

# State Level Environment Impact Assessment Authority, Uttar Pradesh

## Directorate of Environment, U.P.

Vineet Khand-1, Gomti Nagar, Lucknow - 226 010  
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To,

Shri Sachin Kumar Yadav,  
Manager Legal,  
M/s Uninav Developers Pvt.Ltd,  
330 First Floor, Patparganj Industrial Area,  
Patparganj, New Delhi- 110092.

Ref. No. 578/Parya/SEAC/5058/2019

Date: 31 January, 2020

**Sub: Environmental Clearance for Group Housing Project "Uninav Bliss" at Khasra No.-1085, 1089, 1091 & 1091/1, Village- Noor Nagar, Ghaziabad., M/s Uninav Developers Pvt. Ltd.**

Dear Sir,

Please refer to your application/letters 16-09-2019, 21-09-2019 addressed to the Chairman/Secretary, State Level Environment Impact Assessment Authority (SEIAA) and Director, Directorate of Environment Govt. of UP on the subject as above. The State Level Expert Appraisal Committee considered the matter in its meetings held on dated 24/10/2019 and SEIAA in its meeting dated 04/12/2019 & 09/01/2020.

The proposed project is under Red/Orange category of industrial Sectors and exists in the Critically Polluted Industrial Areas (CPAs) as notified by MoEF&CC, Govt of India. The present project is categorized under B2 category according to the provisions of EIA notification 14 September, 2006 (As amended thereof).

A presentation was made by the project proponent along with their consultant M/s Cognizance Research India Pvt. Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The environmental clearance is sought for Group Housing Project "Uninav Bliss" at Khasra No.-1085, 1089, 1091 & 1091/1, Village- Noor Nagar, Ghaziabad., M/s Uninav Developers Pvt. Ltd.
2. Salient features of the project:

PROJECT FEATURES	DESCRIPTION
Estimated Population	1405 Nos. (1050 Residents, 105 Staff, 125 Community & Floating Population, Commercial Area: 125 Staff)
Estimated Water Requirement	300 ML (Source: Private Water Tanker)
Construction Phase	102 KLD (Source: Borewell)
Operation Phase	
Estimated Wastewater Generation	86 KLD STP Capacity : 100 KLD
Power Demand	770 KVA
Power Back-up	425 KVA (i.e. 1 x 300 & 1 x 125 KVA)
Source of Power	Uttar Pradesh Power Corporation Limited (UPCL).
Solid Waste Generation	603 kg/day
Parking Facilities	As per MoEF norms: 271 ECS
Required	As per GDA Bye Laws : 289 ECS
Proposed	289 ECS
RWH pits	04 nos.
Project Cost	Rs. 96 Crores

3. Area details of the project:

S. No.	Particulars	Area (in m <sup>2</sup> )
1.	Total Plot Area	15416.84
2.	Permissible Ground Coverage (@ 40% of TPA)	6166.73
3.	Proposed Ground Coverage (@ 36.59 % of TPA)	5641.70
4.	Permissible FAR (@ 2.5 of TPA)	38542.10
5.	Permissible Commercial Area (1% of FAR)	385.42
6.	Proposed FAR (@ 1.76 of TPA)	27174.44
A	➤ Proposed FAR of Residential Towers	25890.81
B	➤ Proposed FAR of Commercial area	376.05



C	➤ Proposed FAR of Club area	907.58
7.	Proposed Non Far Area (5%)	1446.76
8.	Total Basement Area	11116.35
9.	Total Landscape Area	1541.68
10.	Total Built-up Area	39737.55
11.	Height of the tallest tower (in m)	14.995

4. Water requirement details:

S. No.	Description	Area (in m <sup>2</sup> )	Total Occupancy	Rate of water demand (lpcd)	Total Water Requirement (KLD)
A.	Domestic Water				
1.	Apartments		1050	86	90.3
2.	Floating Population/Visitors		105	15	1.575
3.	Staff		105	30	3.15
4.	Commercial/ Shopping Staff		125	30	3.75
5.	Community				
	Staff		20	30	0.60
Sub Total (1+2+3+4)					99.375 or say 100 KLD
Total Domestic water (A)					100 KLD
B.	Horticulture and Landscape development	1541.68		1 l/sqm	1.54 or say 2 KLD
Grand Total (A+B) = 102 KLD					

