

कार्यालय  
पत्र संख्या-11/2017/एकरक-18  
दिनांक 22.11.17

मुख्य अग्निशमन अधिकारी,

लखनऊ 1  
दिनांक 22.11.17

अग्निशमनी अभियन्ता(मास्टर)ल  
लखनऊ विमान प्रधिकरण,  
विपिनखण्ड मोनलीनगर  
लखनऊ।

विषय- खसरासं०-161,162,163,164,169,165(पाट),167(पाट)एण्ड 171(पाट) ग्राम-उल्लखीना फैलावा रोड, चिनहट जिला-लखनऊ में मेसर्स ओमेगा डेवलपर्स एण्ड बिल्डर्स द्वारा प्रस्तावित यु हाउसिंग भवन की प्रविजनल अग्निशमन अनापति प्रमाण पत्र निर्गत किये जाने के सम्बन्ध में।

कृपया आवेदक के पत्र दिनांक-30.12.17 व आप अपने पत्र दिनांक-22.11.17 का सन्दर्भ ग्रहण करने की कृपा करें। जो उपरोक्त विषयक है।

प्रश्नगत प्रस्तावित समूह आवास भवन के प्रस्तुत मानचित्र में प्राविधानित अग्नि सुरक्षा व्यवस्थाओं एवं अभिलेखों का मौलिक निरीक्षण/परीक्षण एनबीसी-2016 तथा भवन निर्माण एवं दिकाएनबी-2008 के अनुसार अग्निशमन अधिकारी, मोनलीनगर से कराया गया जिसकी आख्या का सुसंगत मानकों के अनुसार परिशीलन किया गया जो निम्नवत है-

भवन की संरचना-  
1-कुल भूखण्ड एरिया- 31394.53 वर्गमीटर।  
रेजीडेन्सीयल

- भूतल का कवर्ड एरिया- 5448.14 वर्गमीटर।
- प्रथम तल का कवर्ड एरिया- 5020.38 वर्गमीटर।
- द्वितीय तल से 13वें तल का कवर्ड एरिया- 5067.12 वर्गमीटर।
- 14वें तल का कवर्ड एरिया- 4653.48 वर्गमीटर।
- बेसमेन्ट का कवर्ड एरिया- 21548.28 वर्गमीटर।

व्यवसायिक/कंसिलिटीज-  
• भूतल का कवर्ड एरिया- 626.44 वर्गमीटर।  
• प्रथम तल का कवर्ड एरिया- 655.74 वर्गमीटर।

2-भवन की अधिकतम ऊँचाई-44.850 मीटर है।  
भवन का अधिभोग एवं हैजार्ड श्रेणी-प्रश्नगत भवन का अधिभोग एन0बी0सी0 की आवासीय श्रेणी के अन्तर्गत वर्गीकृत किया गया है।

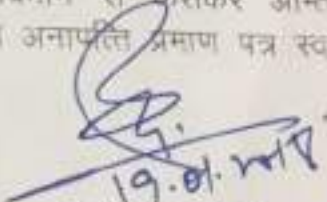
दोषागतव्यवस्था-  
1-पहुँच मार्ग-भूखण्ड के सामने मानचित्र में 12.00 मीटर रोड की चौड़ाई है।  
2-प्रवेश व निकास द्वार की चौड़ाई कमश-06.00 मीटर व 06.00 मीटर है, जो मानक के अनुसार है।  
3-सेटबैक-भवन का सेटबैक निम्नवत है-

- अग्रभाग- 13.00 मीटर।
- पृष्ठभाग- 13.00 मीटर।
- पार्श्व भाग प्रथम- 13.00 मीटर।
- पार्श्व भाग द्वितीय- 13.00 मीटर।

उपरोक्त भवन के सेटबैक एनबीसी-2016 के अनुसार है सेटबैक सदैव अवरोध मुक्त जायेंगे। सेटबैक में किसी प्रकार का स्थाई/अस्थायी निर्माण कार्य मान्य नहीं होगा। बेसमेन्ट का कुछ बिल्डिंग एनवल्प से बाहर है इसलिए स्ट्रक्चरल इंजीनियर द्वारा बेसमेन्ट की छत की मार वहन क्षमता का प्रमाण पत्र प्रस्तुत करना अनिवार्य होगी।

