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State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.
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To,

Mr. Puneet Kumar,
Vice President (BD),
M/s Omaxe Ltd.,
Cyber Tower, 2nd Floor, TC-34/V2,
Vibhuti Khand, Gomti Nagar, Lucknow-226010

Ref. No.....71...../Parya/SEAC/2830/2015/DD(Y) **Date: 13 April, 2016**

Sub: Environmental Clearance for Group Housing Project "Omex Height-2" at Khasra no. 69, 70, 71, 72, 73, 74, 75, Near Sector-7, Vill-Ahmamau, Gomti Nagar Extension, Amar Shaheed Path, Lucknow, U.P. M/s Omaxe Ltd.

Dear Sir,

Please refer to your undated application/letter received on 10/02/2015, letter dated 11/08/2015, 07/10/2015, 19/12/2015 and 16/02/2016 addressed to the Secretary, SEAC, Directorate of Environment, U.P., Lucknow on the subject as above. The matter was considered by the State Level Expert Appraisal Committee in its meetings dated 27/11/2015 and 16/02/2016.

A presentation was made by Shri Radha Madhav Jindal, Senior manager, M/s Omaxe Ltd, authorized representative of project proponent along with their consultant M/s Min Mec consultancy Pvt. Ltd, New Delhi. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The environmental clearance is sought for Group Housing Project "Omex Height-2" at Vill-Ahmamau, Near Sector-7, Gomti Nagar Extension, Amar Shaheed Path, Lucknow, U.P. M/s Omaxe Ltd.
2. Salient features details of the project:

Project Feature	Description
Type of Project	"OMAXE HEIGHTS-II" Group Housing
Location	Village Ahmamau, Near Sector – 7, Gomti Nagar Extension, Amar Shaheed Path, Lucknow
Project Proponent	M/s OMAXE LTD.
Total Site Area	17038.55 sq.m. (4.21 acres)
Net Plot Area planned	16622.11 sq.m.
Ground Coverage	Achieved – 2970.99 sq.m. (21.03 % of Net Plot Area) Permissible – 4945.08 sq.m. (35% of plot area)
Built-up Area	45572.31 sq.m.
FAR	Achieved – 34996.57 sq.m. (@2.48 of Net plot area) Permissible – 35321.98 sq.m. (@2.5 of Net plot area)
No. of Tower	5
No. of floors	G+17 (max)
Maximum height of tallest tower	58.20 m
No. of Dwelling units	288
Population	1597 (Residential 1440 + Floating 157)
Parking (nos. of ECS)	Provided = 571
Parking location	(a) surface(b) Basement
Total daily water demand	140.63 KLD (Domestic, green area, D.G Cooling, Open Space Sprinkling & Road Washing)
Fresh water demand	95.43 KLD
Source of Water	Ground water & treated waste water from STP
Total Sewage Generation	117.04 KLD
STP capacity	200 KLD
Power Requirement	1245 KVA (952 KW)
Source of Power	Uttar Pradesh Power Corporation Ltd.
Stand by DG sets	1x750 KVA and 1x500 KVA
Green area proposed	2896.07 sq. m i.e. 17.42 % of the plot area, in which 110 trees will be planted

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Quantity of solid waste generation	0.91TPD
Quantity of e-waste	1.05 tonnes/year
Quantity of hazardous wastes	variable on DG maintenance and wastes from households
Digging/ filling	Digging: 46651.95 cum, Filling: 11076.00 cum
Quantity of RW to be harvested	241.44 cum/hr
Total no of proposed RWH pits	7 RWH structures & 1 Pond
Fire fighting NOC	Received
AAI NOC	Received
No. of trees & species proposed	110 trees of Maharuk, Alstonia, Ashoka, Sirish, Chitwan, Kadamb, Palash, Amaltas, Gulmohar, Arjun, Bottle brush, etc

3. Water calculation details:

Particulars	Total Popul-ation	Domestic water demand (fresh water)	Flushing water (treated waste water)	Total water require-ment	Domestic water demand(LPD) (fresh water)	Flushing water(LPD) (treated waste water)	Total water require-ment (LPD)
Residential	1440	65	21	86	93600	30240	123840
Floating	144	10	5	15	1440	720	2160
Commercial	13	15	30	45	390	195	585
Sub Total					95430	31155	126585
Sub Total in KLD					95.43	31.16	126.58
Green Area (treated waste water) in KLD							2.90
DG Cooling (@ 0.9 L/KVA/Hr.) in KLD (treated waste water)							3.38
Open Space sprinkling in KLD (treated waste water)							3.11
Road Washing in KLD (treated waste water)							4.66
Total daily water demand							140.63

