



LUCKNOW DEVELOPMENT AUTHORITY

VIPIN KHAND, GOMTI NAGAR, LUCKNOW, UTTAR PRADESH 226010

SANCTION LETTER

{ High Risk }

PERMIT DATE : 15 Nov 2022

FILE No. : LDA/BP/21-22/2562

Site Address : PLOT NO- GH-03 , ELDECO CITY , INTEGRATED HOUSING SCHEME , HARDOI ROAD
BYE PASS , SITAPUR ROAD , LUCKNOW

PERMIT NO. : Group Housing/04164/LDA/BP/21-22/2562/01022022

USE : Residential

SCHEME : INTEGRATED ELDECO CITY
HARDOI BYPASS SITAPUR ROAD

PROPERTY : Plot No./Survey No. :G.H.-03
LandMark: LUCKNOW
Revenue Village: NA
Tehsil: Lucknow
District: Lucknow

NAME : ELDECO HOUSING AND
INDUSTRIES LIMITED

ADDRESS : PLOT NO- GH-03 , ELDECO CITY , INTEGRATED HOUSING SCHEME , HARDOI ROAD
BYE PASS , SITAPUR ROAD , LUCKNOW,LUCKNOW,Uttar Pradesh,226010

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018)

Date of Validity: **14 Nov 2027** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to five years from the date of approval.
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.

20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.

21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).

22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :

1. 1-Structure safety certificate dully vetted by appropriate institution as per building bye laws should be produce before releasing the map.

2-NOC from fire department should be produce before releasing the map

LUCKNOW DEVELOPMENT AUTHORITY

प्रारूप-घ (संलग्नक-3)
औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2022/65712/LCK/LUCKNOW/3465/CFO
दिनांक: 04-11-2022

प्रमाणित किया जाता है कि मैसर्स **ELDECO HOUSING AND INDUSTRIES LIMITED** (भवन/प्रतिष्ठान का नाम) पता **ELDECO CITY INTEGRATED HOUSING SCHEME,,LUCKNOW-HARDOI BY PASS ROAD, SITAPUR ROAD,,LUCKNOW** तहसील - **BAKSHI KA TALAB** प्लॉट एरिया **14282.13 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **44650.234** (वर्गमीटर), खाकों की संख्या **5** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेंट की संख्या	ऊँचाई
TOWER A	15	1	44.90 mt.
TOWER B	15	1	44.75 mt.
TOWER C	15	1	44.75 mt.
TOWER D	15	1	44.75 mt.
TOWER E	15	1	45.00 mt.

है। भवन का अधिभोग मैसर्स **ELDECO HOUSING AND INDUSTRIES LIMITED** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशामन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **ELDECO HOUSING AND INDUSTRIES LIMITED** अधिभोगी पूर्ण रूप से जिम्मेदार होंगे/होंगी।

Note : प्रशंगत प्रत्येक टावर भूतल+14 तल तथा कॉमन बेसमेंट प्रस्तावित है, यदि प्रस्तावित भवन के आक्यूपेन्सी/ढाँचागत व्यवस्था में परिवर्तन कराया जाता है तो अग्निशामन विभाग से अनुमति/सूचित करना अनिवार्य होगा। प्रस्तावित भवन बेसमेंट में कम्पार्टमेंटेशन के साथ-साथ भवन का उपयोग करने से पूर्व भवन में एन0बी0सी0-2016 मानक के अनुसार अग्निशामन व्यवस्थाओं का अधिष्ठापन कराकर पूर्णता(कम्प्लीशन) अनापत्ति प्रमाण पत्र प्राप्त करना अनिवार्य होगा।

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अतिरिक्तों, उल्लंघनों के आधर पर निर्गत किया जा रहा है। इनके अस्तित्व पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

हस्ताक्षर (निर्गमन अधिकारी)
(मुख्य अग्निशामन अधिकारी)



Digitally Signed By
(RAJ PRAKASH RAI)

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07-11-2022

निर्गत किये जाने का दिनांक : 07-11-2022
स्थान : LUCKNOW

State Level Environment Impact Assessment Authority, Uttar Pradesh

Uploaded on
www.seiaaup.in

Directorate of Environment, U.P.