- 1- **निकास मार्ग**-प्रस्तावित भवन के प्रत्येक टावर से पी-बी स्टोवर प्रत्येक की चौड़ाई-01.50 मीटर का तथा आग्नेयिक भवन के पी स्टोवर को प्रत्येक की चौड़ाई-02.00 मीटर व 01.20 मीटर का प्राविधान किया गया है जिनकी पतले के समान स्थानों से इंग्लिश डिस्टेंस अधिकतम अनुमन्य सीमा के अन्तर्गत है।
- 2- **विद्युत एरिया का विवरण**-प्रत्येक टावर में बालकनी प्राविधानित है।
- 3- **अग्निशमन सुरक्षा व्यवस्था**-नेशनल बिल्डिंग कोड आफ इंडिया-2016 के अनुसार निम्नांकित अग्निशमन व्यवस्था पूर्ण की जाती अनिवार्य है।
  - 1- **भूनिगत टैंक**-भूनिगत टैंक 200000 लीटर क्षमता का स्थापित कराया जाना प्राविधानित है।
  - 2- **पम्प**-भूनिगत टैंक के पास में पम्प 1620 एलपीएम क्षमता का एक विद्युत चालित पम्प एक डीजल चालित पम्प 1620 एलपीएम क्षमता तथा एक जीजी पम्प 180 एलपीएम क्षमता का स्थापित कराया जाना मानचित्र में प्राविधानित है।
  - 3- **होजरील**-प्रस्तावित भवन में होजरील जैरिडम जाल्व आईएसओ-3844 मानकों के अनुसार स्थापित करता जाना मानचित्र में प्राविधानित है।
  - 4- **टेटराइजर**-प्रस्तावित भवन के मानचित्र में वटरहाइजर सिस्टम एनबीसीसी-2016 के मानकों के अनुसार स्थापित कराया जाना प्राविधानित है।
  - 5- **गार्ड हाईड्रेन्ट**-प्रस्तावित सम्पूर्ण भवन परिसर में गार्ड हाई डेण्टरा होज कैंबिनेट एवं उसमें डिलीवरी होज तथा बॉम्ब राइफ एवं फायर सर्विस इन्लेट का प्राविधान आईएसओ 01339-1991 के अनुसार स्थापित कराया जाना आवश्यक होगा।
  - 6- **हस्ताचालित इलेक्ट्रिक फायर एलार्म सिस्टम**-मैन्युअल आपरेटिड इलेक्ट्रिक फायर एलार्म सिस्टम का प्राविधान प्रत्येक टावर में एनबीसीसी मानकों के अनुसार स्थापित कराया जाना आवश्यक होगा।
  - 7- **स्वचालित डिटेक्शन एण्ड एलार्म सिस्टम**-आवश्यक नहीं है।
  - 8- **स्वचालित स्प्रिंकलर सिस्टम**-बेसमेंट में आटोमेटिक स्प्रिंकलर सिस्टम स्थापित कराया जाना प्राविधानित है।
  - 9- **टैरिस टैंक**-भवन के टैरिस पर टैरिस टैंक-10000 लीटर क्षमता का स्थापित कराया जाना प्राविधानित है।
  - 10- **टैरिस पम्प**-भवन के प्रत्येक टावर/ब्लॉक पर टैरिस टैंक के पास 450 एलपीएम क्षमता का टैरिस पम्प स्थापित कराया जाना प्राविधानित है।
  - 11- **प्राथमिक अग्निशमन उपकरण (फायर एक्सटिंग्यूशर)**-भवन के प्रत्येक टावर के प्रत्येक तल पर फायर एक्सटिंग्यूशर आईएसओ-2190 के अनुसार स्थापित कराया जाना प्राविधानित है।
  - 12- **स्मोक एक्सट्रैक्शन सिस्टम**-भवन के बेसमेंट में स्मोक एक्सट्रैक्शन सिस्टम स्थापित कराया जाना आवश्यक होगा।
  - 13- **एग्जिट साइनेज**-सम्पूर्ण भवन में एग्जिटसाइनेज स्थापित कराया जाना आवश्यक होगा।
  - 14- **पीएओ सिस्टम**-सम्पूर्ण भवन में पीएओ सिस्टम स्थापित कराया जाना आवश्यक होगा।
  - 15- भवन का निर्माण हो जाने के उपरान्त भवन में अधिष्ठापित अग्नि सुरक्षा प्रणाली के कुशल संचालन हेतु एक फायर आफिसर के नेतृत्व में प्रशिक्षित स्टाफ नियुक्त किया जाना आवश्यक होगा।