5. Solid waste generation details:

S. No.	Category	kg per capita per day	Waste generated (kg/day)
1.	Residents	1050 @ 0.5 kg/day	525.00
2.	Staff	105 @ 0.25 kg/day	26.25
3.	Commercial/shopping Staff	125 @ 0.25 kg/day	31.25
4.	Community		
	Staff	20 @ 0.25 kg/day	5.00
3.	Floating population/Visitors	105 @ 0.15 kg/day	15.75
4.	Landscape waste	0.38acre @ 0.2 kg/acre/day	0.076
	TOTAL SOLID WASTE GENERATED		603.32 or 603 kg/day

6. The project proposal falls 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 24-10-2019 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held 04/12/2019 & 09/01/2020. The SEIAA kept this project on hold and sought clarification from the MoEF&CC, GoI regarding grant of Environment Clearance of the proposed project in the light of MoEF&CC OM dated 31-10-2019. A clarification has been issued by the MoEF&CC, OM dated 30/12/2019 wherein, the ministry has directed that the cases which are already recommended by SEAC/UTEAC as the case may be, SEIAA may prescribe the additional condition as per the





OM dated 31/10/2019. Accordingly SEIAA decided to grant the Environmental Clearance for proposed project along with subject to the effective implementation of the following general & 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 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 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 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 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 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 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. Since the proposed project falls in Critically Polluted Areas (CPAs), Severely Polluted Areas (SPAs) the provision of the mechanism framed regarding compliance of Hon'ble NGT order in OA 1038/2018 dated 19-08-2019 by MoEF& CC, Govt. Of India vide letter dated 31-10-2019 shall be followed in letter and spirit.
2. All the additional condition for grant of Consent to Establish (CTE)/Consent to Operate (CTO) related to Pollution mitigation measures as prescribed in the office memorandum of MoEF&CC, Gol. dated 31.10.2019 and as deemed fit by UP Pollution Control Board in the consent orders shall be followed by Project Proponent.





3. The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.
4. The project proponent shall ensure to plant broad leave trees and their maintenance. The CPCB guidelines in this regard shall be followed.
5. The project proponent shall submit within the next 3 months the details on quantification of year wise CER activities along with cost and other details. CER activities must not be less 2% of the project cost. The CER activities should be related to mitigation of Environmental Pollution and awareness for the same.
6. 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.
7. The project proponent shall submit within the next 3 months the details of segregation plan of MSW.
8. The project proponent shall ensure that waste water is properly treated in STP and maximum amount should be reused for gardening flushing system and washing etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function. Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharged. Under any circumstances untreated sewage shall not be reused or discharged to municipal sewer line.
9. 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.
10. The project proponent shall install micro solar power plants, toilets in nearby villages, public place or school from CER fund of the project for which E.C is granted in addition to and water harvesting pits and carbon sequestration parks / designed ecosystems.
11. The project proponent shall obtain the forest clearance and permission of Central and State Government as per law under the provisions of Forest (conservation) Act, 1980 before the start of work.
12. Solar energy to be used alternatives on the road and common places for illumination to save conventional energy as per ECBC Code.
13. The project proponent shall submit within the next 3 month the data of ground water quality including fluoride parameter to the limit of minimum deduction level for all six monitoring stations.
14. 15% area of the total plot area shall be compulsorily made available for the green area development including the peripheral green area. Plantation of trees should be of indigenous species and may be as per the consultation of local district Forest Officer.
15. The waste water generated should be treated properly in scientific manner i.e. domestic waste water to be treated in STP and effluent such as RO rejects with high TDS and other chemical bearing effluent shall be treated separately.
16. Permission from local authority should be taken regarding discharge of excess water into the sewer line.
17. The height, Construction built up area of proposed construction shall be in accordance with the existing FAR norms of the competent authority & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
18. "Consent for Establishment" shall be obtained from UP Pollution Control Board.
19. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
20. Project proponent shall ensure completion of STP, MSW disposal facility, green area development prior to occupation of the buildings.
21. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2016.
22. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
23. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
24. The project proponent shall prepare a Site-Specific Conservation Plan & Wildlife Management Plan and approved by the Chief Wildlife Warden. The recommendations of the approved Site-Specific Conservation Plan / Wildlife Management Plan shall be implemented in consultation with the State Forest Department. The implementation report shall be furnished along with the six-monthly compliance report. (in case of the presence of schedule-I species in the study area).





25. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State pollution Control Board/ Committee.
26. The project proponent shall obtain the necessary permission from the Central Ground Water Authority, in case of drawl of ground water / from the competent authority concerned in case of drawl of surface water required for the project.
27. The project proponent shall obtain authorization under the Hazardous and other Waste Management Rules, 2016 as amended from time to time.
28. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as cylinder for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche and First Aid Room etc.
29. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
30. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
31. Corporate Environmental Responsibility (CER) (Rs. 1.92 Cr.) shall be prepared by the project proponent and the details of the various heads of expenditure to be submitted as per the guidelines provided in the recent CER notification No. 22-65/2017-IA.III dated 01/05/2018. A copy of resolution of board of directors shall be submitted to the authority. A list of beneficiaries with their mobile nos./address should be submitted along with six monthly compliance reports.
32. No parking shall be allowed outside the project boundary.
33. Digging of basement shall be undertaken in view of structural safety of adjacent buildings under information/consultation with District Administration/Mining Department. All the topsoil excavated during construction activities should be stored for use in horticulture /landscape development within the project site. Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
34. Surface rain water has to be collected in kacchha pond for ground water recharging and irrigation of horticulture and peripheral plantation.
35. The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
36. Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
37. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
38. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/UPPCB.
39. The green area design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential area and pollution also reduced. The open spaces inside the plot should be landscaped and covered with grass and shrubs. Green area Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
40. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
41. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Construction of pavements around trees should be able to facilitate suitable watering, aeration and nutrition to the tree.
42. Roof top water in rainy season is to be discharged into RWH pits for ground water recharging. Arrangement shall be made that waste water and storm water do not get mixed.
43. All the internal drains are to be covered till the disposal point.
44. This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any.





45. Reflecting paint should be used on the roof top and side walls of the building tower for cooling effect.

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 Ghaziabad. 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- 3, 5, 6 & 7 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/5058/2019 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 Ghaziabad.
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.

(Ashish Tiwari)  
Member Secretary, SEIAA





## UTTAR PRADESH POLLUTION CONTROL BOARD

Validity Period :31/01/2020 To 31/12/2024

Ref No. -  
89425/UPPCB/Ghaziabad(UPPCBRO)/CTE/GHAZIABAD/2020

Dated:- 07/03/2020

To ,

Shri SACHIN KUMAR YADAV

M/s UNINAV DEVELOPERS PVT LTD

Uninav Bliss by M/s UNINAV DEVELOPERS PVT LTD, Khasra No. 1085, 1089, 1091, 1091/1  
Village Noor Nagar Tehsil District Ghaziabad, GHAZIABAD, GHAZIABAD, 201017  
GHAZIABAD

**Sub :** Consent to Establish for New Unit/Expansion/Diversification under the provisions of Water (Prevention and control of pollution) Act, 1974 as amended and Air (Prevention and control of Pollution) Act, 1981 as amended.

Please refer to your Application Form No.- 7810136 dated - 31/01/2020. After examining the application with respect to pollution angle, Consent to Establish (CTE) is granted subject to the compliance of following conditions :

1. Consent to Establish is being issued for following specific details :

A- Site along with geo-coordinates :

B- Main Raw Material :

Main Raw Material Details		
Name of Raw Material	Raw Material Unit Name	Raw Material Quantity
Cement	Metric Tonnes/Day	
Mild Steel	Metric Tonnes/Day	
Concrete	Metric Tonnes/Day	

C- Product with capacity :

Product Detail	
Name of Product	Product Quantity
GROUP HOUSING PROJECT	0

D- By-Product if any with capacity :

By Product Detail			
Name of By Product	Unit Name	Licence Product Capacity	Install Product Capacity
FLATS 210	Numbers/Year	210	210