Vincent Khand-1, Gomti Nagar, Lucknow - 226 010

Phone : 91-522-2300 541, Fax : 91-522-2300 543

E-mail : doeuplko@yahoo.com

Website : www.seiaaup.in

To,

Mr. V.P. Singhal
Advisor (Tech.)
M/s Eldeco City (P) Ltd.,
2nd Floor, Corporate Chamber-I
Opp. Mandi Parisad, Vibhuti Khand,
Gomti Nagar, Lucknow-226024

Ref. No.115...../Parya/SEAC/2544/2015/DD(Y)

Date: 08 June, 2016

Sub: Environmental Clearance for Expansion of Eldeco City Township Project at Sitapur-Hardoi bypass Road, Lucknow, M/s Eldeco City (P) Ltd.

Dear Sir,

Please refer to your application/letter dated 04/09/2014, 15/04/2015, 03/12/2015 and 01/06/2016 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 meeting dated 29/04/2015 and 15/02/2016.

A presentation was made by Shri V.P. Singhal, authorized representative of project proponent along with their consultant M/s Ascenso Enviro Pvt. Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The environmental clearance is sought for Expansion of Eldeco City Township Project at Sitapur-Hardoi bypass Road, Lucknow, M/s Eldeco City (P) Ltd.
2. EC has been granted for plot area of 452357.61 m² with built up area of 240595 m² by SEIAA UP vide their letter no. 2833 Parya/SEAC/618/DD(S)/2011 dated 23 December, 2011.
3. Around 72% of work has been completed so far under above EC based on market demand.
4. Now the PP wishes to go for an expansion of the project from 4,52,357.61 m² to 5,38,534.29 m² of plot area and from 2,40,595.00 m² to 3,01,982.00 m² of built up area.
5. The land has been purchased from private parties and a supplementary consortium agreement also has been made in this regard. The revised layout plan has already been approved by LDA.
6. The expansion proposed shall mainly of row houses/plotted development. The individual house shall be of duplex nature with individual parking etc. The built up area of row houses is included in the above mentioned total built up area.

A- Project Details :-

1.	Category of the Project	8 (b)
2.	Name and Location of the Project	Proposed Expansion of Integrated township at Lucknow-Hardoi bypass road of Sitapur Road, Lucknow, Uttar Pradesh
3.	Developers of the project	M/s. Eldeco City Pvt. Ltd.
4.	Coordinate of project site	Latitude: 26°56'15.74" North Longitude: 80°54'45.37" East
5.	Total Plot Area	Existing Plot Area-4,52,357.61 sq. mt. Total(Existing + Expansion) -5,38,534.29 m ²
6.	Built-up Area (FAR + Non-FAR)	Existing =2,40,595.00 sq.m. Total(Existing + Expansion) =3,01,982.00 sq. m.
7.	Total Population	Existing Population=14,449 Total(Existing + Expansion)=17,680
8.	Total Water Consumption & Source	Existing=1,472 + 20 KL Total(Existing + Expansion)=2777+28 KLD
9.	Total Freshwater Requirement	Existing=1,472 KLD Tntal(Existing+Expansion)=1442 KLD
10.	STP Capacity & Technology	Existing=1,500 KLD Total(Existing+ Expansion)=1800 KLD,
11.	Power Requirement & Source	8262 KW (no additional power requirement)
12.	Power Backup	ITDG sets of total capacity of 825 KVA (10 x 82.5) . Existing



		(no addition proposed)
13.	Solid Waste Generated	Existing= 9.5 Tons/Day Total (Existing + Expansion)=12 Tons/Day
14.	No. of RWH Pits	Existing=18 Total (Existing + Expansion)=21 Pits

B- Detailed Area Statement

S. No.	Particulars	Earlier Plan	Proposed Addition	Total after Expansion	Change (%)
1.	Area	4,52,357.61 m ²	86,176.68 m ²	5,38,534.29 m ²	19.05
	Area to be deducted				
2.	Area under Road Widening	6,067.0 m ²	-	6,067.0 m ²	--
3.	Area under 45 M wide master plan road	40,749.5 m ²	-11,934.86 m ²	28,814.64 m ²	-29.29
4.	Area under Devsthan	280 m ²	683.58 m ²	963.58 m ²	244.14
5.	Area under ponds	4,524.39 m ²	-	4,524.39 m ²	--
6.	Area under Nala	11,007.45 m ²	-	11,007.45 m ²	--
7.	Net Area of scheme (1-(2+3+4+5+6))	3,89,729.27 m ²	97,427.96 m ²	4,87,157.23 m ²	25

