

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Vineet Khand-1, Gomti Nagar, Lucknow-226 010
Phone : 91-522-2300 541, Fax : 91-522-2300 543
E-mail : doeup/ko@yahoo.com
Website : www.seiaaup.in

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To,

Shri Amit Baranwal,
V.P- Projects,
M/s Experion Developers Pvt. Ltd
First India Place, 1st Floor,
B-Block, Sushant Lok, 1, M.G. Road, Gurgaon,
Haryana- 122002

Ref. No. 58...../Parya/SEAC/3723/2016

Date: 12 December, 2017

Sub: Environmental Clearance for Proposed Mix Use Project at Plot No.-TCG/1-A-V-6 & TCG/1-A-V-7, Gomti Nagar, Phase 1, Vibhuti Khand, Lucknow, U.P., M/s Experion Developers Pvt. Ltd, Regarding.

Dear Sir,

Please refer to your application/letters 08-07-2016, 30-08-2016, 02-09-2016, 04-10-2016, 05-10-2016, 18-04-2017 & 18-10-2017 addressed to the Secretary, State Level Expert Appraisal Committee (SEAC) and Director, Directorate of Environment Govt. of UP on the subject as above. A presentation was made by the representative of the project proponent along with their consultant M/s ENV DAS India Pvt. Ltd, in the SEAC meeting dated 16/11/2017.

The Project proponent, through documents (submitted to SEAC) and presentation made during meeting, has informed to the SEAC that:-

1. The environmental clearance is sought for Proposed Mix Use Project at Plot No.-TCG/1-A-V-6 & TCG/1-A-V-7, Gomti Nagar, Phase 1, Vibhuti Khand, Lucknow, U.P., M/s Experion Developers Pvt. Ltd.
2. Earlier an EC (letter no. 58/Parya/SEAC/2215/2014/AD(H) Dated 6th April 2015) was granted by SEIAA for Retail, Mall, Hotel, Suites and Multiplex. But due to upcoming Lucknow Bench of Allahabad High Court, the proposal is revised and is being submitted as a new case.
3. Comparative area statement:-

Items	EC granted vide letter no. 58/Parya/SEAC/2215/2014/AD(H) Dated 6th April 2015	Now Proposed
Type of Building	Retail+ Mall+ Hotel+ Suites+ Multiplex	Residential + Retail
Total Plot Area	27573.95 m ²	27573.95 m ²
Permissible ground coverage	8272.185 m ² (@ 30% of plot area)	8272.185 m ² (@ 30% of plot area)
Proposed Ground coverage	8211.53 m ² (@ 29.78% of plot area)	6127.85 m ² (@ 22.22% of plot area)
Road area	3703.20 m ²	3703.20 m ²
Fire tender path area	4285.75 m ²	4285.75 m ²
Total open (Plot Area- Ground coverage) area	19362.42 m ²	21446.1 m ²
Soft Green	2766 m ² (10.03% of plot area)	2909.77 m ² (@ 10.55% of plot area)
Permissible FAR	55147.95 m ² (@2)	55147.95 m ² (@2)
Proposed FAR	55047.84 m ² (@ 1.99)	55121.8 m ² (@ 1.99)
Service Area	25000.65 m ²	2098.51 m ²
Basement Area	Basement 1- 22670.46 m ² Basement 2- 21373.26 m ² Total (1+2) - 44043.72 m ²	20248.09 m ² (single layered)
Total Non- FAR	69044.37 m ²	22,346.6 m ²

Built up Area (FAR+ Non FAR)	124092.21 m ²	77467.94 m ²
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4. Salient Feature of the Project:

