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 : doeuplko@yahoo.com
Website : www.seiaaup.in

To,

Shri Shobit Mohan Das,
Director,
Titanium Block, 11th Floor,
Shalimar corporate Park,
Vibhuti Khand,
Lucknow, U.P- 226001

Ref. No. 328 /Parya/SEAC/3656/2016 Date: 27 December, 2016

Sub: Environmental Clearance for Expansion of Group Housing Project 'Gallant' at Khasra no. 166 to 171, 180, 181, 183 to 203, 205, 206, Village Shankerpurwa, Mohalla- Islambari, District Lucknow, UP of M/s Limelite Tradecom Pvt. Ltd. Regarding.

Dear Sir,

Please refer to your application/letters 31-03-2016, 10-08-2016 & 20-09-2016 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 20-09-2016.

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 Expansion of Group Housing Project 'Gallant' at Khasra no. 166 to 171, 180, 181, 183 to 203, 205, 206 Village Shankerpurwa, Mohalla- Islambari, District Lucknow, UP of M/s Limelite Tradecom Pvt. Ltd.
2. The environmental clearance for the earlier proposal was issued through SEIAA letter no. 1835/ Parya/ SEAC/ 1659/ 2013/ DD (SH), dated 12 October, 2013
3. Comparative details for earlier proposal and proposed expansion project :-

	As per EC Issued Vide Letter No.- 1835/Parya/SEAC/1659/2013/DD/(SH) Dated:12/10/2013	**Now Proposed**
Total Plot area	60717 m^2	60717 m^2
Area under road widening	702 m^2	702 m^2
Net Plot Area (NPA)	**60015 m^2**	**60015 m^2**
15% Area left for Green	Required: 9002.25 m^2 Provided: 9658.6 m^2	Required: 9002.25 m^2 Provided: 9025.14 m^2
Effective Area (EA)	51012.75 m^2	51012.75 m^2
Ground Coverage (GC)	Permissible: 15,303.825 m^2 (30% of EA) Proposed: 11450.96 m^2 (22.4% of EA)	Perm: 15,303.825 m^2 (30% of EA) Prop: 10,093.65 m^2 (19.78% of EA)
Total Open Area (NPA-GC)	**48564 m^2**	**49921.35 m^2**
Area for roads, services	38905.4 m^2	40896.21 m^2
Permissible FAR	Perm FAR (1.5 of EA) = 76519.125 m^2 Purchasable FAR @ 33% of 1.5 = 25293.38 m^2 **Total Allowed FAR @ –** 101770.4 m^2	Perm FAR (1.5 of EA) = 76519.125 m^2 Purchasable FAR @ 1.5= 76519.125 m^2 **Total Permissible FAR @ 3 – 1,53,038.25** m^2
Total FAR area Proposed	**1,01,482.58** m^2	1,14,349.61 m^2 (@ 2.241)
Non FAR	Basement Area= 29027 m^2 Service area= 536 m^2	Basement Area= 34518.49 m^2 Service area= 788.92 m^2
Total Built up area	**1,31,045.58 m^2**	**1,49,657.02 m^2**
No. of units	554	605
Development Mix	9 Blocks (B+G+13)	12 Towers (B+G+13)
Fresh water Requirement	185 KLD	200 KLD
Recycled water Requirement	115 KLD	116 KLD

Total water requirement	300 KLD	316 KLD
Waste Water	200 KLD	224 KLD
Proposed STP	225KL	300 KL
Municipal Solid waste	1500 Kg/ day	1595 Kg/ day

4. Area Details:

Total Plot area	60717 m^2	
Area under road widening	702 m^2	
Net Plot Area	60015 m^2	100
15% Area left for Green	Required: 9002.25 m^2 Provided: 9025.14 m^2	15.01
Effective Area	51012.75 m^2	
Ground Coverage	Permissible: 15,303.825 m^2 (30%) Proposed: 10,093.65 m^2 (19.786 % of effective area)	30 % 16.81%
Total Open Area (Net Plot-Ground Coverage)	49921.35 m^2	
Area for roads, services	40896.21 m^2	68.14%
Permissible FAR	Permissible FAR (1.5 of effective area) = 76519.125 m^2 Purchasable FAR @ 1.5 = 76519.125 m^2 Total Permissible FAR @ 3 – 1,53,038.25 m^2	
Total FAR area Proposed (as per approved plans)	1,14,349.61 m^2 (@ 2.241)	
Non FAR	Basement Area= 34518.49 m^2 Service area= 788.92 m^2	
Total Built up area	1,49,657.02 m^2	