2. Water Requirement (in KLD) and its Source :

Utsav  
Sharma

Digitally signed  
by Utsav Sharma  
Date: 2020.03.07  
19:04:49 +05'30'



Source of Water Details		
Source Type	Name of Source	Quantity (KL/D)
Other	Tanker Water	10.0
Ground Water (within premises)	Borewell	70.0

3. Quantity of effluent (In KLD) :

Effluent Details	
Source Consumption	Quantity (KL/D)
Domestic	86.0

4. Fuel used in the equipment/machinery Name and Quantity (per day) :

Fuel Consumption Details		
Fuel	Consumption(tpd/kld)	Use

5. For any change in above mentioned parameters, it will be mandatory to obtain Consent to Establish again. No further expansion or modification in the plant shall be carried out without prior approval of U.P. Pollution Control Board.

For any change in above mentioned parameters, it will be mandatory to obtain Consent to Establish again. No further expansion or modification in the plant shall be carried out without prior approval of U.P. Pollution Control Board.

2. You are directed to furnish the progress of Establishment of plant and machinery, green belt, Effluent Treatment Plant and Air pollution control devices, by 10th day of completion of subsequent quarter in the Board.
3. Copy of the work order/purchase order, regarding instruction and supply of proposed Effluent Treatment Plant/Sewerage Treatment Plant /Air Pollution control System shall be submitted by the industry till 31/12/2024 to the Board.
4. Industry will not start its operation, unless CTO is obtained under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and control of Pollution)Act, 1981 from the Board.
5. It is mandatory to submit Air and Water consent Application,complete in all respect, four months before start of operation, to the U.P. Pollution Control Board.
6. Legal action under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act,1981 may be initiated against the industry With out any prior information,in case of non compliance of above conditions.

### Specific Conditions:



The project shall comply all the conditions given below and imposed in this CTE order:-

1. This CTE is being granted to M/s UNINAV DEVELOPERS PVT LTD ( Uninav Bliss),by M/s UNINAV DEVELOPERS PVT LTD,Khasra No. 1085, 1089, 1091, 1091/1 Village Noor Nagar, District GHAZIABAD for Group Housing Project. This CTE will be void if there is any change in above mentioned address or product. The applicant shall make an application along with prescribed fee for renewal/trail consent(CTO) at least 30 days before the operation of unit.
2. Prior to abstraction of ground water, unit shall obtain a No Objection Certificate from Central Ground Water Authority for abstraction of ground water and project shall provide the NOC of CGWA for extracting ground water before operation of project.
3. Project shall comply the provisions of Environment (Protection) Act 1986, Water (Prevention and Control of Pollution) Act, 1974 as amended, Air (Prevention and Control of Pollution) Act, 1981 as amended.
4. Project shall install Sewage Treated Plant of capacity 100 KLD & treated water shall be used in horticulture /flushing/dual plumbing etc as per proposal.
5. At the project site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
6. Project shall develop proper green belt and rain water harvesting system as per Authority guidelines.
7. Project shall comply the provisions of notification dt. 07-10-2016 of Ministry of Water Resources,River Development and Ganga Conservation GOI.
8. Project shall comply the order passed by Hon'ble NGT time to time.
9. This consent to establish is valid for the The total plot area 15416.84 sqm and proposed built-up area is 39737.55 sqm. Total number of Towers -21 and Total number of Flats-210( GF+4).
10. Project shall install acoustic enclosures on Generator sets with adequate stack height as per CPCB norms.
11. Project shall use clean fuel/PNG in proposed Generator Sets as per proposal.
12. Project shall not start emit emission & generate sewage without prior consent to operate of the board.
13. All construction activities shall be according to authority guidelines and after approval or approved plan.
14. This CTE is valid for the Establishment of unit only as mentioned above . In case of any change in production capacity, process, raw materials use etc. the unit will have to intimate the Board. For any enhancement of the above, fresh Consent to Establish has to be obtained from U.P. State Pollution Control Board.
15. Project Proponent shall comply with various Waste Management Rules as notified by MoEf&CC i.e. Plastic Waste Management Rules, 2016, Solid Waste Management Rules, 2016, Hazardous and Other Wastes (Management and Transboundary) Rules, 2016, E-waste (Management) Rules,2016,Construction and Demolition Waste Management Rules, 2016.
16. Project shall not use ground water in construction activities. Only STP treated water shall be used.
17. Unit will put tarpaulin scaffolding around the area of construction and the building for effective and efficient control of dust emission generated during construction of the project.
18. Storage of any construction material particularly sand will not be done on any part of street and roads in the projects area.
19. The construction material of any kind stored on site will be fully covered in all respect so that it



does not disperse in the air in any form.