Items	EC granted vide letter no. 58/Parya/SEAC/2215/ 2014/AD(H) Dated 6th April 2015	Now Proposed
Area Utilization	Retail+ Mall+ Hotel+ Suites+ Multiplex	Towers 1-5 (G+ 13 Floors) Tower 7 (G+ 16 Floors) Club Block (G+ 1 Floor) Commercial Block (G+ 1 Floor) Building Height: 51 m
Total Dwelling Units	-	360 units 27 shops
Estimated Population (including retail)	14057 (including Hotel guests, residents, staff and visitors)	Residential: 1800 (@ 5 person per unit) Visitors: 250 Staff/ employees: 150
Parking Required	1548 ECS	803 ECS
Parking provided	1559 ECS	817 Parking spaces
Power requirement & source	6584.9 KVA Source: U.P. Power Corporation Ltd. (UPPCL)	2892 KVA Source: U.P. Power Corporation Ltd. (UPPCL)
Power backup (DG Sets)	4 x 2000 KVA+ 1x 1010 KVA+ 1 x 750 KVA	2 x 1010 + 1x 500 KVA
Water requirement & source	Fresh water: 137 KLD Source: Municipal supply Recycled treated water: 192 KLD Total water: 329 KLD	Fresh water: 145 KLD Source: Municipal supply Recycled treated water: 65 KLD Total water: 210 KLD
Sewage Generation	Amount of waste water generated : 309 KLD STP Capacity: 360 KLD (20% higher capacity)	Amount of waste water generated : 171 KLD STP Capacity: 200 KLD (20% higher capacity) Technology: MBBR
Solid waste	2495 Kg/day	Domestic waste : 976 kg/day Horticultural waste : 31 kg/day E- waste : 1 kg/day STP Sludge: 7 kg/day

5. Area details:

Land use Type	Area (in m ²)
Ground Coverage	6127.85
Green Area (Reserved green)	2909.77
Road+ Fire Tender Path	7958.95
open for services & hardscape	10547.38

6. Development Mix:

TOWER NOS.	FLOOR	TOTAL FAR
1 & 2	B+G+ 13	13974.72 m ²
3	B+G+ 13	8063.51 m ²
4	B+G+ 13	8480.29 m ²
5 & 6	B+G+ 13	11952.56 m ²
7	B+G+ 16	8682.76 m ²
Commercial	B+G+ 1	2391.70 m ²
Club House	B+G+ 1	1575.80 m ²
Total		55121.34 m ²

7. Water/Waste Water details-operation Phase

Water/ Waste water Details

ASH



Fresh water	145 KLD
Flushing	45 KLD
Horticulture / Landscape	20 KLD
Total water requirement	210 KLD
Waste water	171 KLD
Source of water - Municipal supply	
STP Capacity - 200 KLD (20 % extra)	

8. STP details-operation Phase:

STP Capacity	200 KLD
Process of STP	MBBR Technology
Type	Modular
Location	Basement

9. Rain water harvesting:

Peak Run off				
Max. Rainfall intensity 40 mm/hr				
Location	Runoff Coefficient	Area m ²	Rainfall intensity (in mm)	Peak Run off in m ³ /hr
Roof Area	0.8	6127.85	0.04	196
Paved area	0.6	18536.33	0.04	445
Green Area	0.2	2909.77	0.04	23
Total Runoff m ³ /hr				664

10. Solid waste generation:

S.No.	Particulars	Population	Waste generated in kg/day
1.	Residential (@0.5kg/day)	1800	900
2.	staff (@0.25 kg/day)	150	38
3.	Visitors (@0.15kg/day)	250	38
Total Solid waste generated			Approx. 976 kg/day
Horticulture Waste (@.0037/m ² /day)			31Kg/Day
E-Waste (0.15 kg/C/year)			1 Kg/Day
STP sludge (dry weight)			7 kg/day

11. Parking Details-Required & Proposed:

Required parking	
According to state norms:	767 ECS
Residential- 1.5 ECS per 100 m ² of residential far= (51153.84/100 x1.5)=	36 ECS
Commercial- 1.5 ECS per 100 m ² of commercial far= (2391.7/100 x1.5)=	
Total required parking	803 ECS
Parking provided	817 parking spaces

12. The project proposals are covered under category 8"a" of EIA Notification, 2006, as amended:

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 16/11/2017 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held on 27/11/2017 decided to grant the Environmental Clearance for proposed project along with 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 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.

ALL



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.
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 MDEF, 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 & 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. 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.
71. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within the month) on need base assessment study in the study area. Income generating measures which can help in up-liftment of weaker section of society consistent with the traditional skills of the people identified. The programme can include activities such as old age homes, rain water harvesting provisions in nearby areas, development of fodder farm, fruit bearing orchards, vocational training etc. In addition, vocational training for individuals shall be imparted so that poor section of society can take up self employment and jobs. Separate budget for community development activities and income generating programmes shall be specified. Revised ECR plan is to be submitted within 3 month. Failing which, the environmental Clearance shall be deemed to be cancelled.
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.