5. Land Use details:

Description	Area(Sq.m)	Percentage
Residential area	10093.65	16.85
Exclusive Green area	9025.14	15.01
Roads/ Circulation/ Services	40896.21	68.15
Total	60015	100

6. Salient feature details:-

No. of Trees	Total no. of trees required: 1 Tree/ 80 m^2 of Open Area = 49921.35 /80= 624Trees **Proposed: 625 Trees**
Area utilization	12 Towers (Tower A-L) Basement+ Ground+13 Floors
Total Dwelling Units	605
Estimated Population	Residential Population– 3025 (@ 5 person per unit) Visitors →300 Staff→150
Maximum Height	Approx 45 m (B+G+13 floors)
Parking Required Parking provided	1249 ECS 1340 ECS Two wheeler parking is also provided
Power requirement& source	Power requirement: 6400 KW Source of Power: U.P Power Corporation Ltd. (UPPCL)
Power backup (DG Sets)	2 x 1500 kVA & 1 x 1010 kVA
Water requirement & source	Fresh water: 200 KLD (Municipal supply) Reuse of treated effluent from STP: 116 KLD Total water requirement: 316 KLD
Sewage treatment & disposal	Waste water -244 KLD STP -300 KLD 116 KLD wastewater will be treated up to tertiary level for reuses in the complex like toilet flushing and horticulture purposes. Rest of Secondary treated water is discharged into municipal sewer lines.
Total solid waste generated	Municipal solid waste -1595 Kg/ day

	Horticultural waste - 34 Kg/Day E-waste- 1.25 kg/day STP sludge -10 kg/day

7. Development Mix :-

Particulars	Development	Area	Unit
Tower D & G	B+G+13	23778.36	sqm
Tower J	B+G+13	8115.24	sqm
Tower E & F	B+G+13	18145.14	sqm
Tower B & C	B+G+13	20652.66	sqm
Tower A	B+G+13	10021.6	sqm
Tower H	B+G+13	13456.8	sqm
Tower K,L,M	B+G+13	16254.92	sqm
Shops & Library community centre	G+1	3674.89	sqm
School	G+1	250	sqm
Total FAR		114349.61	sqm

8. Water Requirement-Operation Phase:

Particulars	Units	Population	Rate of Fresh water LPCD	Fresh water required in (KLD)	Rate of Flushing water LPCD	Flushing/Recycled water (KLD)	Total water (KLD)
Residential							
Group Housing	605	3025	65	196.625	21	63.525	260.15
Visitors (10%)		300	5	1.5	10	3	4.5
Staff (5%)		150	15	2.25	30	4.5	6.75
Total Domestic				200	200	71	271
Horticulture (@ 5litre /Sqm 9025.14 m^2)						45	45
Total Water Requirement				200		116	316

9. Water/Waste Water Details-Operation Phase:

Water/ Waste water Details	
Fresh water for domestic use	200 KLD
Recycled water for Flushing	71 KLD
Recycled water for Horticulture / Landscape	45 KLD
Total water requirement	316 KLD
Waste water	244 KLD
Source of water - Municipal Water Supply/ Recycle of treated effluent	
STP Capacity – 300 KLD (20 % extra for future expansion)	

10. Rain Water Harvesting:

Peak Run off				
Max, Rainfall Intensity 30 mm/hr				
Location	Runoff Coefficient	Area m^2	Rainfall intensity in m^2	Peak Run off in m^3/hr
Roof Area	0.8	10093.65	0.03	242
Paved area	0.6	40896.21	0.03	736
Green Area	0.2	9025.14	0.03	54
Total Runoff m^3/hr				1033