उपरोक्तानुसार खसरा सं०-161,162,163,164,169,165(पार्ट), 167(पार्ट) एण्ड 171(पार्ट) ग्राम-उत्तरघोना,फैजाबाद रोड, धिनहट जिला-लखनऊ में मेसर्स ओमेगा डेवलपर्स एण्ड बिल्डर्स द्वारा प्रस्तावित ग्रुप हाउसिंग भवन के निर्माण हेतु प्रोविजनल अग्निशमन अनापत्ति प्रमाण पत्र इस शर्त के साथ निर्गत की जाती है कि आवेदक द्वारा भवन/इकाई में अग्नि से सुरक्षा सम्बन्धी सभी प्रस्तावित प्राविधान भवन विनियमावली तथा नेशनल बिल्डिंग कोड आफ इंडिया-2016 में उल्लेखित मानकों के अनुसार कराये जायेंगे तथा भवन के निर्माणोपरान्त भवन का प्रयोग करने से पहले भवन में अग्नि से सुरक्षा व्यवस्थाये मानकों के अनुसार भौतिक रूप से स्थापित कर उनका निरीक्षण/परीक्षण अग्निशमन विभाग से कराकर अन्तिम अग्निशमन अनापत्ति प्रमाण पत्र प्राप्त किया जायेगा अन्यथा निर्गत किया जा रहा अनापत्ति प्रमाण पत्र स्वतः निरस्त समझा जायेगा।

  
 19.01.2019  
 (ए०बी०पाण्डेय)  
 मुख्य अग्निशमन अधिकारी  
 लखनऊ।

प्रतिलिपि-अग्निशमन अधिकारी, गोमतीनगर को सूचनाार्थ एवं आवश्यक कार्यवाही हेतु।

पत्रांक 226 / सि०ख०ल० /

दिनांक:—02/02/2018

विषय: खसरा सं० 161, 162, 163, 164, 169, 165 (पार्ट), 167 (पार्ट), 171(पार्ट), उत्तरखीना, फैजाबाद रोड, लखनऊ पर प्रस्तुत समूह आवास भवन मानचित्र की अनापत्ति/आपत्ति के सम्बन्ध में।

संदर्भ:— आपका पत्रांक 412 / AA / MICP, दिनांक 22.11.2017

अधिशासी अभियन्ता(मानचित्र सेल), लखनऊ विकास प्राधिकरण, लखनऊ।

उपरोक्त विषयक संदर्भित पत्र का अवलोकन करने का कष्ट करें, जिसके द्वारा विषयक प्रकरण पर इस स्तर से अनापत्ति/आपत्ति आख्या उपलब्ध कराने हेतु वांछना की गयी है। उक्त के क्रम में इस खण्ड के जिलेदार के पत्रांक: 29/जिलेदार/सि०ख०ल०/दिनांक 31.01.2018 द्वारा उपलब्ध कराये गये विषयक प्रकरण से सम्बन्धित उपरोक्त समस्त गाटा संख्या शारदा सहायक परियोजना से सम्बन्धित नहीं है इस लिए उक्त गाटा संख्याओं पर कोई आपत्ति नहीं है। समस्त तदसंलग्नकों सहित आपको अग्रिम कार्यवाही हेतु प्रेषित है।

संलग्नक:— उपरोक्तानुसार।

अधिशासी अभियन्ता  
सिंचाई खण्ड, लखनऊ

पत्रांक: / सि०ख०ल० / तददिनांक:—

प्रतिलिपि जिलेदार, सिंचाई खण्ड, लखनऊ को उनके पत्रांक: 29/जिलेदार/सि०ख०ल० / दिनांक 31.01.2018 के संदर्भ में।

अधिशासी अभियन्ता  
सिंचाई खण्ड, लखनऊ

प्रेषक,

तहसीलदार-अर्जन  
लखनऊ विकास प्राधिकरण,  
लखनऊ।

सेवा में,

अधिशाली अभियन्ता (मानचित्र सेल)  
लखनऊ विकास प्राधिकरण  
लखनऊ

पत्रांक: 308/ए.सी./तह/2018

दिनांक: 12.04.2018

विषय: खसरा सं०-161, 162, 163, 164, 169, 165 (पार्ट), 167 (पार्ट), 171(पार्ट),  
उत्तरधौना, फैजाबाद रोड, लखनऊ पर प्रस्तुत समूह आवास भवन मानचित्र  
की अनापत्ति/आपत्ति के सम्बन्ध में।

