

State Level Environment Impact Assessment Authority, Uttar Pradesh

Yours

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Directorate of Environment, U.P.

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To,

Mr. Mukesh Kumar,
Additional Vice President,
M/s Pancham Realcon Pvt. Ltd.,
Local Shopping Centre-12,
Kalkaji, New Delhi- 110019.

Ref. No. 273/Parva/SEAC/3674/2015

Date: 07 October, 2016

Sub: Environmental Clearance for Group Housing "Omaxe Aanada", at Plot GH- 11, Part-1, Sector-7, Hi-Tech City, Allahabad, U.P. M/s Pancham Realcon Pvt. Ltd, Regarding.

Dear Sir,

Please refer to your application/letters 11-05-2016 & 29-07-2016, addressed to the Secretary, State Level Expert Appraisal Committee (SEAC) and Director, Directorate of Environment Govt. of UP on the subject as above. A presentation was made by the representative of the project proponent along with their consultant M/s Min Mec Consultancy Pvt. Ltd in the SEAC meeting dated 01-08-2016.

The Project proponent, through documents (submitted to SEAC) and presentation made during meeting, has informed to the SEAC that:-

1. The environmental clearance is sought for Group Housing "Omaxe Aanada", at Plot GH- 11, Part-1, Sector-7, Hi-Tech City, Allahabad, U.P. M/s Pancham Realcon Pvt. Ltd.
2. Salient Features of the Project:

Project Feature	Description
Type of Project	"OMAXE AANANDA" Group Housing
Location	Plot No. GH-11, Part-1, Sector-7, Hi-Tech City, Allahabad, Uttar Pradesh
Project Proponent	M/s Pancham Realcon Pvt. Ltd.
Category of Project	Category B, Sl. No. 8(a)
Cost of Project	Rs. 150.88 Crores
Total Site Area	43,978.74 sq.m. or 10.86 acres
Ground Coverage	Achieved – 9099.248 sq.m. (20.69 % of Net Plot Area) Permissible – 15,392.56 sq.m. (35% of Plot Area)
Built-up Area	1,15,561.05 sq.m.
FAR	Achieved – 107824.05 sq.m. (@2.452 of Net plot area) Permissible – 1,09,946.85 sq.m. (@2.5 of Net plot area)
No. of Blocks	6
No. of floors	G+14
Maximum height of tallest tower	44.85 m
No. of Dwelling units	1068
Population	5610 (Residential 5340 + Floating 270)
Parking (nos. of ECS)	Provided = 1197
Parking location	(a) Surface = 670 (b) Basement = 199 (c) Mechanical = 328
Project Feature	Description
Total daily water demand	506 KLD (Domestic, Green Area, D.G Cooling, Open Space Sprinkling & Road Washing)
Fresh water demand	350 KLD

Source of Water	Ground water
Total Sewage Generation	428 KLD
STP capacity	500 KLD
Power Requirement	3540.63 KVA
Source of Power	Purvanchal Vidyut Vitaran Nigam Limited
Stand by DG sets	3x1010 KVA and 1x500 KVA
Green area proposed	6833.00 sq. m i.e. 15.54% of the plot area, in which 275 trees will be planted
Quantity of solid waste generation	3.34 TPD
Quantity of e-waste	3.5 tonnes/year
Quantity of hazardous wastes	Variable on DG maintenance and wastes from households
Digging/ filling	Digging: 47860.8 cum, Filling: 47860.8 cum, 100% will be used in low lying areas in project site.
Project Feature	Description
Quantity of RW to be harvested	193.36 cum/hr
Total no of proposed RWH pits	7 RWH structures
No. of trees & species proposed	90 trees of Maharuk, Ashoka, Sirish, Chitwan, Kadamb, Neem, Palash, Amaltas, Gulmohar, Aam, Imli, Arjun, -Bottle brush and Samal etc.
Master Plan of Hi-tech City	Approved by ADA
Site Plan	Approved by ADA
Fire NOC	Received
AAI NOC	Not required
Structural Drawing	Vetted by FOET, Jamia Millia Islamia, New Delhi