11. Solid Waste Generation:

Particulars	Population/ area	*Norms (kg/day)*	Total waste (kg/day)
Group Housing	3025	0.5	1512.5
Visitors	300	0.15	45
Staff	150	0.25	37.5
Horticulture waste	9025.14 m^2	0.0037 kg /m^2	34
e-waste		0.15kg/capita/year	1.25
STP Sludge		40 kg per MLD	10

12. Parking Details-Required & Proposed:-

REQUIRED PARKING	
Already sanctioned parking for 9 existing blocks	1005
@ 1.5 ECS for 100 m^2 of additional 3 blocks area (16254.92)	224 ECS
Total Parking Required	1249 ECS
PARKING PROVIDED	
Basement (mechanical parking 652 x2)	1304 ECS
Surface parking	36 ECS
Total Parking Provided	1340 ECS

13. Power requirement & backup :-

Power requirement	6400 KW
Source of power	UPPCL
Backup power supply arrangement	2 x 1500 kVA & 1 x 1010 kVA
Location of gensets	Basement
Stack Height Provided	6.0 m + Building Height

14. 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 (SEAC) held on 20/09/2016 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held on 25/10/2016 decided to grant the Environmental Clearance to the project subject to the effective implementation of the following general and specific conditions:-

General Conditions:

1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.
2. It shall be ensured 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.
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 for 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 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.
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 ad 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 MOEF, 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 habilitation 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 program me 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 programmers 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. Provision of parking should be restricted to ECS as required under Development Authority bye-laws.
2. Provision of setback on all sides should be made as per Development Authority bye-laws.
3. Copy of all NOCs from different Departments shall be obtained prior to start of construction.
4. Necessary planning for any anticipated expansion should be incorporated in present design in view of structural stability.
5. An underground water reservoir shall be planned within the premises for storage of rain water.
6. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2000 (as amended).
7. 15% area of the total plot area shall be compulsorily made available for the green belt development including the peripheral green belt.
8. Project falling with 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.
9. 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.
10. 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.
11. Dual plumbing should be adopted. Recycling of water as proposed shall be undertaken with regular testing and monitoring of treated water.
12. 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.
13. Total cost of the project is Rs. 22.0 Crore. Corporate Social Responsibility (CSR) plan along with budgetary provision amounting to minimum Rs. 44.0 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 alongwith six monthly compliance reports.
14. LEDs should be used in all common areas and corridors. 100% solar lighting is to be provided in the open areas/ stairs cases.
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. 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.
19. Post project monitoring for air, water (surface + ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines.
20. Crèche to be provided during the construction/operation phase.
21. LIG & EWS housing to be provided as per U.P. Govt. Orders and building bye laws.
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.

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.

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 deemed to be 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 and submitted before start of any construction activity.

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.

State Level Environment Impact Assessment Authority U.P. Lucknow
Member Secretary

(S.C. Yadav)
Member Secretary, SEIAA

No..... /Parya/SEAC/3656/2016 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. Chief Conservator, 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. Regional Officers, Regional Office, UP Pollution Control Board, Lucknow.
7. Copy to Web Master/ guard file.

(S.C. Yadav)
Member Secretary, SEIAA

कार्यालय उप निदेशक फायर सावस लखनऊ॥
संख्याः प–1563/2017/28347/एलकेडब्ल्यू/लखनऊ/2366/डीडी दिनांकः मार्च 17, 2017

सेवा में,

अधिकृत हस्ताक्षरी,
मेसर्स शॉलीमार कार्प लिमिटेड,
विभूति खण्ड, गोमती नगर,
लखनऊ

विषयः– भूखण्ड/खसरा संख्या –166 से 171, 180, 181, 183 से 203, 205, 206 इस्लाम बाडी शंकरपुरवा महानगर, लखनऊ में निर्मित 09 टावरों यथा ए0, बी0, सी0, डी0, ई0, एफ0, जी0, एच0 व जे0 समूह आवास का अनापत्ति प्रमाण पत्र प्रदान किये जाने विषयक।

कृपया अपने पत्र दिनांक 06.03.17 का सन्दर्भ ग्रहण करने का कष्ट करें, जो उपरोक्त विषयक है।