C- Total Built-Up Area Details

S. No.	Description	Permissible FAR	Utilized FAR	Land Area (m ²)	Built Up Area (m ²)
1.	Row Houses/Villas	0.06	0.06	2,04,596.44	1,22,757.00
2.	Group Housing	2.50	2.50	38,516.57	96,291.00
3.	EWS & LIG	2.00	2.00	15,342.27	38,356.00
4.	Commercial	2.50	2.00	15,221.22	30,442.00
5.	Other Facility	0.60	0.50	28,272.49	14,136.00
	TOTAL				3,01,982.00

D- Land Use Distribution

S. No.	Description	Earlier Plan Area (m ²)	Revised Plan Area (m ²)	Change (%)
1.	Residential Area	2,13,996.0	2,58,455.28	20.78
	• Plotted	17,2549.0	2,04,596.44	18.57
	• Group Housing + EWS+LIG	41,447.0	53,858.84	29.95
2.	Commercial	16,548.0	15,221.22	-8.02
3.	Park/open Spaces/Green Cover (Excluding green area under plots)	60,857.0	75,583.22	24.20
4.	Public/Semipublic Facility	3,0567	28,272.49	-7.51
	• Educational Area	20,759	18,089.51	-12.86
	• Health Center	3,993	1,122.35	-71.89
	• Bank Counter/A.T.M	222	102.00	-54.05
	• Sub post office	263	174.00	-33.84
	• Police chowki	500	559.00	11.80
	• Electrical Sub Station	507	1,995.00	293.49
	• Community Center	2,317	3,408.43	47.11
	• Railway Reservation Center	-	150.00	-
	• Services	2,006	2,672.2	33.21
5.	Road	67,761.27	1,09,625.02	61.78
	Total	3,89,729.27	4,87,157.23	25

E- Details Of Existing & Expansion

S. No.	Particulars	Existing	After Expansion
1.	Plot Area (m ²)	4,52,357.61	5,38,534.29
2.	Population	14,449	17,680
3.	Built-Up Area (m ²)	2,40,595	3,01,982
4.	Green Area (m ²)	1,53,547.60	1,84,048.84
5.	No. of Group Housing	6	6
6.	No. of Plots	922	1090



7.	No. of Group Housing for EWS	428	486
8.	No. of Commercial Blocks	4	4
9.	No. of Schools	3	3
10.	Total Water Requirement (KLD)	1,472 + 20 KL	2,777 + 28 KL
11.	Total Fresh Water Requirement (KLD)	1,472	1,442
12.	Total waste water generation(KLD)	1,200	1,486
13.	STP capacity (KLD)	1,500 KLD	1,800 KLD
14.	Quantity of Solid Waste (Tons/Day)	9.5	12
15.	Total Power requirement & Source	-	8,262 KW
16.	Power backup, DG set (KVA)	10 x 82.5 KVA	10 x 82.5 KVA
17.	Rain Water Harvesting Pits	18	21
18.	Project Cost (Crores)	339.11	413.46

F- Water Supply And Requirement (Existing + Expansion)

S. No.	Particulars	Population/ Area(m ²)	Rate	Total Requirement (KLD)	Wastewater Generated (KLD)	Water Requirement	
						Fresh Water	From Treated Water
1.	Total Residential	17,680	86	1,520.48	1,216.38	1,333.44	187.04
2.	Commercial	1,522	45	68.49	54.792	22.83	45.66
3.	Educational	4,522	45	203.46	162.77	67.80	135.66
4.	Health Facility	50	340	17.00	13.6	11.35	5.65
5.	Other Facilities	100	45	4.50	3.60	1.50	3.00
6.	Miscellaneous			8.00	6.40	5.36	2.64
7.	Horticulture	1,84,048.8	5 l/m ²	920.24			920.24
8.	Car Washing etc.			35.00	28.00		35.00
	Total			2,777.17	1,485.54	1,442.28	1,334.89
				Say 2,777	Say 1,486	Say 1,442	Say 1,335
Total Water Requirement (KLD)					2,777 + 28 (one time)		

Existing Total Water Demand : 1472 + 20 KLD

Revised Total Water Demand : 2777 + 28 KLD

G- Calculation Of Wastewater Generation (Existing + Expansion)

Details	Water (KLD)
Water requirement for Total Residential, Commercial, Educational, Health Facility, Other Facilities, Miscellaneous and Car Washing	1,856.93
Wastewater generated @ 80%	1,485.544
Total Wastewater generated	1,486

H- Volume Of Water Recycled After Treatment And Its Utilization

S.No.	Description	Quantity (KLD)
1	Waste water Generated	1486
2	Capacity of the STP	1,800
3	Treated water available after treatment in STP	1,335
4	Treated water used for Flushing	380
5	Treated water used for Landscaping	920
6	Treated water used for Car Washing	35
7	Treated water discharge into Drain	Zero Exit Discharge

I- A Sewage Treatment Plant (STP) of capacity 1800 KLD (approximately 20% more than total Waste Water generation) is proposed to be installed for treatment of sewage. The proposed STP scheme would be Fluidized Media Reactor (FMR).