Total treated water demand	31.16 + 2.90+ 3.38 + 3.11 + 4.66= 45.2 KLD	**Total daily domestic water demand**	126.58 KLD
Total fresh water demand	95.43 KLD	One time water demand (fire fighting)	126.37 KLD
Total daily water demands	140.63 KLD	Unaccounted for water (15%), occassional	18.99 KLD

4. Solid waste generation details:

S. N.	Solid waste	Quantity	Disposal/ Management
	Construction Stage		
1	Digging	46651.95 cum	Will be 100% utilized for filling within- the project site.(24%) & nearby Integrated Township (76%)
2	MSW	100gm/capita/day	Will be sent to landfill site
	Operation Stage		
1	STP Sludge	0.05 TPD	Used as manure
2	Municipal Solid Waste	0.91 TPD	• Segregation at source into (i) biodegradable, (ii) recyclable and (iii) non-biodegradable categories • Recyclable material shall be sold for recycling to authorized vendors. • The organic shall be composted and balance shall be disposed in the existing / proposed landfill sites of LDA
3	E-waste	1.05 tonnes/year	Separate e-waste bin on project site from where periodic evacuation by authorized vendors (approved by UPPCB/CPCB).
4	Hazardous Waste	Max. 3100 litres/ annum	Stored in separate barrels from where periodic evacuation by authorized vendors (approved by CPCB/UPPCB).

5. Affidavit regarding no construction done has been submitted.
6. Structural design certificate has been signed by structural engineer- T. D. Aneja Vetted by Dr. K. Narayan, Dept. of Civil Engineering, Institute of Engineering & Technology, Lucknow has been submitted.
7. It is confirmed that minimum 3 meter greenbelt shall be provided along the project boundary as shown in layout plan. The total green area is 2896.07 sqm which requires 36 trees at the rate of 80

sqm/tree. Hence, 110 trees of Maharuk, Alstonia, Ashoka, Sirish, Chitwan, Kadamb, Palash, Amaltas, Gulmohar, Arjun, Bottle brush, etc. are proposed.

8. Fire NOC obtained on 17.10.2014. NOC from AAI has been obtained on 19.02.2015 and submitted.
9. The project proposals are covered under category 8"a" of EIA Notification, 2006.

Based on the recommendations of the State Level Expert Appraisal Committee (meeting held on 16/02/2016), the State Level Environment Impact Assessment Authority (meeting held on 28/03/2016) 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. This environmental clearance does not create or verify any claim of applicant on the proposed site/activity.
2. 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.
3. It shall be ensured that obtain the no objection certificate from the U P pollution control board before start of construction.
4. 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.
5. 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.
6. 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.
7. Impact of drainage pattern on environment should be provided.
8. Surface hydrology and water regime of the project area within 10 km should be provided.
9. 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.
10. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.
11. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
12. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
13. 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.
14. 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.
15. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
16. 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.
17. 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.
18. 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.
19. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
20. 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.

21. 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.
22. Alternate technologies for solid waste disposals (like vermin-culture etc.) should be used in consultation with expert organizations.
23. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
24. 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.
25. The Green building Concept suggested by Indian Green Building Council, which is a part of CII-Godrej GBC, shall be studied and followed as for as possible.
26. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
27. Ensure usage of dual flush systems for flush cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.
28. Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.
29. Ensure use of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
30. 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.
31. Make separate provision for segregation, collection, transport and disposal of e-waste.
32. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.
33. 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.
34. Prepare and present disaster management plan.
35. The project proponents shall ensure that no construction activity is undertaken without obtaining pre-environmental clearance.
36. 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.
37. 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).
38. 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.
39. 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.
40. 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.
41. 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.
42. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
43. High rise buildings should obtain clearance from aviation department or concerned authority.
44. 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.

Member Secretary

45. 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.
46. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
47. 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.
48. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly ad submitted with justification.
49. 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.
50. 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.
51. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
52. 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.
53. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
54. The location of the STP should be such that it is away from human habilitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.
55. 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.
56. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
57. 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.
58. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
59. 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.
60. E-Waste Management should be done as per MoEF guidelines.
61. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.
62. The use of suitably processed plastic waste in the construction of roads should be considered.
63. Displaced persons shall be suitably rehabilitated as per prescribed norms.
64. Dispensary for first aid shall be provided.
65. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
66. Diesel generating set stacks should be monitored for CO and HC.
67. 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.
68. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
69. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
70. An energy audit should be annually carried out during the operational phase and submitted to the authority.
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. Plan for safe disposal of R.O. reject is to be submitted.