उक्त विषयक इस कार्यालय के पत्र संख्याः प–1563/एफ.एस.–11 दिनांक 02.06.2011, 17.09.2012 तथा फायर सर्विस मुख्यालय उ0प्र0 लखनऊ के पत्र संख्याः एफएस–1076/जेडी(टी.एम.)/जेड–एलकेडब्ल्यू–2016 (8) दिनांकः 22.04.2016 के द्वारा निर्गत प्रोविजनल अनापत्ति प्रमाण पत्र के अनुसार भवन में अधिष्ठापित अग्निशमन प्रणाली का उत्तर प्रदेश अग्निनिवारण और अग्निसुरक्षा अधिनियम–2005 व भवन निर्माण एवं विकास उपविधि–2008 के अग्नि सुरक्षा मानकों के अनुरूप अग्निशमन अधिकारी, हजरतगंज लखनऊ द्वारा निरीक्षण/परीक्षण कराया गया जिनकी आख्या के अनुसार समूह आवास भवनों के भूखण्ड का कुल प्लाट एरिया–60717 वर्गमी0 है जिसमें से रोड वाइडनिंग हेतु 702 वर्गमी0 छोड़कर नेट प्लॉट एरिया जिस पर इस समूह आवास भवनों का निर्माण किया गया है/ किया जा रहा है। कुल आच्छादित एरिया 60115 वर्गमी0 है।

क्र.सं.	विवरण	स्वीकृत एरिया (वर्गमी.)	वर्तमान निर्मित एरिया (वर्गमी.)
1.	09 टावरो की बेसमन्ट एरिया	27559.01	27559.01
2	09 टावरो की भूतल एरिया (सभी टावर्स)	6779.74	6779.74
3	09 टावरो की प्रथम तल एरिया (सभी टावर्स)	6598.41	6598.41
4	09 टावरो की द्वितीय तल एरिया (सभी टावर्स)	6779.74	6779.74
5	09 टावरो की तृतीय तल से बारहवे तल तक प्रत्येक तल की आच्छादित एरिया (सभी टावर्स)	6779.74	6779.74
6	09 टावरो की तेरहवां तल का एरिया (सभी टावर्स	6213.66	6213.66
7	कम्युनिटी सेन्टर की एरिया	लागू नहीं	915.00
8	सुविधा शॉप – 15 अदद	416.77	442.42
9	जिम एण्ड लाइब्रेरी	883.52	2317.47

भवन का विवरण एवं आक्यूपेन्सी विवरण :–

1– निर्मित समूह आवासीय भवन का निर्माण बेसमेन्ट, भूतल से लेकर तेरहवे तल तक का कुल 09 टावर निर्मित किया गया है, जो टावर–ए, बी, सी, डी, ई, एफ,, जी, एच., जे., के नाम से उल्लिखित है। बेसमेन्ट का प्रयोग पार्किंग व इलेक्ट्रिकल इन्स्टालेशन, फायर पम्प हाउस एवं भूतल से लेकर तेरहवें तल का प्रयोग आवासीय भवन /अपार्टमेन्ट (फ्लैट) के रूप में निर्मित किया गया है। जिसका उपयोग लोगों को आवासीय भवन रूप में किया जा रहा है/किया जायेगा। इसके अतिरिक्त पन्द्रह कन्वेनियन्स शॉप जो भूतल एवं प्रथम तल तक बनी है एक कम्यूनिटी हॉल भूतल का जिम लाइब्रेरी को निर्मित किया गया है।

2– भवन की ऊंचाई– निर्गत प्रोविजनल अनापत्ति प्रमाण पत्र के अनुसार प्रत्येक टावरों की ऊँचाई एलिवेशन प्लान के अनुसार है। जो लगभग 45 मीटर है।

भवन का अधिभोग एवं हेजार्ड श्रेणीः– प्रश्नगत भवन का अधिभोग एन0बी0सी0 की आवासीय भवन (अर्पाटमेन्ट) ए श्रेणी के अन्तर्गत वर्गीकृत किया गया है।