20. All the construction material & debris will be carried in trucks or vehicles which are fully covered and protected so as to ensure that the construction debris or construction material does not get dispersed into the air or atmosphere in any form whatsoever.

21. The dust emission from the construction sites will be completely controlled and all precautions will be taken in that behalf.

22. The vehicles carrying construction debris or construction material of any kind will be cleaned before it is permitted to ply on the road after unloading of such material.

23. Every worker working on the construction site and involved in loading, unloading and carriage of construction debris or construction material shall be provided with mask to prevent inhalation of dust particle.

24. All medical aid, investigation and treatment will be provided to the workers involved in the construction of building and carrying of construction of building and carrying of construction debris or construction material related to dust emission.

25. The transportation of construction material and debris waste to construction site, dumping site or any other place will be carried out in accordance with rules.

26. Fixing of sprinklers and creation of green air barriers will be done to control fugitive dust emission and improve environment.

27. Compulsory use of wet jet in grinding and stone cutting will be practiced.

28. Under the Noise Pollution (Regulation and Control) Rule 2000, the industry shall take adequate measures for control of noise from its own sources within the premises so as to maintain ambient air quality standards in respect of noise to less than 75 dB(A) during day time and 70 dB(A).

29. The project shall provide adequate arrangement for fighting the accidental leakages/discharge Of any air pollutant/gas/liquid from the vessel, machinery etc. which are likely to cause fire hazard including environmental pollution.

30. Project shall submit first compliance report with respect to conditions imposed within 30 days of issue of this permission.

31. Project shall ensure carbon offsetting as per Government Order (Environment Department) issued vide letter no. H17259/ 183/55-2-2018/09(writ)/2016 dated 15.03.2018.

32. A good house keeping shall be maintained both within the project and in the premises. All hoods, pipes, valves, sewers and drains shall be leak proof. Floor washings shall be admitted into the effluent collection system only and shall not be allowed to find their way into storm drains or open areas.

33. Separate power connection with energy meter shall be provided for the Pollution Control Equipment and record of power consumption and chemicals consumption for the operation of pollution control equipment shall be maintained separately.

34. The applicant shall furnish to the visiting officer and / or the Board any information regarding the construction, installation or operation of the effluent treatment system / air pollution control equipment / secured storage area of Hazardous Waste and such other particulars as may be pertinent for preventing and controlling pollution.

35. The Project shall comply with ambient air quality standards of SO<sub>2</sub> - 80 g/m<sup>3</sup>; NO<sub>x</sub> – 80 g/m<sup>3</sup>, PM<sub>2.5</sub> - 60 g/m<sup>3</sup> ; PM<sub>10</sub> – 100 g/m<sup>3</sup> ; and other parameters as notified by MoEF & CC, GOI vide notification No.GSR 826(E), dated 16.11.2009 during operational phase of the project.

36. Concealing the factual data or submission of false information / fabricated data and failure to comply with any of the conditions mentioned in this order may result in withdrawal of this order and attract action under the provisions of relevant pollution control Acts.



37. The project is liable to pay compensation for any environmental damage caused by it, as fixed by the Hon'ble Supreme Court, High Court, National Green Tribunal, Central Pollution Control Board and Uttar Pradesh Pollution Control Board.

38. Wind breaking wall will be constructed around the construction site.

39. All approach roads & in campus roads should be sprinkled with water to suppress the dust emission.

40. Project shall not establish Hot Mix/Ready Mix/Wet Mix Plant without prior permission of Board.

41. Project shall obtain NOC from fire department and Airport Authority of India, if required and submit copy of NOC to board.

