

State Level Environment Impact Assessment Authority, Uttar Pradesh

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Directorate of Environment, U.P.

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To,

Mr. Beer Singh,
Authorized Signatory,
M/s Utility Estates (P) Ltd.,
G-79, Preet Vihar, Delhi-110092

Ref. No...201...../Parya/SEAC/2120/2014/AD(Sub)

Date: 18/5 April, 2015

Sub: Environmental Clearance for Affordable Housing Project at Khasra No- 2243, 2244, 2246, 2247, 2375, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2388, 2396, 2399, 2400, 2401, 2402, 2403, 2406, 2407, 2410, 2411, 2422, Village Shahpur-Bamheta, Ghaziabad, U.P. M/s Utility Estates (P) Ltd., & Others.

Dear Sir,

Please refer to your letter dated 10/03/2014, 04/08/2014, 09/11/2014 and 21/02/2015 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 held on dated 05/08/2014 and 21/02/2015. The committee noted that the terms of reference in the matter were issued through letter dated 17/10/2014. The final EIA submitted by the project proponent through letter dated 09/11/2014.

A presentation was made by Shri Beer Singh, representative of project proponent along with their consultant M/s Grass Roots Research & Creation India (P) Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The environmental clearance is sought for Affordable Housing Project Khasra No- 2243, 2244, 2246, 2247, 2375, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2388, 2396, 2399, 2400, 2401, 2402, 2403, 2406, 2407, 2410, 2411, 2422, Village Shahpur-Bamheta, Ghaziabad, U.P. M/s Utility Estates (P) Ltd., & Others.
2. Area details of the project is as follows:

S.No.	Particulars	Area (m ²)
1.	Plot area	77,651
2.	Area under Master Plan (Green + Road)/other land	2,865
3.	Land in Possession	74,786
4.	Area Under Green (@ 15% of Remaining Plot area)	11,217.900
5.	Plot area (Land in possession – Green area)	63,568.100
6.	Area Proposed for facilities	11,531
7.	Facilities	
a)	Inter College	4,000
b)	High School	2,000
c)	Primary School	2,000
d)	Nursery School	1,000
e)	Health Centre	800
f)	Sub Station (11 kVA)	500
g)	Anganwadi	500
h)	Sub Post Office	100
i)	ATM	81
j)	C.R.R.C	100
k)	Dustbin	300
l)	Kiosks	150

7.	Net Plot Area	52,037.100
8.	Permissible Ground Coverage (@ 45% of Net plot area)	23,416.695
9.	Proposed Ground Coverage (@ 23.68% of Net plot area)	12,325.434
10.	Total Permissible FAR (@ 1.75+0.875 = 2.625) • Basic FAR (@1.75 of Net plot area) • Purchasable FAR (@ 50% of basic FAR i.e. 0.875)	1,36,597.388 91,064.925 45,532.463
11.	Proposed FAR (@ 2.624)	1,36,561.955
12.	Permissible incentive FAR against EWS & LIG	16,605.225
13.	Proposed incentive FAR against EWS & LIG	16,597.034
14.	Permissible Convenient Shopping (@ 0.5% of FAR)	682.987
15.	Proposed Convenient Shopping	681.117
16.	Stilt Area	10,023.165
17.	Fire escape staircase	4,625.156
18.	Mumty Area	679.258
19.	Machine Room	795.652
20.	Built up Area	1,80,813.22

3. Salient features of the project are as follows:

PROJECT FEATURES	DESCRIPTION
Estimated Population	18,988 Nos.
Estimated Water Requirement Construction Phase Operation Phase	904 ML (Agency: Private Water Tanker) 1,606 KLD (Agency: Municipal Supply) STP Capacity = 1600 KLD
Estimated waste water Generation	Approx. 1348 KLD
Power Demand	11,000 KVA
Power Back-up	5,000 KVA (10 X 500 KVA each)
Source of Power	Uttar Pradesh Power Corporation Limited
Solid Waste Generation	9,174 kg/day
Rain water harvesting pits	11 Pits
Parking Facilities Required Proposed	As per MoEF norms: 1366 ECS As per Ghaziabad bye-laws: 2449 ESS or 4898.00 m ² 559 ECS 2450 ESS or 4900 m ² 562 ECS

