the treatment for total sewage a full-fledged STP is to be provided during operation phase. 100% waste water is to be treated in captive STP conforming to prescribed standards of receiving body for designated use. Monitoring of STP to be done weekly till its stabilizations.
3. To discharge excess treated waste water into public drainage system permission from the competent authority to be taken prior to any discharge.
4. Dedicated power supply for STPs is to be ensured. During operation sludge of STP is to be used in house and surplus manure should be managed by giving to end users.
5. All entry/exit point should be bell mouth shaped. All internal roads should not be less than 9 meter wide.
6. Wheel wash arrangement is to be made at exit point during construction phase.
7. Use of LEDs should be explored in place of CFL. Solar light is to be provided in the common areas with 50% of them may be with dual provision.
8. 100 % provision of Rain Water Harvesting is to be made. RWH shall be initially done only from the roof top. RWH from green and other open areas shall be done only after permission from CGWB.
9. Height of the stack should be provided as discussed based on combined DG sets capacity and be 6mt higher than the tallest building.
10. 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.

11. Crèche, convenient shopping provision is to be provided during construction and the operation phase.
12. A dedicated space/room for senior citizens at club/recreation hall with suitable facilities shall be provided during the operation phase.
13. Green belt area should be covered with 50% trees, 25% shrubs and 25% grass. Trees should be planted on 3 rose on the periphery. At least 50% of tree should be ever green.
14. Temporary storage for E-waste shall be provided and it should be managed as per e-waste notification.
15. Wherever a particular area is recorded as a pond in the revenue records and all such ponds covered in the project area shall be adopted by the project proponents, and suitably rejuvenated.
16. Inhabitants of villages, if any, included in the project site will not be displaced but the facilities for the villagers shall be upgraded.
17. Post project monitoring for air, water (surface+ ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines.
18. ECS is to be as per LDA bye- laws.
19. The project proponent will manage disposal of excavated soil left after own use in eco- friendly manner and submit the plan.
20. LIG & EWS housing to be provided as per LDA bye- laws.
21. Excess treated waste water shall be managed by proponent till proper drainage/sewer systems are provided by local authority. Treated waste water will not be given to ground water recharge and it will be managed till the proper drainage/sewer system is accomplished.
22. The project proponent will adhere to the approved land use as per the allotment letter.
23. As per SEIAA unless and until all the environmental issues are sorted out the occupancy will be restricted and would be only allowed after achieving the Permission from the competent authority.
24. Ground water should not be extracted for the purpose of construction or otherwise. In case of default the Environmental Clearance will deem to be cancelled.
25. Effective safeguard measures, such as during construction phase water sprinkling shall be carried out in critical areas prone to air pollution and having high levels of particulate matter such as loading and unloading point and all transfer points. Extensive water sprinkling shall be carried out on haul roads. It should be ensured that the Ambient Air Quality parameters conform to the norms prescribed by the Central Pollution Control Board in this regard.
26. Priority should be given to PUC vehicles.

This environmental clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan by the competent Authority. In case of violation, this clearance will not be effective and would automatically stand cancelled.


You are also directed to ensure that the proposed site is not a part of any buffer zone of no-development as required/prescribed/identified under law. In case of violation, this permission shall automatically deem to be cancelled.

This clearance does not confirm ownership of project proponents on the proposed land. In the event of any dispute on ownership or land use of the proposed site, this clearance shall automatically deem to be cancelled.

The project proponent shall submit an affidavit regarding status of ownership of project area as stated in his letter no. 13/RO/L.L/2013 dated 20/06/2013 within 15 days, failing which this clearance shall deem to be cancelled.. The project proponent will have to submit approved plans and proposals incorporating the conditions specified in the Environmental Clearance within 03 months of issue of the clearance. The SEIAA/MoEF reserves the right to revoke the environmental clearance, if conditions stipulated are not implemented to the satisfaction of SEIAA/MoEF. SEIAA may impose additional environmental conditions or modify the existing ones, if necessary. Necessary statutory clearances should be obtained and submitted before start of any construction activity.

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.

This is to request you to take further necessary action in the matter as per provision of Gazette Notification No. S.O. 1533(E) dated 14.9.2006, as amended and send regular compliance reports to the authority as prescribed in the aforesaid notification.


(J.S. Yadav)

Member Secretary, SEIAA

No...../Parya/SEAC/1067/2013/AD(S)

Dated: As above

Copy 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, Govt. of India, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
3. Chief Conservator, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.
5. District Magistrate, Lucknow.
6. Copy for Web Master/Guard file.
7. Vice ^{Chairman} Chancellor, Lucknow Development Authority, Lucknow.


(O.P. Varma)

Director (I/c)/Secretary, SEAC