42. Project shall comply all the conditions imposed in EC dated 31-01-2020.

43. Project proponent shall comply their affidavit dated 26-02-2020 submitted to Board regarding stack emission, effluent discharge and mitigation measures to control Air, Water and Land Pollution of Office Memorandum of UPPCB No H48273/C-1/NGT-83/2020 Dated 27-02-2020.

44. Since the proposed project falls in critically polluted area (CPAs), severely polluted area (SPAs) the provision of the mechanism framed regarding compliance of Hon'ble NGT order in OA 1038/2018 dated 23-08-2019 by MoEF&CC, Govt. of India vide letter dated 31-10-2019 shall be followed in letter and spirit.

45. Project proponent shall comply Office Memorandum of UPPCB No H48273/C-1/NGT-83/2020 Dated 27-02-2020 for standards for stack emission, effluent discharge and mitigation measures to control Air, Water and Land Pollution in critically and severely polluted area.

46. The Board reserves its right to modify above conditions or stipulate any additional conditions including revocation of this order, in the interest of environment protection. In case of violation of above mentioned conditions or any public complaint the CTE shall be withdrawn.

Please note that consent to Establish will be revoked, in case of, non compliance of any of the above mentioned conditions. Board reserves its right for amendment or cancellation of any of the conditions specified above. Industry is directed to submit its first compliance report regarding above mentioned specific and general conditions till 07/04/2020 in this office. Ensure to submit the regular compliance report otherwise this Consent to Establish will be revoked.

Utsav  
Sharma  
Digitally signed by Utsav  
Sharma  
Date: 2020.03.07  
19:05:13 +05'30'  
**Regional Officer**

Dated:- 07/03/2020

**Copy To -**

Chief Environmental Officer (Circle-1), U.P. Pollution Control Board, Lucknow for information.

**Regional Officer**



कार्यालय-अधिशाली अभियंता  
विद्युतनगरीय वितरण खण्ड-सप्तम  
पश्चिमोच्चलविद्युतवितरणनिगमलिमिटेड,



Office of the Executive Engineer  
Electricity Urban Distribution Division - VII  
Paschimanchal Vidyut Vitran Nigam Ltd.

33/11 केवीविद्युतउपस्थानपटेलनगर-II गा0बाद

33/11 KV Sub Station Patel Nagar-II

CIN: U31200UP2003SGC027458

Email- ID -eeeudd7gzb@gmail.com, Ghaziabad.

फोन नं०:-0120 - 2850031 फैक्स नं०:- 0120-2850036

Phone no. 0120-2850031 FAX no. 0120-2850036

पत्रांक ...../वि०न०वि०ख०-सप्तम/गा०बाद

दिनांक .....

विषय :- ग्राम नूरनगर पर खसरा सं०- 1085, 1089, 1091 व 1091/1 पर मै० यूनिनव डवलपर्स प्रा० लि० द्वारा प्रस्तुत ग्रुप हाउसिंग के मानचित्र पर आपत्ति/अनापत्ति के सम्बन्ध में।

नगर नियोजक

गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद

कृपया उपरोक्त विषयक आपके कार्यालय पत्रांक 331/मा०प्लान/2019 दिनांक 17.07.2019 का सन्दर्भ ग्रहण करने का कष्ट करें। उक्त प्रस्तावित साइट का स्थलीय निरीक्षण कराया गया। प्रस्तावित ले आउट के साथ प्रस्तुत मानचित्र के सापेक्ष आंकलित विद्युत मांग पर उसके आवेदन करने के उपरान्त विभाग द्वारा विचार किया जायेगा। सक्षम अधिकारी द्वारा स्वीकृति प्राप्त होने के पश्चात नियमानुसार भार निर्गत किया जायेगा। राजनगर एक्सटेंशन क्षेत्र में इस कार्यालय द्वारा गाजियाबाद विकास प्राधिकरण से 15 नग 33/11 केवी उपकेन्द्र तथा 01 नग 220 केवी प्राथमिक उपकेन्द्र निर्मित करने हेतु अनुरोध किया गया है। गाजियाबाद विकास प्राधिकरण द्वारा विद्युत तंत्र विकसित करने पर ही विद्युत भार निर्गत किया जायेगा। इलैक्ट्रिसिटी कोड 2005 में दिये गये प्रावधानों के अनुरूप इस क्षेत्र के विद्युत तंत्र का विकास विकासकर्ता को सुनिश्चित करना होगा।