महोदय

कृपया उपरोक्त विषयक अपने पत्र संख्या-412/ए.ए./एम.सी. दिनांक 22.11.2017 का  
संदर्भ ग्रहण करने का कष्ट करें, जिसके माध्यम से खसरा सं०-161, 162, 163, 164, 169,  
165 (पार्ट), 167 (पार्ट), 171(पार्ट), के क्षे०-7.5280 हे० में से क्षे०-3.1394 हे० भूमि पर मे०  
ओमेगा डेवलपर्स एण्ड बिल्डर्स, द्वारा उत्तरधौना, फैजाबाद रोड, लखनऊ पर प्रस्तुत समूह  
आवास भवन मानचित्र हेतु अनापत्ति पर प्रभारी अधिकारी-अर्जन द्वारा सूचनापत्र/अनापत्ति  
प्रमाण पत्र हस्ताक्षर/अनुमोदन प्रदान कर दिया गया है, उक्त सूचनापत्र/अनापत्ति प्रमाण पत्र  
आवश्यक कार्यवाही हेतु संलग्न कर प्रेषित है।

संलग्नक-यथोपरि।

भवदीय

(राम शंकर) 12.04/18  
तहसीलदार-अर्जन



लखनऊ विकास प्राधिकरण, लखनऊ  
आपत्ति रिपोर्ट / अनापत्ति जन्सूचना पत्र  
भवन विभाग से प्रमाण किये गये भवन चित्र पर ट्रस्ट विभाग की आख्या।

दिनांक 22/11/2017

पत्र सं० 412/A-A/अनापत्तिसेल

**"ट्रस्ट योजना की भूमि नहीं है"**

क-1 जिस भूमि पर निर्माण प्रस्तावित है ट्रस्ट योजना की भूमि है या नहीं।

ये० डी० जे० डेव्लपर्स ग्रुप लि०  
रकसरा संख्या-161,162,163,164,169,165 (परि),167 (परि)  
खंड 171 (परि) मिथुन ग्राम उत्तर धौन फैजबाद रोड  
लखनऊ क्षेत्रफल-31344.5356 म<sup>2</sup>

क-2 नाम आवेदक  
ख- भूमि का नियोजित प्लॉट संख्या क्षेत्रफल तथा योजना वर्ष

- भूमि के लीज की तिथि तथा पट्टेदार का नाम
- यु हस्तान्तरण की वरत में भूमि के विक्रय की तिथि तथा क्रेता का नाम
- लीज का प्रयोजन आवासीय / वाणिज्यिक / शैक्षिक अथवा अन्य
- लीज पर दी गयी भूमि का क्षेत्रफल
- क्या लीज का रिनोवल होना था रिनोवल हुआ वा नहीं यदि रिनोवल हो गया हो तो किन नामों से तथा था कब हुआ।
- लीज भूमि का किराया कब तक का जमा है।
- लीज की भूमि पर किसी प्रकार के निर्माण की अनुमति है या नहीं।
- क्या लीज पर पहले से भवन निर्मित है यदि है तो क्या प्रस्तावित निर्माण उससे अलग है तथा क्या ऐसी अनुमति पट्टे में है
- पट्टे में भवन निर्माण कितनी अवधि में पूर्ण करा लेने की शर्त थी निर्माण प्रस्तावित किया जा रहा है निर्धारित अवधि के अन्दर है या नहीं।

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ग- अनापत्ति

"सूचना पत्र"

डिस्पैच नम्बर 63/SOCU/2017

दिनांक 09/01/2018

नोट - क, ख (1सं 9) तक तथा ग बिन्दुओं पर रिपोर्ट अगर नक्शा पास होने योग्य है तो अनापत्ति प्रमाण अथवा आपत्ति प्रमाण-पत्र दिया जायेगा।

06/01/2018

6/1/18  
1 मिन गणेश सिंह  
अवर सन ग्राहक  
बीजना तहसील

अनुमति अधिकारी  
लखनऊ विकास प्राधिकरण

राजेश कुमार शुक्ल  
तहसीलदार  
ल०वि०प्रा०

एस० पी० दुबे  
अमीन-ट्रस्ट  
लखनऊ विकास प्राधिकरण



कार्यालय

पुलिस

अधीक्षक,

यातायात

लखनऊ

पत्रांक एसटी/एसपीटी-एनओसी-2/2018

दिनांक फरवरी 24 2018

सेवा में,

अधिशारी अभियन्ता(मानचित्र सेल)


लखनऊ विकास प्राधिकरण,

विपिन खण्ड, गोमती नगर, लखनऊ

कृपया अपने पत्र संख्या: 412/एए/एनआईसी-आईपी दिनांक 22.11.2017 का सन्दर्भ ग्रहण करें जिसके माध्यम से आवेदक/मेसर्स ओमेगा डेवलपर्स एण्ड बिल्डर्स द्वारा खसरा संख्या: 161, 162, 163, 164, 165, 169(पार्ट), 167 (पार्ट), 171(पार्ट) उत्तरधौना फैजाबाद रोड लखनऊ पर प्रस्तुत प्रस्तावित समूह आवास मानचित्र की स्वीकृति हेतु जरिये विशेष वाहक प्रेषित करते हुए यातायात पुलिस विभाग से आपत्ति/अनापत्ति प्रमाण पत्र प्रदान किये जाने का अनुरोध किया गया है।