SPECIFIC CONDITIONS:

1. The project proponent shall submit within the next 3 months the details on quantification of year wise CSR activities along with cost and other details. The CSR activities should be related to mitigation of environmental pollution and awareness for the same.
2. The project proponent shall submit within the next 3 months the details of estimated construction waste generated during the construction period and its management plan.
3. The project proponent shall submit within the next 3 months the details of segregation plan of MSW, treatment and use of Bio-degradable waste.
4. The project proponent shall ensure that waste water is properly treated in STP and reused maximum for gardening, flushing system etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function.
5. The project proponent shall ensure proper maintenance of solar lighting system in open areas.



6. The project proponent will ensure that proper dust control arrangements are made during construction and proper display board is installed at the site to inform the public the steps taken to control air pollution as per the Construction and Demolition Waste Management Rules.
7. CSR activities must not be less 2% of the project cost. The CSR activities should be related to mitigation of Environmental Pollution and awareness for the same.
8. kachha pond with safety measures should be constructed.
9. Provision of parking should be restricted to ECS as required under Development Authority bye-laws.
10. Provision of setback on all sides should be made as per Development Authority bye-laws.
11. Copy of all NDCs from different departments shall be obtained prior to start of construction.
12. Necessary planning for any anticipated expansion should be incorporated in present design in view of structural stability.
13. An underground water reservoir shall be planned within the premises for storage of rain water.
14. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2000 (as amended).
15. 15% area of the total plot area shall be compulsorily made available for the green belt development including the peripheral green belt.
16. Project falling within in norm 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.
17. 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.
18. 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.
19. Dual plumbing should be adopted. Recycling of water as proposed shall be undertaken with regular testing and monitoring of treated water.
20. 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.
21. Corporate Social Responsibility (CSR) phase wise plan along with budgetary provision amounting to 2% of the total project cost 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.
22. LEDs should be used in all common areas and corridors. 100% solar lighting is to be provided in the open areas/ stairs cases.
23. All entry/exit point should be bell mouth shaped.
24. To discharge excess treated waste water into public drainage system, permission from the competent authority to be taken prior to any discharge.
25. 100 % water from roof top will be used for ground water recharging through RWH pits.
26. Height of the stack should be provided based on combined DG sets capacity and be 6 mt higher than the tallest building. Necessary permission should be sought prior to operation of DG sets.
27. Post project monitoring for air, water (surface - ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines.
28. Crèche to be provided during the construction/operation phase.
29. LIG & EWS housing to be provided as per U.P. Govt. Orders and building bye laws.
30. Provision of separate room for senior citizen with proper amenities shall be made.
31. Protection shall be provided on the windows of the high rise flats for security of residents.
32. 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.
33. The project proponent shall ensure that the project site does not attract/infringe any buffer zone of no activity identified/declared under law.



34. For any extraction of ground water, prior permission from CGWB shall be taken.
35. Sprinkler to be used for curing and quenching and ready mix concrete may be used for construction.
36. 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.
37. 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.

No construction/operation is to be started without obtaining Prior Environmental Clearance. Concealing factual data and information or submission of false/fabricated data and failure to comply with any of the conditions stipulated in the Prior Environmental Clearance attract action under the provision of Environmental (Protection) Act, 1986.

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

The project proponent has to ensure that the proposed site is not a part of any no- development zone as required/prescribed/identified under law. In case of the violation this permission shall automatically deemed to be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this Clearance shall automatically deemed to be cancelled.

The project proponent has to mandatorily submit the compliance of specific conditions no- 1, 2 & 3 given in E.C. letter within 3 months, failing which the Clearance shall automatically deemed to be cancelled.

Further project proponent has to submit the regular 6 monthly compliance report regarding general & specific conditions as specified in the E.C. letter and comply the provision of EIA notification 2006 (as Amended).

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.



(Ashish Tiwari)

Member Secretary, SEIAA

No. /Parya/SEAC/3723/2016

Dated: As above

Copy with enclosure for Information and necessary action to:

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



(A.A. Khan)

OSD(T)/Nodal, SEIAA,
Directorate of Environment, U.P.