

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

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To,

Mr. Vijay Kumar (Owner),
Delhi Wazirabad Road, Opp. Shalimar Garden,
Near Hyundai Showroom, Sahibabad,
Ghaziabad, U.P.-110092.

Ref. No. 3128/Parya/SEAC/646/2011/AD(Sub)

Date: 04/3 December, 2012

Sub: Regarding Environmental Clearance of proposed group housing project "Shalimar City" Wazirabad Road, Sahibabad, Ghaziabad, U.P. at Khasra no. 376, 377, 378 in Village-Sikanderpur, 293, 342-360, 462, 493, 494 & 495 in Village-Pasonda, Tehsil-Ghaziabad, District-Ghaziabad, U.P.

Dear Sir,

Please refer to your application/letter dated 15/02/2011, 20/05/2011, 02/02/2012, 17/03/2012, 07/06/2012 and 29/9/2012 addressed to the Secretary, SEAC, Directorate of Environment, U.P. on the subject as above. The State Level Expert Appraisal Committee (SEAC) in its meeting dated 04/10/2012 has considered the case and has been given to understand that:

1. The Project proposal falls under Category -8(b) of EIA Notification, 2006 (as amended) and will be located at Wazirabad Road, Sahibabad Ghaziabad, (U.P) at khasra No. 376, 377, 378 in village Sikanderpur, 293, 342-360, 462, 493, 494 & 495 in Village Pasonda, Tehsil- Ghaziabad, District- Ghaziabad, (U.P)
2. The total plot area and proposed built-up area of the project are 71180 mt sq. and 169790.476 mt sq respectively.
3. Green belt area of the proposed project is 7751.85 m² i.e., 10.89% of the total plot area.
4. The total water requirement is proposed as 621 KLD from municipal supply. Total Fresh water requirement is proposed as 453 KLD.
5. The total waste water generation is proposed as 512 KLD to be treated in STP of 620 KLD capacity.
6. Total power requirement is proposed as 9.0 MW to be supplied by UPPCL
7. 2020 KVA (2X1010KVA) of DG Sets (Air Cooled) are proposed for power backup.
8. Total no of proposed RWH pits are 03
9. Parking facility is proposed for 1357 ECS. + 120 Two wheeler
10. Quantity of proposed MSW is 2.84 TPD.

Based on the recommendations of the State Level Expert Appraisal Committee (meeting held on 04/10/2012), the State Level Environment Impact Assessment Authority (meeting held on 01/11/2012) 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 gardens and street lighting in addition to provision for solar water heating. Present a detailed report showing how much percentage of backup power for institution can be provided through solar energy so that use and polluting effects of DG sets can be minimized.
30. Make separate provision for segregation, collection, transport and disposal of e-waste.
31. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
33. Prepare and present disaster management plan.
34. The project proponents shall ensure that no construction activity is undertaken without obtaining pre-environmental clearance.
35. A report on the energy conservation measures 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 of

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.

B. Specific Conditions:

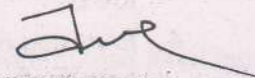
1. 10% of each of EWS and LIG dwelling units (as per GDA norms) should be provided.
2. Make provision for rain water harvesting, through ponds/lakes etc.
3. Eight (8) Rain water harvesting pits to be logistically located covering group of towers.
4. Provision of Rain Water Harvesting for complete project is to be provided but initially only rooftop water shall be used for RWH till CGWB permission for surface and green area is accorded.
5. The use of LED to be explored in place of CFLs.
6. All internal roads will be at least 9 meters wide.
7. 100% waste water to be treated in STP conforming to prescribe standards of receiving body or designated use 242 KLD surplus treated water after in house use may be discharged into public sewer after permission from the competent authority is taken and submitted. Uninterrupted power supply should be assured to STP Plant.
8. Monitoring of STP to be done daily till its stabilizations then weekly. In case the sewer line is not available excess water has to be managed by project proponent.
9. As committed no abstraction of ground water will be done at the project site.
10. Air cooled DG sets to be used. Stack height to be worked out based on combined capacity DG sets using sulphur dioxide emission rate and should be higher than the tallest building in the project.
11. National Building Code will be followed for making earthquake resistant structure.
12. Green belt to be developed as per CPCB guidelines with 50% ever green trees.
13. A crèche and a dedicated facility for old age people in the club/utility area along with convivance shop be developed.
14. Social Corporate Responsibility (SCR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted 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 programme can include activities such as 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 programs shall be specified. A detailed plan to be submitted within three months.

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...../SEAC/646/2012/AD(Sub)

Dated: As above

Copy for Information and necessary action to:

1. The Principal Secretary, Department of Environment, Govt. of Uttar Pradesh, Lucknow.
2. Dr. P.L. Ahuja Rai, Advisor, IA Division, Ministry of Environment & Forests, Govt. of India, Paryavaran Bhawan, 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, Ghaziabad.
6. Deputy Director, Directorate of Environment, Regional Office, Meerut.
7. Copy for guard file.



(O.P. Varma)

Director In-Charge/Secretary, SEAC