3. Calculation of Water Consumption:

Particulars	Total Population	Water Requirement /Person/Unit			Total Water Requirement		
		Domestic water demand	Flushing water	Total water requirement	Domestic water demand/ fresh water (LPD)	Flushing water/ treated waste water (LPD)	Total water requirement (LPD)
Residential	5340	65	21	86	347100	112140	459240
Floating	270	30	15	45	2700	1350	4050
Total	5610				349800	113490	463290
Total in KLD					349.8, say, 350	113.49, say, 113	463.29, say, 463
Horticulture, KLD						6.83	Say, 7
DG cooling, KLD						9.43	Say, 9
Open Space sprinkling, KLD						14.87	Say, 15
Road Washing, KLD						11.98	Say, 12
TOTAL, KLD							506

4. Rain Water Harvesting:

Category of area	Rain water collection	Rainfall	Rate of Collection	Total (m ³ /hr)
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	area (sq.m.)	Intensity (m/hr)	(run off coefficient)	
Roof Top	9099.24	0.025	0.85	193.36
Road, Open & Surface Parking	28046.5	0.025	0.65	455.76
Green	6833.0	0.025	0.1	17.08
Total	43,978.74			666.20

5. Solid Waste Generation And Management:

Sl. No.	Solid waste	Quantity	Disposal/ Management
Construction Stage			
1	Digging	47860.8 cum	100% Will be utilized for filling with in low lying areas of the project site.
2	MSW	100 g/capita/day	Will be sent to landfill site
Operation Stage			
1	STP Sludge	0.2 TPD	Used as manure
2	Municipal Solid Waste	3.34 TPD	<ul style="list-style-type: none"> • Segregation at source into (i) biodegradable, (ii) recyclable and (iii) non-biodegradable categories • Recyclable material shall be sold for recycling to authorized vendors. • The organic shall be composted and • The non compostable and non recyclable material shall be put into designated landfill
3	E-waste	3.5 tonnes / year	Separate e-waste bin on project site from where periodic evacuation by authorised vendors (approved by UPPCB/CPCB).
4	Used Oil	Max. 8409 litres/ annum	Stored in separate barrels from where periodic evacuation by authorised vendors (approved by CPCB/UPPCB).

6. The project proposals are covered under category 8(a) of EIA Notification, 2006.

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 01/08/2016 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held on 29/09/2016 decided to grant the Environmental Clearance to the project subject to the effective implementation of the following general and specific conditions:-

General Conditions:

1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.
2. It shall be ensured that obtain the no objection certificate from the U P pollution control board before start of construction.
3. It shall be ensured that no construction work or preparation of land by the project management except for securing the land is started on the project or the activity without the prior environmental clearance.
4. The proposed land use shall be in accordance to the prescribed land use. A land use certificate issued by the competent Authority shall be obtained in this regards.
5. All trees felling in the project area shall be as permitted by the forest department under the prescribed rules. Suitable clearance in this regard shall be obtained from the competent Authority.
6. Impact of drainage pattern on environment should be provided.
7. Surface hydrology and water regime of the project area within 10 km should be provided.
8. A suitable plan for providing shelter, light and fuel, water and waste disposal for construction labour during the construction phase shall be provided along with the number of proposed workers.
9. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.

10. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
12. Hazardous/inflammable/Explosive materials likely to be stored during the construction and operation phases shall be as per standard procedure as prescribed under law, Necessary clearances in this regards shall be obtained.
13. Solid wastes shall be suitably segregated and disposed. A separate and isolated municipal waste collection center should be provided. Necessary plans should be submitted in this regards.
14. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
15. The emissions and effluents etc. from machines, Instruments and transport during construction and operation phases should be according to the prescribed standards. Necessary plans in this regard shall be submitted.
16. Water sprinklers and other dust control measures should be undertaken to take care of dust generated during the construction and operation phases. Necessary plans in this regard shall be submitted.
17. Suitable noise abatement measures shall be adopted during the construction and operation phases in order to ensure that the noise emissions do not violate the prescribed ambient noise standards. Necessary plans in this regard shall be submitted.
18. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
19. Sewage effluents shall be kept separate from rain water collection and storage system and separately disposed. Other effluents should not be allowed to mix with domestic effluents.
20. Hazardous/Solid wastes generated during construction and operation phases should be disposed off as prescribed under law. Necessary clearances in this regard shall be obtained.
21. Alternate technologies for solid waste disposals (like vermin-culture etc.) should be used in consultation with expert organizations.
22. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
23. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Fully impermeable pavements shall not be constructed. Construction of pavements around trees shall be as per scientifically accepted principles in order to provide suitable watering, aeration and nutrition to the tree.
24. The Green building Concept suggested by Indian Green Building Council, which is a part of CII-Godrej GBC, shall be studied and followed as 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.