ढांचागत व्यवस्थाः–

1– पहुंच मार्गः– भवन के सामने महायोजना के अनुसार 18 मीटर चौड़ा व पीछे की तरफ 30 मी0 चौड़ा मार्ग प्रदर्शित किया गया है। जो मानक के अनुरूप है।

C. F. O
LKW

2– **प्रवेश द्वार** :– ग्रुप हाउसिंग भवन में सामने की तरफ से 7.50 मीटर, 7.50 मी0 चौड़ाई के दो गेट एवं पीछे साइड में 6.0 मीटर चौड़ाई का एक गेट निर्मित है। जो मानक के अनुरूप है।

3– **सेट बैकः**– निर्मित आवासीय भवनों (09 टावरों) के चारो तरफ सेटबैक निम्नवत हैः–

- अग्रभाग– 16.50 मीटर
- पृष्ठ भाग– 13.00 मीटर
- पार्श्व भाग प्रथम– 13.00 मीटर
- पार्श्व भाग द्वितीय– 13.00 मीटर

सेटबैक एन0बी0सी0–2005 एवं भवन निर्माण एवँ विकास उपविधि–2008 के मानक के अनुसार उपलब्ध है निर्मित 09 टावरों का सेटबैक का परीक्षण किया गया जो मानक के अनुरूप व 06 मीटर मोटरेबुल उपलब्ध है वर्तमान में स्थल पर भवन निर्माण चल रहा है । निर्माणाधीन टावर के0एल0एम0 के सेट बैक का वास्तविक ऑकलन तत्समय किया जायेगा। सेटबैक में किसी प्रकार का अतिकमण (अस्थाई/ स्थाई) निर्माण पूर्णतया प्रतिबन्धित होगा।

4– **निकास मार्गः**– निर्मित 09 टावरो के बेसमेन्ट से बाहर निकलने के लिए 8.2 मी0 चौड़ाई के प्रवेश व निकास हेतु अलग–अलग 02 रैम्प, 4 मी0 चौड़ाई के 02 रैम्प, 3.60 मी0 चौड़ाई के 03 रैम्प व 1.25 मी0 चौडाई के 11 स्टेयर केस निर्मित किये गये है तथा प्रत्येक टावर में भूतल से लेकर छत तक आने–जाने के लिए 01 स्टेयर केस 1.50 मीटर चौड़ाई का, व 01 फायर स्टेयर केश 1.25 मीटर चौडाई का निर्मित किया गया है। समस्त स्थानों में ट्रेवलिंग डिस्टेन्स अधिकतम् अनुमन्य सीमा के अन्तर्गत है।

5– **रिफयूज एरिया का विवरण** – आवश्यक नहीं है।

अग्निशमन सुरक्षा व्यवस्थाः– निर्मित 09 टावरो में एन0बी0सी0–2005 के सुसंगत प्राविधानों के अनुसार अग्निसुरक्षा व्यवस्था स्थापित किया गया है

1– **भूमिगत टैंक** – निर्मित भवन में 2.70 लाख लीटर क्षमता का भूमिगत टैंक निर्मित किया गया है। जिसका संयोजन फायर टैंको मानक के अनुरूप किया गया है।

2– **फायर पम्प** – अण्डर ग्राउण्ड टैंक के पास 2850 एल.पी.एम. क्षमता का विद्युत चालित फायर पम्प 2850 एल.पी.एम. क्षमता का स्प्रिंकलर पम्प एवं 2850 एल.पी.एम. क्षमता का डीजल चालित पम्प, 180 एल.पी. एम. क्षमता का 02 जॉकी पम्प स्थापित किया गया है। जिससे पर्याप्त प्रेशर मिल रहा है।

3– **होजरील/वेटराइजर सिस्टमः**– निर्मित 09 टावर भवन में फायर डक्ट में मानक के अनुरूप वेटराइजर सिस्टम को स्थापित किया गया है। राइजर से कनेक्टेड प्रत्येक तल पर लैण्डिग वॉल के साथ 15–15 मीटर लम्बाई के दो होज पाईप मय नाजुल फायर डक्ट में रखा गया है तथा प्रत्येक तल पर फायर डक्ट में होजरील मानक के अनुरूप स्थापित है एवँ कार्यशील है।