4. Water requirement of the project is as follows:

S. N.	Description	Area ² (in m)	Total Occupancy	Rate of water demand (lpcd)	Total Water Requirement (KLD)
A.	Domestic Water				
1.	Residential Development				
	• Main D.U.s.		13,640	86	1173.04
	• EWS		1,365	86	117.39
	• LIG		1,365	86	117.39
	• Incentive Units against EWS & LIG		1,695	86	145.77
2.	Commercial Area		23	30	0.69
	• Staff				
3.	Visitors		900	15	13.5
Total domestic water demand (1+2+3)= 1567.78					1568 KLD
B.	Horticulture and Landscape development	11217.920		11/sqm/day	11.22
C.	DG Sets Cooling (10x500 KVA each)			0.9 l/KVA/hr	27
Grand Total (A+B+C) = 1606.22 say 1606 KLD					

5. Solid waste generation details of the project is as follows:

S.N.	Category	Kg per capita per day	Waste generated (kg/day)
1.	Residents		

	• Main D.U.s. (13,640)	@ 0.5	6820
	• EWS (1,365)	@ 0.5	682.5
	• LIG (1,365)	@ 0.5	682.5
	• Incentive EWS/LIG(1,695)	@ 0.5	847.5
2.	Commercial • Staff (23)	@ 0.25	5.75
3.	Visitors (900)	@ 0.15	135
4.	Landscape waste (2.77 acres)	@ 0.2 kg/acre/day	0.55
	TOTAL SOLID WASTE GENERATED		9,174 kg/day

6. The Project proposal falls under Category –8(b) of EIA Notification, 2006 (as amended).

Based on the recommendations of the State Level Expert Appraisal Committee (meeting held on 21/02/2015), the State Level Environment Impact Assessment Authority (meeting held on 19/03/2015) 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. 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.
8. Measures shall be undertaken to recycle and reuse treated effluents for horticulture, DG cooling, HVAC purposes, plantation etc.
9. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
10. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
11. 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.
12. 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.

13. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
14. 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.
15. 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.
16. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
17. 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.
18. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
19. 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.
20. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
21. 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.
22. Make separate provision for segregation, collection, transport and disposal of e-waste.
23. 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.
24. 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).
25. 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.
26. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
27. An energy audit should be annually carried out during the operational phase and submitted to the authority.
28. 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.
29. Smoke meters should be installed as warning measures for accidental fires.

B. Specific Conditions:

1. 5% land of total plot area should be allocated to pond.
2. Internal road should be as per Development Authority bye-laws.
3. Adequate green cover not less than 33% of the plotted area should be provided within the premises.

4. 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.
5. Recycling of water as proposed shall be undertaken with regular testing and monitoring of treated water.
6. 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.
7. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost /4.0 crore in the matter, shall be prepared and approved by Board of Directors of the company. A copy of resolution as above shall be submitted to the authority.
8. Isolated place for Municipal Solid Waste handling and the disposal shall be provided in accordance with Municipal Solid Waste (Management and Handling Rules), 2000 (as amended).
9. Organic waste converter for solid waste management shall be installed and plan submitted.
10. LEDs should be used in all common areas and corridors. 100% solar lighting is to be provided in the common areas/common stairs.
11. Parking guideline as per Ghaziabad Development Authority should be followed. Parking for disabled persons should be explored.
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. Height of the stack should be provided as discussed based on combined DG sets capacity and be 6mt higher than the tallest building.
16. Post project monitoring for air, water (surface+ ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines.
17. Crèche to be provided during the construction/operation phase.
18. Provision of separate room for senior citizen with proper amenities shall be made.
19. Protection shall be provided on the windows of the high rise flats for security of residents.
20. Criteria/ norms provided by competent Authority regarding the seismic zone to be followed for construction work.
21. Dual plumbing should be adopted.
22. 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.
23. The project proponent shall ensure that the project site does not attract/infringe any buffer zone of no activity identified/declared under law.
24. Land scape plan with list of trees is to be submitted.
25. Ground water should not be extracted for the purpose of construction or otherwise. In case of default the Environmental Clearance will deem to be cancelled.
26. Sprinkler to be used for curing and quenching and ready mix concrete may be used for construction.
27. Possibilities of use of treated waste water for irrigation purposes should be explored.
28. 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. Running/maintenance cost of STP and other environmental facilities should be computed and included into customer brochure.

The SEIAA also directed the project proponent that the proposal of CSR activity is also be submitted to District Magistrate/Chief Development Officer of District-Ghaziabad.

This environmental clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for Ghaziabad 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.


(J.S. Yadav)

Member Secretary, SEIAA

No...../Parya/SEAC/2120/2014/AD(Sub) 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. The Member Secretary, U.P. Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow.
5. District Magistrate, Ghaziabad, U.P.
6. Copy for Web Master/Guard file.


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