इसके निर्माण पर विद्युत विभाग को कोई आपत्ति नहीं है।

(एस० पी० सिंह)  
अधिशाली अभियन्ता

पत्रांक .....6574...../वि०न०वि०ख०-सप्तम/गा०बाद  
प्रतिलिपी:-

दिनांक 06/08/19

1. मै० यूनिनव डवलपर्स प्रा० लि० को सूचनार्थ प्रेषित है।

(एस० पी० सिंह)  
अधिशाली अभियन्ता



# प्रारूप-घ (संलग्नक-3)

## Provisional Certificate

यूआईडी संख्या: UPFS/2019/10030/GZB/GHAZIABAD/763/CFO

दिनांक: 03-08-2019

प्रमाणित किया जाता है कि मैसर्स **UNINAV DEVELOPERS PVT. LTD.** (भवन/प्रतिष्ठान का नाम) पता **TOWER A1 TO A4, B1 TO B11, C1 TO C6, COMMUNITY-COM, KHASRA NO-1085, 1089, 1091, 1091-1, VILLAGE-NOORNAGAR, GHAZIABAD** तहसील - **GHAZIABAD** जिसमें

ब्लॉक/टॉवर	तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
TOWER A-1	5	1	14.995 mt.
TOWER A-2	5	1	14.995 mt.
TOWER A-3	5	1	14.995 mt.
TOWER A-4	5	1	14.995 mt.
TOWER B-1	5	1	14.995 mt.
TOWER B-2	5	1	14.995 mt.
TOWER B-3	5	1	14.995 mt.
TOWER B-4	5	1	14.995 mt.
TOWER B-5	5	1	14.995 mt.
TOWER B-6	5	1	14.995 mt.
TOWER B-7	5	1	14.995 mt.
TOWER B-8	5	1	14.995 mt.
TOWER B-9	5	1	14.995 mt.
TOWER B-10	5	1	14.995 mt.
TOWER B-11	5	1	14.995 mt.
TOWER C-1	5	1	14.995 mt.
TOWER C-2	5	1	14.995 mt.
TOWER C-3	5	1	14.995 mt.
TOWER C-4	5	1	14.995 mt.
TOWER C-5	5	1	14.995 mt.
TOWER C-6	5	1	14.995 mt.
COMMUNITY	4	1	14.995 mt.
COMMERCIAL	3	1	10.55 mt.

तथा प्लॉट एरिया **15416.84 sq.mt** है। भवन का अधिभोग **UNINAV DEVELOPERS PVT. LTD.** (भवन स्वामी/ अधिभोगी अथवा कम्पनी का नाम) द्वारा किया जायेगा। इनके द्वारा अग्नि निवारण एवं अग्नि सुरक्षा के समस्त प्राविधानों का समायोजन एन0बी0सी0 एवं तत्सम्बन्धी भारतीय मानक ब्यूरो के आई0एस0 मानकों की संस्तुतियों के अनुरूप किया गया है। इस भवन को प्राविजनल अनापति प्रमाण पत्र (एन0बी0सी0 की अधिभोग श्रेणी) **Residential** के अन्तर्गत इस शर्त के साथ दिया जा रहा है कि प्रस्तावित भवन में सभी मानकों का अनुपालन किया जायेगा तथा भवन के निर्माण होने के उपरान्त तथा भवन के अधिभोग से पूर्व अग्नि एवं जीवन सुरक्षा प्रमाण पत्र (Fire & Life Safety Certificate) प्राप्त किया जायेगा।

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा।"



गति किये जाने का दिनांक: 07-08-2019

स्थान: GHAZIABAD

हस्ताक्षर-  
निर्गमन अधिकारी-  
(मुख्य अग्निशमन अधिकारी)



Digitally Signed By  
(SUNIL KUMAR SINGH)  
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07-08-2019

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