- a) Existing Capacity of STP : 1500 KLD
- b) Expansion Capacity of STP : 300 KLD
- c) Total Capacity of STP : 1800 KLD

J- Total No. of RWH Pits : 21 Pits

7. There will be separate provision of underground water tank for surface run off.

8. The total area proposed for green belt is around 184048.84 (34.18%) of total area, green area description is showing below -

- Total park area :

75,583.22 m²



- Other area under plantation : 1,08,465.62 m²
 - For Shrub : 10,872 m²
 - For trees and plants : 21,744 m²
 - Area developed with grass : 1,51,432.84 m²
 - Total area for greenery : 1,84,048.84 m²
9. Total 12 Nos. parks (Area Approx. 52,000 m²) and green belt around 540 Nos. Villa is completed and total Plantation of 78,894 has been completed. The total green area will consist of trees, landscape grass and shrubs.
 10. Approved Site Layout plan is submitted with the EIA/EMP report.
 11. All plans and elevation sections/all service plan/landscape plan/standard electrification plan/drainage/sewerage plan are submitted with EIA report of the project.
 12. Structural plan are already submitted with hard copy of EIA report. All structural plans are submitted with hard copy of EIA report.
 13. The Project proponent has already got approval of withdrawal 2700 KLD of ground water from CGWA vide their letter no. 21-4(278)/NR/CGWA/2010-2057.
 14. The project proposals are covered under category 8"b" of EIA Notification, 2006.

Based on the recommendations of the State Level Expert Appraisal Committee (meeting held on 15/02/2016), the State Level Environment Impact Assessment Authority (meeting held on 30/05/2016) 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 far 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 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.
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.
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 and 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 habitation 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.



B. Specific Conditions:

1. The project proponent will treat the waste water up to BOD level of 10 mg/lit before the discharging in to the sewer.
2. 03 m peripheral green shall be provided around the project inside the project boundary.
3. 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.
4. Construction material should be recycled/utilized for internal roads.
5. 15% area of the total plot area shall be compulsorily made available for the green belt development including the peripheral green belt.
6. 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.
7. 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.
8. 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.
9. Dual plumbing should be adopted. Recycling of water as proposed shall be undertaken with regular testing and monitoring of treated water.
10. 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.
11. Online monitoring on discharge point shall be undertaken.
12. CSR cost is Rs.8.26 Crores. Details of CSR cost is to be submitted with list of beneficiaries and need based project phase wise costing and addresses to be submitted.
13. LEDs should be used in all common areas and corridors. 100% solar lighting is to be provided in the open areas/ stairs cases.
14. 25% of total power requirement shall be made for solar lighting provision instead of 10% as proposed.
15. All entry/exit point should be bell mouth shaped.
16. To discharge excess treated waste water into public drainage system, permission from the competent authority to be taken prior to any discharge.
17. 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.
18. An underground Pucca tank for collection/reuse of rain water may be constructed.
19. Height of the stack should be provided based on combined DG sets capacity and be 6mt higher than the tallest building.
20. Post project monitoring for air, water (surface + ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines.
21. Crèche to be provided during the construction/operation phase.
22. Provision of separate room for senior citizen with proper amenities shall be made.
23. Protection shall be provided on the windows of the high rise flats for security of residents.
24. 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.
25. The project proponent shall ensure that the project site does not attract/infringe any buffer zone of no activity identified/declared under law.
26. For any extraction of ground water, prior permission from CGWB shall be taken.
27. Sprinkler to be used for curing and quenching and ready mix concrete may be used for construction.
28. 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.
29. 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.



30. Provision for a first-aid dispensary with a doctor should be made within the project premises for emergency situation.
31. Agreement between project proponent and monitoring agency for Environment management plan to be submitted.
32. Delonex Razia (Gulmohar) should also be planted.
33. Agreement between project proponent and Authorised vendor for management of soild 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 of amendment 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. KHAN)

Member Secretary, SEIAA, U.P.

Ref. No...../Parya/SEAC/2544/2015/ 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. R.O. UPPCB, Lucknow, U.P.
8. Copy for Web Master/Guard file.

(Dr. A. A. Khan)

OSD (T),

I/C, SEIAA/SEAC, Cell, U.P.