उक्त के संबन्ध में अवगत कराना है कि आपके उक्त पत्र के माध्यम से प्राप्त आवेदक/मेसर्स ओमेगा डेवलपर्स एण्ड बिल्डर्स द्वारा खसरा संख्या: 161, 162, 163, 164, 165, 169(पार्ट), 167 (पार्ट), 171(पार्ट) उत्तरधौना फैजाबाद रोड लखनऊ पर प्रस्तुत प्रस्तावित समूह आवास मानचित्र की स्वीकृति हेतु यातायात पुलिस विभाग से आपत्ति/अनापत्ति पत्र जारी किये जाने के क्रम में प्रस्तावित स्थान पर दो/चार पहिया वाहन पार्किंग के संबन्ध में आपके माध्यम से प्राप्त नक्शा (जिस पर इस कार्यालय द्वारा प्रदर्श 'क' डाला गया है तथा टीएसआई यातायात/प्रमारी यातायात क्षेत्र न्यू हाईकोर्ट/उत्तरी, लखनऊ श्री प्रेम शंकर के हस्ताक्षर दिनांकित 06.02.2018 अंकित है) पर भौतिक निरीक्षण कराकर आख्या प्राप्त की गयी। प्रकरण में टीएसआई यातायात/प्रमारी यातायात क्षेत्र न्यू हाईकोर्ट/उत्तरी, लखनऊ श्री प्रेम शंकर द्वारा प्रेषित आख्या दिनांकित 06.02.2018 के माध्यम से शर्तों एवं वचनबद्धताओं के अधीन प्रश्नगत मानचित्र पर एनओसी निर्गत करने में कोई समस्या प्रतीत नहीं होती है, टिप्पणी प्राप्त हुई है। अतः टीएसआई यातायात/प्रमारी यातायात क्षेत्र न्यू हाईकोर्ट/उत्तरी, लखनऊ श्री प्रेम शंकर द्वारा प्रस्तुत आख्या के आधार पर वाहन पार्किंग के परिप्रेक्ष्य में अनापत्ति प्रमाण पत्र दिया जाना समीचीन प्रतीत होता है, जो मूल रूप में संलग्न कर प्रेषित है। यदि उक्त नक्शा एल.डी.ए. द्वारा निर्धारित मानक के अनुरूप है तो तदनुसार अग्रिम कार्यवाही करना सुनिश्चित करें।

संलग्नक: यथोपरि।

  
(रवि शंकर निम)

पुलिस अधीक्षक, यातायात,  
लखनऊ



कार्यालय अधिशाषी अभियन्ता  
विद्युत नगरीय वितरण खण्ड (चिनहट)  
मध्यांचल विद्युत वितरण निगम लि०  
33/11 के.वी. उपकेन्द्र, सेक्टर-4, गोमती नगर, विस्तार  
लेसा-लखनऊ।

पत्रांक : 433 / वि०न०वि०ख०(चिनहट) /

दिनांक 21.12.17

विषय : खसरा संख्या 161, 162, 163, 164, 169, 165 (पार्ट), 167 (पार्ट), 171 (पार्ट), उत्तरखौना, फँजाबाद रोड लखनऊ पर प्रस्तुत समूह आवास भवन मानचित्र की अनापत्ति/आपत्ति के सम्बन्ध में।

अधिशाषी अभियन्ता (मान०-सेल),  
लखनऊ विकास प्राधिकरण,  
विपिन खण्ड, गोमती नगर,  
लखनऊ।

उपरोक्त विषयक आपके कार्यालय के पत्रांक 412/AA/M/C-1 दिनांक 22.11.2017 के सन्दर्भ में आपको अवगत कराना है कि खसरा संख्या 161, 162, 163, 164, 169, 165 (पार्ट), 167 (पार्ट), 171 (पार्ट), उत्तरखौना, फँजाबाद रोड लखनऊ पर प्रस्तुत समूह आवास भवन मानचित्रों के सन्दर्भ में अनापत्ति इस प्रतिबन्ध के साथ स्वीकृत की जाती है कि (विद्युत आपूर्ति संहिता 2005) अथवा तत्कालीन लागू संहिता के प्राविधानों के अनुसार निर्धारित विभव पर तत्कालीन तकनीकी संभाव्यता के आधार पर उचित उपकेन्द्र से कनेक्शन उपभोक्ता के व्यय पर निर्गत किया जायेगा।

सूचनार्थ एवं आवश्यक कार्यवाही हेतु प्रेषित।

(संदीप बंसल)  
अधिशाषी अभियन्ता

पत्रांक : / वि०न०वि०ख०(चिनहट) / दिनांक .....