Member Secretary

B. Specific Conditions:

1. Parking provisions as per Development Authority bye-laws should be made and only required parking provision is allowed. Parking for disabled persons should be explored.
2. Construction material should be recycled/utilized for internal roads.
3. 15% area of the total plot area shall be compulsorily made available for the green belt development including the peripheral green belt.
4. Project falling with in 10 Km. area of Wild Life Sanctuary is to obtain a clearance from National Board Wild Life (NBWL) even if the eco- sensitive zone is not earmarked.
5. Criteria/ norms provided by competent Authority regarding the seismic zone be 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.
6. For the treatment for total sewage, a full-fledged STP is to be provided with 20% more capacity than waste water generated 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 daily till its stabilization.
7. Dual plumbing should be adopted. Recycling of water as proposed shall be undertaken with regular testing and monitoring of treated water.
8. Dedicated power supply for STPs is to be ensured during operation. Sludge of STP is to be used in-house as manure and surplus manure should be managed by giving it to end users. STP shall be suitably located nearest to back side boundary with shortest out let. Operation and the maintenance cost of the STP shall also be informed along with the compliance of the E-waste and municipal solid waste disposal.
9. Online monitoring on discharge point shall be undertaken.
10. Total cost of the project is 73 Cr. Corporate Social Responsibility (CSR) plan along with budgetary provision amounting to Rs. 48 Lacs shall be prepared and approved by Board of Directors of the company. A copy of resolution as above shall be submitted to the authority. A list of beneficiaries with their mobile nos./address should be submitted along with six monthly compliance reports.
11. LEDs should be used in all common areas and corridors. 100% solar lighting is to be provided in the open areas/ stairs cases.
12. All entry/exit point should be bell mouth shaped.
13. To discharge excess treated waste water into public drainage system, permission from the competent authority to be taken prior to any discharge.
14. 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.
15. An underground Pucca tank for collection/reuse of rain water may be constructed.
16. Height of the stack should be provided based on combined DG sets capacity and be 6mt higher than the tallest building.
17. Post project monitoring for air, water (surface + ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines.
18. Crèche to be provided during the construction/operation phase.
19. Provision of separate room for senior citizen with proper amenities shall be made.
20. Protection shall be provided on the windows of the high rise flats for security of residents.
21. 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.
22. The project proponent shall ensure that the project site does not attract/infringe any buffer zone of no activity identified/declared under law.
23. For any extraction of ground water, prior permission from CGWB shall be taken.
24. Sprinkler to be used for curing and quenching and ready mix concrete may be used for construction.
25. Possibilities of use of treated waste water for irrigation purposes should be explored. Drip irrigation should be tried upto extent possible. No fresh water will be used for irrigation purpose.

Member Secretary

26. Mobile toilets, safe drinking water facility, sanitation facility and eco friendly fuels etc. Shall be made available to the temporary residents/workers at the project site including the proper treatment and the disposal of the wastes.
27. Provision for a first-aid dispensary with a doctor should be made within the project premises for emergency situation.
28. Agreement between project proponent and monitoring agency for Environment management plan to be submitted.
29. Agreement between project proponent and Authorized vendor for management of solid waste disposal to be submitted.

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

You are also directed to ensure that the proposed site is not a part of any no-development zone as required/prescribed/identified under law. In case of violation, this permission shall automatically deem to be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this clearance shall automatically deem to be 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 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.

(S. C. Yadav)
Member Secretary, SEIAA, U.P.

Ref. No...../Parya/SEAC/2830/2015/DD(Y) Dated: As above

Copy for Information and necessary action to:

1. The Principal Secretary, Environment, U.P. Govt., Lucknow.
2. Advisor, IA Division, Ministry of Environment, Forests & Climate Change, Govt. of India, Indira Paryavaran Bhawan, Jor Bagh Road, Aliganj, New Delhi.
3. Chief Conservator, Ministry of Environment & Forests, Regional Office (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. Chief Conservator of Forest, Govt. of U.P.
5. The Member Secretary, U.P. Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow.
6. District Magistrate, Lucknow, U.P.
7. Copy for Web Master/Guard file.

(Dr. A. A. Khan)
Nodal Officer, SEIAA, UP,
Directorate of Environment, U.P.