

State Level Environment Impact Assessment Authority, Uttar Pradesh

Registered

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Directorate of Environment, U.P.

Plot No. 1, Sector 1, Gurgaon, Haryana-122002

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To,

Mr. Rannath Pandey,

G.M.,

Emaar MGF Business Park,

MG Road, Sikanderpur Chowk,

Sector-28, Gurgaon, Haryana-122002.

Ref. No. 1997/Parya/SEAC/1240/2011/DDY

Date: 12 October, 2013

Sub: Environmental Clearance for proposed integrated township project "Park Town" at Village-Mehrauli, Shahpur and Bamheta, Ghaziabad, U.P. M/s Utility Estate Pvt. Ltd.

Dear Sir,

Please refer to your application/letter dated 28/05/2012, 19/06/2012, 26/06/2012, 28/08/2012, 13/09/2013, 30/09/2013 and 04/10/2013 addressed to the Secretary, SEAC/Director, Directorate of Environment, U.P. on the subject as above. The matter was considered by the State Level Expert Appraisal Committee in its meetings held on dated 04/10/2013 and 08/10/2013.

The proponent informed that there is a change in the name of the lead member of the consortium from M/s Emaar MGF Land Ltd. to M/s Utility States Pvt. Ltd and the name of the project has also been changed from Ghaziabad Greens to Park Town. Addendum consortium agreement to the consortium agreement dated 28/05/2006 and 23/05/2008 has been submitted by the project proponent in this regards. The committee agreed with the request of proponent regarding change of name of the proposal and the project proponent as above.

A Presentation was made by the representatives of project proponents along with their consultant M/s GRC India (P) Ltd. The project proponent, through the documents submitted and the presentation made, informed the committee that:

1. The environmental clearance is sought for integrated Township "Park Town" at Khasra no. 1475-1482, 1488-1490, 1493-1495, 1508, 1541-1581, 1583-1604, 1607-1612, 1629-1667, 2059-2061, 2078, 2082, 2085-2095 of Village-Bamheta and Khasra no. 603, 604, 607-610, 630-641, 675-692, 714, 728-735, 739, 740, 1356-1358, 1365 of Village-Mehroli Ghaziabad, M/s Utility States Pvt. Ltd.
2. Area details of the project are as follows:

S. N.	Particulars	Area (in m ²)
1.	Total Site Area	4,76,249.78
2.	Master Plan Green Belt + Master Plan Roads (under 45m R.O.W + 30 m R.O.W)	30,345.19 + 30,716.77
3.	Net Planning area	4,15,187.82
4.	Total Group Housing including green area (A)	2,66,815.69
	Group Housing	2,26,793.34
	Green in Group housing	40,022.35
	Total Commercial area including green area (B)	24,784.78
	• Commercial	22,306.30
	• Green in commercial	2,478.48
	Public/ semi public (Group Housing - EWS/LIG)	52,467
	• Anganwadi (C)	1,750
	• Nursery School (D)	6,500
	• Primary school (E)	7,000
	• High school (F)	10,000