प्रतिलिपि:-

- मेसर्स ओमेगा डेवलपर्स एण्ड बिल्डर्स, ओमेगा क्लब, 174, अपोजिट राम स्वरुप इंजीनियरिंग कालेज, फँजाबाद रोड लखनऊ।

(संदीप बंसल)  
अधिशाषी अभियन्ता

# 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 Ashish gupta,  
M/s Omega Developer and Builders,  
4/169, vishal Khand,  
Gomti Nagar,  
Lucknow- 226010.

Ref. No.....312...../Parya/SEAC/4117/2018

Date: 01/8 July, 2018

**Sub: Environmental Clearance for Proposed Group Housing Project at Khasra No.- 161, 162, 163, 164, 169, 165 (part), 167 (part) 171 (part), Village- Uttardhauna, Faizabad Road, Tehsil- Chinhat, District- Lucknow, M/s Omega Developer and Builders. Regarding.**

Dear Sir,

Please refer to your application/letters 06/03/2018, 07/03/2018 & 25/06/2018 addressed to the Secretary, State Level Expert Appraisal Committee (SEAC) 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 16/05/2018.

A presentation was made by the project proponent along with their consultant M/s Paramarsh (Servicing Environment & Development).The proponent, through the documents submitted and the presentation made, informed the committee that:-

- 1- The environmental clearance is sought for Proposed Group Housing Project at Khasra No.- 161, 162, 163, 164, 169, 165 (part), 167 (part) 171 (part), Village- Uttardhauna, Faizabad Road, Tehsil- Chinhat, District- Lucknow, M/s Omega Developer and Builders.
- 2- The proposed group housing project comprises of 10 towers (B+G+14 Floor) with basic amenities.
- 3- Area Statement details:

Details	Proposed (m <sup>2</sup> )	Permissible *(m <sup>2</sup> )
Total land area	31394.53	
Area under road widening	334.17	
Plot area for Development	31060.36	
Land area under residential	28945.40	
Land area under facilities	2114.96	
Green area	4341.81 (15%)	15% (Peripheral green for tree plantation)
Ground coverage (Residential)	5522.42 (19%)	40% of residential area
Ground coverage (Commercial/facilities)	748.40 (35%)	40% of commercial area
Floor Area Ratio (FAR)		
Residential FAR	76745.14 (@2.65)	76,923.50 (@ 2.65) ((@2.5 = 72363.50 + (@0.15= 4560.0 compensatory FAR)
Commercial/facilities FAR	1496.80 (@0.71)	3172.44 (@ 1.50)
Non- FAR		
Basement area (single)	21548.28	
Built Up Area	99,790.22	
Total open area	24,789.04 (79.80% of area)	
No. of trees	350	310 nos



	@ 1 tree per 80 sqm of open area
No. of units	686
Population	Residential – 3430 (@5 per unit) Floating – 170, Staff – 340
Area utilization	10 Residential Towers + commercial/facilities
Maximum Height	44.9 m
Car Parking required	794 ECS
Car Parking proposed	827 ECS

4- Tower wise details:

S.No.	Towers Name	Description	Unit	Height (m)
1	Tower A1	B + G + 14 <sup>th</sup> floor	60	44.9
2	Tower A2	B + G + 14 <sup>th</sup> floor	60	44.9
3	Tower A3	B + G + 14 <sup>th</sup> floor	60	44.9
4	Tower A4	B + G + 14 <sup>th</sup> floor	60	44.9
5	Tower B1	B + G + 14 <sup>th</sup> floor	60	44.9
6	Tower B2	B + G + 14 <sup>th</sup> floor	60	44.9
7	Tower C1	B + G + 14 <sup>th</sup> floor	60	44.9
8	Tower C2	B + G + 14 <sup>th</sup> floor	60	44.9
9	Tower D1	B + G + 14 <sup>th</sup> floor	103	44.9
10	Tower D2	B + G + 14 <sup>th</sup> floor	103	44.9
<b>TOTAL</b>			686	

5- Salient features details:

