

# State Level Environment Impact Assessment Authority, Uttar Pradesh

## Directorate of Environment, U.P.

Dr. Bhim Rao Ambedkar Paryavaran Parisar  
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Ref: 707 /623/SEAC/2010/AA(S)

To,

Mr. N. Dutta Gupta  
(G.M.-Environment),  
M/s Unitech Ltd.,  
Unitech House  
Gurgaon, Haryana.

Date 31 March, 2012

Sub: **Regarding Environmental clearance for Group Housing Project "Unihomes" at plot no. GH-01, sector-113, Noida, U.P. M/s Unitech Ltd., Unitech House, Gurgaon, Haryana.**

Dear Sir,

Please refer to your letters dated : 7-12-2010, 02-06-2011 & 27-02-2012 addressed to the Secretary, SEAC, Dr. Bhimrao Ambedkar Paryavaran Parisar, Vineet Khand-1, Gomti Nagar, Lucknow on the subject as above. The State Level Expert Appraisal Committee has considered the case in its 88<sup>th</sup> meeting held on dt.19-03-2012 and has been given to understand that:-

1. The Project proposal falls under category – 8b of EIA Notification, 2006 (as amended) and will be located at plot no. GH-01, sector-113, , District- Noida.
2. The total plot area and proposed built-up area of the project are respectively 216628.22 sq.mt. and 549529.18 sq.mt .
3. Total no. of group housing units are 3024 for the population of 18802 persons. Total no. of floors are 2 basement + G + 13.
4. Green area of the proposed project is 71487 sq.mt. which is (33%) of the total plot area.
5. The total water requirement is proposed as 1492 KLD from bore well/ municipal supply. Total Fresh water requirement is proposed as 992 KLD.
6. The total waste water generation is proposed as 1219 KLD to be treated in STP of 1470 KLD capacity.
7. 500 KLD treated water will be reused in flushing/ DG cooling/ horticulture and excess 597 KLD treated water will be discharge to municipal sewer line with permission.
8. Total power requirement is proposed as 12.89 MVA to be supplied by UPPCL.
9. 8x500 KVA & 13x750 KVA DG Sets are proposed for power backup.
10. 17 no.s of RWH pits are proposed .
11. Parking facility is proposed for 6002 ECS(Parking proposed on surface/ basement. )
12. Quantity of proposed MSW is 7356 kg/D and E-waste is 2 kg/d.

Based on the recommendations of the State Level Expert Appraisal Committee (88th meeting held on dt. 19-03-2012) the State Level Environment Impact Assessment Authority (52<sup>th</sup> meeting held on dt. 28/03/2012) has decided to grant the Environmental Clearance to the project subject to the effective implementation of the following general and specific conditions:-

### **General Conditions :**

1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.

2. It shall be ensured to 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 tree- 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. It shall be ensured to obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. It shall be ensured to 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 regard.
14. Suitable rainwater harvesting system as per designs of Ground Water 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 trees.
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. It is to 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. It is to ensure exploration of options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water and ground water etc.
28. It is to ensure usage of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. It shall be ensured to 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. It shall be ensured to prepare and present disaster management plan.
34. Appropriate safety measure should be made for accidental fire. Smoke meters should be installed as warning measures for accidental fires.
35. The project proponents shall ensure that no construction activity is undertaken without obtaining pre-environmental clearance.
36. Compliance report of post project action taken for any similar project executed in the past is to be submitted.
37. A report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.

38. 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).
39. 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.
40. 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.
41. 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.
42. 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.
43. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
44. High rise buildings should obtain clearance from aviation department or concerned Authority.
45. 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.
46. 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.
47. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
48. 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.
49. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
50. 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.
51. 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.
52. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
53. 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.
54. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.

55. 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.
56. 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.
57. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
58. 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.
59. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
60. 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.
61. E-Waste Management should be done as per MoEF guidelines.
62. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.
63. The use of suitably processed plastic waste in the construction of roads should be considered.
64. Displaced persons shall be suitably rehabilitated as per prescribed norms.
65. Dispensary for first aid shall be provided.
66. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
67. Diesel generating set stacks should be monitored for CO and Hydrocarbons.
68. 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.
69. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
70. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
71. An energy audit should be annually carried out during the operational phase and submitted to the authority.
72. Project proponent shall endeavor to obtain ISO:14001 certification. All general and specific conditions mentioned under this environmental manual to be prepared for the certification purpose and compliance.
73. 2% of the total project cost should be utilized for the development of surrounding areas and to create a corpus of funds for implementing management plan under Social, Corporate responsibility. Submit the plan accordingly.

**b. Specific Conditions:**

1. All internal roads should not be less than 9 meter wide.
2. 100% LED will be used in common areas as they agree. For street lighting ~~100%~~ solar and 50% dual power lighting will be provided.

3. Stack height should be calculated on the basis combined DG sets capacity and should be higher than the tallest building in the project.
4. No ground water shall be used during construction and operation phase.

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. Failing this the environmental Clearance shall be deemed to be cancelled.

Necessary statutory clearances should be obtained and submitted before start of any construction activity. In the event of the violation of the condition the environmental clearance shall be automatically deemed to have been cancelled.

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 matter as per provision of Gazette Notification No. S.O. 1533(E) dated 14.9.2006 and send regular compliance reports to the authority as prescribed in the aforesaid notification.

  
(Dr. C.S. Bhatt)  
Member Secretary, SEIAA

Ref.no. \_\_\_\_\_ / SEAC/623/ 2010/AA(S), dated as above

Copy for Information and necessary action to:

1. The Secretary, Environment, U.P. Govt., Lucknow.
2. Dr. P.L. Ahuja Rai, Director, 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-II, Aliganj, Lucknow.
4. The Member Secretary, SEIAA, U.P. P.C.B., PICUP Bhawan, Gomti Nagar, Lucknow.
5. District Magistrate, Gautam budha nagar.
6. Nodal Officer SEAC/SEIAA U.P., Lucknow.

  
(O.P. Varma)  
Director (I/c), Directorate  
of Environment &  
Secretary, SEAC