	• Inter College (G) (For Group Housing only)	12,000
	• Health Center (H)	4,000
	• Sub post office (I) (For Group Housing only)	300
	• Police Chowki (J) (For Group Housing only)	3,000
	• Rail Reservation Center (K) (For Group Housing only)	300
	• Community Cum marriage Hall (L) (For Group Housing only)	1,500
	• Dustbins	1,020
	• Sub station	5,047
	Green Area	1,06,167.64
5.	GC as per Ghaziabad Bye Laws	
	Total permissible & Proposed Ground Coverage	1,17,611.47
	• Group Housing @ 35% of A	79,377.67
	• Commercial Area @ 40% of B	22,306.30
	• Anganwadi @ 35% of C	612.50
	• Nursery School @ 40% of D	2,600
	• Primary School @ 35% of E	2,450
	• High School @ 35% of F	3,500
	• Inter college @ 35% of G	4,200
	• Health Center @ 40% of H	1,600
	• Post office @ 10% of I	30
	• Police choki @ 10% of J	300
	• Rail Reservation Center @ 10% of K	35
	• Community cum marriage hall @ 40% of L	600
6.	FAR as per Ghaziabad Bye Laws	9,58,382.34
	Total Permissible and proposed FAR Area	8,50,475.02
	• Group Housing @ 3.75	61,342.32
	• Commercial Area @ 2.75	1,750
	• Anganwadi @ 1	5,200
	• Nursery School @ 0.80	7,000
	• Primary School @ 1	12,000
	• High School @ 1.2	12,000
	• Inter college @ 1.2	6,000
	• Health Center @ 1.5	30
	• Sub Post office @ 0.10	300
	• Police choki @ 0.10	35
	• Rail Reservation Center @ 0.10	2,250
	• Community cum marriage hall @ 1.5	
7.	Service Area	6,067
	Dustbins	1020
	Sub station	5047
8.	Basement Area	3,37,000
9.	Built Up Area	13,01,449.34
10.	Total Landscape Area including green belt	1,06,167.68
	• Master Plan Green Belt	30,345.19
	• Green in Group Housing	40,022.35
	• Green in commercial	2,478.48
	• G-1	6,019.77
	• G-2	7,828.53
	• G-3	6,608.78
	• G-4	12,864.58

3. FAR Breakup of the project are as follows:

FAR as per Ghaziabad Bye Laws	9,58,382.34
Total Permissible and proposed FAR Area	8,50,475.02
• Group Housing @ 3.75	61,342.32
• Commercial Area @ 2.75	1,750

• Anganwadi @1	5,200
• Nursery School @ 0.80	7,000
• Primary School @ 1	12,000
• High School @ 1.2	12,000
• Inter college @ 1.2	6,000
• Health Center @ 1.5	30
• Sub Post office @ 0.10	300
• Police choki @ 0.10	35
• Rail Reservation Center @ 0.10	2,250
• Community cum marriage hall @ 1.5	

4. Salient features of the project are as follows:

PROJECT FEATURES	DESCRIPTION
Estimated Population	65,582 persons (Residents -60,615, Staff-4,652 & Visitors-195)
Estimated Water Requirement	6,500 ML
Construction Phase	5,504 KLD (Fresh water = 3,754 KLD)
Operation Phase	
Estimated waste water generation	4,612 KLD
Power Demand	17,500 KVA
Power Back-up	16,000 KVA (16 X 1000)
Agency of Power	Uttar Pradesh State Electricity Board
Solid Waste Generation	31,555 kg/day
Parking Facilities	As per MoEF norms: 10,500 ECS
Required	As per Ghaziabad Bye Laws: 8,721 ECS
Proposed	10,531 ECS

5. Water requirement of the project are as follows:

S.N.	Description	Total Occupancy/ Area / Capacity	Rate of water demand (lpcd)	Total Water Requirement (KLD)
A.	Domestic Water			
	Group Housing	50,517	86	4,344.46
	Commercial	2,000	30	60
	EWS	5,049	86	434.21
	LIG	5,049	86	434.21
	Anganwadi	437	30	13.11
	Nursery School Staff/Student	200	30	7.8
	Primary School Staff/Student	350	30	10.5
	High school Staff/Student	600	30	18
	Inter College Staff/Student	640	30	19.2
	Visitors	160	15	2.4
	Health center	15	340	5.1
	In patient	75	15	1.12
	Out Patient	30	15	0.45
	Visitors	35	30	1.05
	Staff			
	Sub post office	5	30	0.15
	Police choki	5	30	0.15
	Rail reservation center	5	30	0.15
	Marriage hall	150	30	4.50
	Staff			
	Service Staff for Township	200	30	6
Total Domestic Water Requirement = 5362.56 KLD Say 5363 KLD				
B.	Horticulture area	1,06,167.68 m ²	1 l/sqm	106
C.	D.G Sets Cooling (16 x 1000 kVA)		0.9 l/KVA/hr	115

D.	HVAC Cooling	3000 TR	10 ltr/hr	300
E.	Water Body			20
Grand Total (A-E) = 5,903.56 KLD Say 5,904 KLD				

6. Waste water details are as follows:

Domestic Water Requirement	5,363 KLD
• Fresh water for Domestic use (70% of domestic)	3,754 KLD
• Flushing (30% of domestic)	1,609 KLD
Waste Water Generated (80% fresh + 100% flushing)	3,003 KLD + 1,609 KLD = 4,612 KLD

- 64 rain water harvesting pits are proposed for the project.
- The Project proposal falls under category S"b" of EIA Notification, 2006 (as amended).