Description	Water Requirements (KLD)
Fresh Water Demand	276
Recycled Water Demand	94.5
Horticulture demand	17.4
Flushing demand	77.1
Waste water generation	292
STP Capacity provided (by adding >20% as per MOEF)	350
Total UGT Capacity	
For Domestic Use	190 KL
For Fire Fighting (as per NBC)	150 KL
Source of Water Supply	Groundwater source (permission from CGWA applied)
Power Requirement	4050 KW
Power Source	State Electricity Board
Backup Power (DG Set)	One DG set of 250 kV A
Width Internal Road	6 m wide road
Setback	13 m

6- Water and waste water details:

Description	Water Requirements (KLD)
Fresh Water Demand	276
Source of fresh water	Ground Water
Recycle Water Demand	94.5
Horticulture demand	17.4
Flushing demand	77.1
Waste water generation	292
STP Capacity provided (by adding >20% extra)	350
Total UGT Capacity	
For Domestic Use(16 hrs storage)	190 KL



For Fire Fighting (as per NBC)	150 KL
STP capacity	350 KLD

7- Solid waste generation details:

S.No	Particular	Population	Waste generated (kg/day)
1.	Residential (@ 0.5 kg/day)	3430	1715
2.	Visitors (@ 0.15 kg/day)	343	51.45
3.	Staff (@ 0.15 kg/day)	171	25.65
4.	Horticulture waste (@0.0036/sq/day)		14.87
	<b>Total MSW</b>		<b>1.8 TPD</b>
5.	E waste (0.15 kg/C/Yr)		< 1

8- Total Car parking provided = 827 ECS including parking for disabled persons.

9- 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 16/05/2018 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held on 05/07/2018 decided to grant the Environmental Clearance for proposed project along with subject to the effective implementation of the following general and specific conditions:-

**General Conditions:**

1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.
2. It shall be ensured that obtain the no objection certificate from the U P pollution control board before start of construction.
3. It shall be ensured that no construction work or preparation of land by the project management except for securing the land is started on the project or the activity without the prior environmental clearance.
4. The proposed land use shall be in accordance to the prescribed land use. A land use certificate issued by the competent Authority shall be obtained in this regards.
5. All trees felling in the project area shall be as permitted by the forest department under the prescribed rules. Suitable clearance in this regard shall be obtained from the competent Authority.
6. Impact of drainage pattern on environment should be provided.
7. Surface hydrology and water regime of the project area within 10 km should be provided.
8. A suitable plan for providing shelter, light and fuel, water and waste disposal for construction labour during the construction phase shall be provided along with the number of proposed workers.
9. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.
10. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
12. Hazardous/inflammable/Explosive materials likely to be stored during the construction and operation phases shall be as per standard procedure as prescribed under law, Necessary clearances in this regards shall be obtained.
13. Solid wastes shall be suitably segregated and disposed. A separate and isolated municipal waste collection center should be provided. Necessary plans should be submitted in this regards.
14. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
15. The emissions and effluents etc. from machines, instruments and transport during construction and operation phases should be according to the prescribed standards. Necessary plans in this regard shall be submitted.
16. Water sprinklers and other dust control measures should be undertaken to take care of dust generated during the construction and operation phases. Necessary plans in this regard shall be submitted.
17. Suitable noise abatement measures shall be adopted during the construction and operation phases in order to ensure that the noise emissions do not violate the prescribed ambient noise standards. Necessary plans in this regard shall be submitted.
18. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.



19. Sewage effluents shall be kept separate from rain water collection and storage system and separately disposed. Other effluents should not be allowed to mix with domestic effluents.
20. Hazardous/Solid wastes generated during construction and operation phases should be disposed off as prescribed under law. Necessary clearances in this regard shall be obtained.
21. Alternate technologies for solid waste disposals (like vermin-culture etc.) should be used in consultation with expert organizations.
22. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
23. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Fully impermeable pavements shall not be constructed. Construction of pavements around trees shall be as per scientifically accepted principles in order to provide suitable watering, aeration and nutrition to the tree.
24. The Green building Concept suggested by Indian Green Building Council, which is a part of CII-Godrej GBC, shall be studied and followed as far as possible.
25. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
26. Ensure usage of dual flush systems for flush cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.
27. Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.
28. Ensure use of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. Make suitable provisions for using solar energy as alternative source of energy. Solar energy application should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. Present a detailed report showing how much percentage of backup power for institution can be provided through solar energy so that use and polluting effects of DG sets can be minimized.
30. Make separate provision for segregation, collection, transport and disposal of e-waste.
31. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
33. Prepare and present disaster management plan.
34. The project proponents shall ensure that no construction activity is undertaken without obtaining pre-environmental clearance.
35. A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
36. Fly ash should be used as building material in the construction as per the provision of fly ash notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project lies within 100 km of Thermal Power Station).
37. The DG sets to be used during construction phase should use low sulphur diesel type and should conform to E.P. rules prescribed for air and noise emission standards.
38. Alternate technologies to Chlorination (for disinfection of waste water) including methods like Ultra Violet radiation, Ozonation etc. shall be examined and a report submitted with justification for selected technology.
39. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
40. The construction of the building and the consequent increased traffic load should be such that the micro climate of the area is not adversely affected.
41. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
42. High rise buildings should obtain clearance from aviation department or concerned authority.



43. Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities should be restricted to special areas earmarked for the purpose.
44. It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children could be provided in a formal way.
45. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
46. It shall be ensured that all Street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alternatives.
47. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
48. Treated effluents shall be maximally reused to aim for zero discharge. Where ever not possible, a detailed management plan for disposal should be provided with quantities and quality of waste water.
49. The treated effluents should normally not be discharged into public sewers with terminal treatment facilities as they adversely affect the hydraulic capacity of STP. If unable, necessary permission from authorities should be taken.
50. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
51. All necessary statutory clearances should be obtained and submitted before start of any construction activity and if this condition is violated the clearance, if and when given, shall be automatically deemed to have been cancelled.
52. Parking areas should be in accordance with the norms of 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.



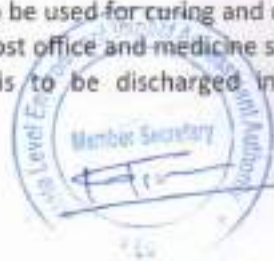
71. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within the month) on need base assessment study in the study area. Income generating measures which can help in up-liftment of weaker section of society consistent 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. Treated water shall be recycled as far as possible. Surplus treated waste water after recycle should be disposed in sewer line provided by LDA and incase work on sewer line is not complete then as proposed surplus treated waste water shall be used for fertiirrigation in nearby agricultural area. Under any circumstances surplus treated waste water shall be allowed to stagnate on land, discharged in roadside drain/nala etc.
2. The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.
3. The project proponent shall ensure to plant broad leave trees and their maintenance. The CPCB guidelines in this regard shall be followed.
4. The project proponent shall submit within the next 3 months the details on quantification of year wise CSR activities along with cost and other details. CSR activities must not be less 2% of the project cost. The CSR activities should be related to mitigation of Environmental Pollution and awareness for the same.
5. 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.
6. The project proponent shall submit within the next 3 months the details of segregation plan of MSW.
7. The project proponent shall ensure that waste water is properly treated in STP and maximum reused for gardening, flushing system etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function.
8. 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.
9. The project proponent shall install micro solar power plants, Toilets in nearby villages, public place or school from CSR fund of the project for which E.C is granted in addition to and water harvesting pits and carbon sequestration parks / designed ecosystems.
10. Consent for Establishment and Operate shall be obtained from UP Pollution Control Board.
11. Minimum 1% of solar energy to be used alternatives on the road and common places for illumination to save conventional energy as per ECBC Code.
12. 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.
13. 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.
14. 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.
15. Permission from local authority should be taken regarding discharge of excess water into the sewer line.
16. 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.



17. "Consent for Establishment" shall be obtained from UP Pollution Control Board.
18. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
19. Project proponent shall ensure completion of STP, MSW disposal facility, green area development prior to occupation of the buildings.
20. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 20016.
21. 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.
22. 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.
23. 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.
24. Corporate Environmental Responsibility (CER) shall be 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.
25. No parking shall be allowed outside the project boundary.
26. 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.
27. Surface rain water has to be collected in kacchha pond for ground water recharging and irrigation of horticulture and peripheral plantation.
28. 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.
29. Disposal of muck during construction phase should not create any adverse effect on the neighboring 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.
30. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the UP Pollution Control Board.
31. 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.
32. 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.
33. 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. 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.
34. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
35. 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.
36. Ready Mix Concrete and Sprinkler to be used for curing and quenching during construction phase.
37. Convenient shops, bank, canteen, post office and medicine shops etc to be provided with in complex.
38. 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.

39. NOC from Ground Water Board is to be submitted for drilling of tube well for use of Water Supply.

40. All the internal drains are to be covered till the disposal point.

41. 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.

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

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

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

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

The project proponent has to mandatorily submit the compliance of specific conditions no- 2 , 4, 5 &6 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/4117/2017 Dated: As above

**Copy with enclosure for information and necessary action to:**

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

(Ashish Tiwari)  
Member Secretary, SEIAA