4– **टेरेस टैंक** :– प्रत्येक टावर के भवन की छत पर अग्निशमन कार्य हेतु 20–20 हजार लीटर क्षमता का टैरिस टैंक निर्मित किया गया है। इनका संयोजन भूमिगत टैंक से किया गया है। जो कार्यशील है।

5– **प्राथमिक अग्निशमन उपकरणः**– 09 टावरो व अन्य निर्मित भवनों में भारतीय मानक ब्यूरो के आई0एस0 –2190–2010 के अनुसार प्राथमिक अग्निशमन उपकरण (फायर एक्सटिग्यूशर) को मानक के अनुरूप स्थापित किया गया है। जो कार्यशील है।

6– **मैनुवल आपरेटेड इलेक्ट्रिक फायर एलार्म सिस्टमः**– भवन के प्रत्येक टॉवर के फायर स्टेयर केस पर मैनुअली आपरेटेड इलेक्ट्रिक फायर एलार्म सिस्टम एन0बी0सी0 मानकों के अनुसार स्थापित एवँ कार्यशील है।

7– **सार्वजनिक भाषण व्यवस्था** :– भवन के प्रत्येक तल पर सार्वजनिक भाषण व्यवस्था स्थापित एवँ कार्यशील है।

8– **स्वचालित स्प्रिकलर सिस्टम** :– निर्मित भवन 09 टावरों के सम्पूर्ण बेसमेन्ट में एन.बी.सी. मानक के अनुरूप स्वचालित स्प्रिकलर सिस्टम को स्थापित किया गया है जो कार्यशील है।

9– **कर्म्पाटमेन्टेशन** :– निर्मित 09 टावरों के बेसमेन्ट में कम्पार्टमेन्टेशन किया जाना वॉछित है।

10– **निकास मार्ग के प्रदीप्त संकेत चिन्ह** :– भवन के प्रत्येक टॉवर के फायर स्टेयर केस पर फायर इक्जिट का ग्लो साइन स्थापित किया गया है जो कार्यशील है।

11– **विद्युत आपूर्ति के वैकल्पिक श्रोतः**– निर्मित 09 टावरो में विद्युत आपूर्ति के वैकल्पिक ऊर्जा श्रोत स्थापित एवँ कार्यशील है।

12–**फायर मैन स्विच युक्त फायर लिफ्टः**– निर्मित 09 टावरों में से प्रत्येक टावर की एक लिफ्ट को फायर मैन स्विच युक्त किया गया है जो कार्यशील है। लिफ्ट में नॉन कोलेप्सुल टाइप डोर स्थापित है।

C. F. O
LKW

13– निर्मित 09 टावरो के बेसमेन्ट में मैकेनिकल वेन्टीलेशन (स्मोक स्ट्रक्शन सिस्टम) स्थापित किया किया गया है/ किया जा रहा है। इसका एकीकृत परीक्षण आवश्यक है, जो निर्माणाधीन टावरों के अनापत्ति प्रमाण पत्र के साथ किया जाना उचित होगा।

14– **अग्निशमन पद्धति का अनुरक्षणः**– भवन में स्थापित अग्निशमन पद्धति का अनुरक्षण नियमानुसार किया जा रहा है।

15– **अग्निशमन पद्धति के प्रचालन हेतु स्टाफ/ प्रशिक्षणः**– भवन में अग्निशमन पद्धति के प्रचालन हेतु प्रशिक्षित स्टाफ रखा गया है।

16–**निष्कमण योजना एवँ ड्रिलः**– निर्मित भवन में सुरक्षित निकास एवं निष्कमण योजना का प्लान अधिसंख्य अधिवासियों के अध्यासन के समय बना करके इसके अनुसार ड्रिल कराया जाना वॉछित है।