Based on the recommendations of the State Level Expert Appraisal Committee (meeting held on 08/10/2013), the State Level Environment Impact Assessment Authority (meeting held on 11/10/2013) has decided to grant the Environmental Clearance to the project subject to the effective implementation of the following general and specific conditions:

SPECIFIC CONDITIONS

1. Construction Phase

- Land use of project site should be in accordance to approved Master Plan and possession of site should be with project proponent.
- In case of any legal dispute regarding the ownership of site, the environmental clearance shall be deemed to be cancelled.
- Consent for Establishment shall be obtained from Uttar Pradesh Pollution Control Board under Air and Water Act and a copy shall be submitted to SEIAA, UP before start of any construction work at the site.
- All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- A First Aid Room will be provided in the project both during construction and operation of the project.
- 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.
- All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- The approach road to OSR shall be ensured.
- Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approvals of the Uttar Pradesh Pollution Control Board.
- The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
- The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken.
- Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- 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/APPCB.

18. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003. (The above condition is applicable only if the project site is located within the 100-Km of Thermal Power Stations).
19. Ready mixed concrete must be used in building construction.
20. Storm water control and its re-use as per CGWB and BIS standards for various applications.
21. Water demand during construction should be reduced by use of premixed concrete, curing agents and other best practices referred.
22. Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
23. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
24. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
25. Use of glass may be reduced by up to 40% to reduce the electricity consumption and load on air-conditioning. If necessary, use high quality double glass with special reflective coating in windows.
26. Roof should meet prescriptive requirement as per Energy Conservation Building
27. Code by using appropriate thermal insulation material to fulfill requirement.
28. Opaque wall should meet prescriptive requirement as per Energy Conservation
29. Building Code which is proposed to be mandatory for all airconditioned spaces while it is aspirational for non-airconditioned spaces by use of appropriate thermal insulation material to fulfill requirement.
30. The approval of the competent authority shall be obtained for structural safety of
31. The buildings due to earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightning etc.
32. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
33. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

II. Operation Phase

1. The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the SEIAA before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the Uttar Pradesh Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.
2. The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry / inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
3. Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with Uttar Pradesh Pollution Control Board.
4. Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
5. The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised so as to provide protection against particulates and noise.
6. Weep holes in the compound walls shall be provided to ensure natural drainage of rain water in the catchment area during the monsoon period.
7. Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts. above the highest ground water table.

8. The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
9. 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.
10. A Report on the energy conservation measures conforming to energy conservation norms finalise by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the Ministry in three months time.
11. Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible.
12. Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.
13. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.

PART - B. GENERAL CONDITIONS

1. The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.
2. Provision should be made for supply of kerosene or cooking gas and pressure cooker to the labourers during construction phase.
3. Six monthly monitoring reports should be submitted to DoEn, U.P./UPSEB/ MoEF Regional Office, Lucknow.
4. Officials from DoEn, U.P./UPSEB/ MoEF Regional Office, Lucknow who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection.
5. In the case of any changes in the scope of the project, the project would require a fresh EC.
6. The SEIAA, UP reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound manner.
7. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
8. 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.
9. Any appeal against this Environmental Clearance shall lie with the National Environment Appellate Authority, if preferred, within a period of 30 days as prescribed under Section 11 of the National Environment Appellate Act, 1997.

No construction 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 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. / Parva/SEAC/1240/2011/DDY

Dated: As above

Copy 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, Govt. of India, Paryavaran Bhawan, CGO Complex, Lodi Road, New Delhi.
3. Chief Conservator, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.
5. District Magistrate, Ghaziabad, U.P.
6. Deputy Director, Regional Office, Directorate of Environment, Meerut.
7. Copy for Web Master/Guard file.

(O.P. Varma)

Director (I/c)/Secretary, SEAC
Directorate of Environment