17– भवन के बेसमेन्ट में 2000 के.वी.ए. क्षमता के तीन ट्रॉसफार्मर स्थापित किये जाने है एवं एल.टी. लाईट का पैनल स्थापित किया गया है। अवगत करायागया है कि ट्रांसफार्मर ड्राई टाइप स्थापित किये गये है/किये जायेगे जिन्हे दो घण्टे फायर रेटिंग की वॉल व स्मोक चेक डोर से सुसज्जित किया गया है/किया जा रहा है। बसबार व पैनलों को अलग क्षेत्र में कन्फाइड करते हुए एफ.एम.–200 का क्लीन एजेण्ट सिस्टम स्थापित किया जाना वॉछित है।

18– भवन के बेसमेन्ट की ऊँचाई 4 मीटर है एवं बेसमेन्ट में कोल्ड वॉटर की पाईप स्प्रिंकलर व इलेक्ट्रिक कैबिलों की ट्रे अलग–अलग स्थानों पर ले जाई जा रही है जिसके पश्चात् बेसमेन्ट की स्लैप लेविल से ऊचाई 600 एम.एम. से कम हो रही है। जो एकल पार्किंग के लिए ही उपयुक्त है।

अतः उपरोक्तानुसार अग्निशमन अधिकारी, हजरतगंज की आख्या एवँ उपलब्ध अग्निसुरक्षा व्यवस्था के आधार पर भूखण्ड/खसरा संख्या –166 से 171, 180, 181, 183 से 203, 205, 206 इस्लाम बाडी शंकरपुरवा महानगर, लखनऊ में निर्मित 09 टावरों यथा ए0, बी0, सी0, डी0, ई0, एफ0, जी0, एच0 व जे0 समूह आवास का अनापत्ति प्रमाण पत्र निम्न शर्तो के अधीन निर्गत किया जाता है।

01– भवन स्वामी/प्रबंधक को निर्देशित किया जाए कि भवन में अग्नि सुरक्षा व्यवस्थाओं को सदैव कार्यशील दशा में बनाए रखने हेतु मेन्टीनेन्सी सेड्यूल बनाया जाय तथा उसी के अनुसार कार्यशील दशा में रखा जाए ।

02– भवन के अग्निशमन प्रणाली के संचालन हेतु स्टाफ रखा जाना आवश्यक होगा ।

03– किसी प्रकार का अतिरिक्त निमार्ण कार्य कराये जाने से पूर्व अग्निशमन विभाग से अनापत्ति प्रमाण पत्र प्राप्त किया जाना अनिवार्य होगा ।

04– भवन में स्थापित अग्निशमन व्यवस्थाओं में किसी प्रकार की त्रुटि पाये जाने पर इसकी सूचना अबिलम्ब स्थानीय अग्निशमन केन्द्र को दी जाए तथा अविलम्ब पायी गयी त्रुटि का निवारण किया जाए ।

05– प्रत्येक छः माह में एक बार भवन में कार्यरत सुरक्षा कर्मियों को मॉक ड्रिल/ फायर ड्रिल करायी जाए तथा इमरजेंसी इवैकुएशन प्लान बनाया जाए तथा इसकी जानकारी सुरक्षा कर्मियों को प्रदान करायी जाए ।

06– वर्ष में एक बार अग्निशमन विभाग से भवन में जीवन रक्षा , फायर प्रिवेंसन तथा फायर प्रोटेक्सन सिस्टम के कार्यशील होने का प्रमाण पत्र प्राप्त किया जाना अनिवार्य होगा ।

07– भवन में स्थापित अग्निशमन व्यवस्थाओं के अनुरक्षण के अभाव में अथवा लापरवाही के कारण सिस्टम अकार्यशील दशा में पाये जाने का पूर्ण उत्तरदायित्व प्रबंधक/स्वामी की होगी ।

08– व्यवस्था अकार्यशील पाये जाने पर निर्गत अनापत्ति प्रमाण पत्र स्वतः निरस्त समझी जायेगी।

17.03.2017

(ए0बी0पाण्डेय)
मुख्य अग्निशमन अधिकारी/
प्रभारी उप निदेशक, फायर सर्विस
लखनऊ।

प्रतिलिपिः– अग्निशमन अधिकारी, हजरतगंज लखनऊ को सूचनार्थ एवँ आवश्यक कार्यवाही हेतु।