

निर्माण अनुज्ञा पत्र की स्वीकृति या अस्वीकृति के लिये प्रपत्र

सेवा में,

श्री आई.एच. सिद्धी
अधिकृत हस्ताक्षरी,
एलडिको हाउसिंग एवं इण्डस्ट्रीज लि0,
द्वितीय तल, कारपोरेट चैम्बर-1, विभूतिखण्ड,
गोमतीनगर लखनऊ।

महोदय,

आपके आवेदन पत्र दि0 21.06.2021 जो सम्पत्ति सेक्टर/मौजा ग्राम ग्राम-जैतीखेड़ा परगना-बिजनौर तहसील-सरोजनीनगर जनपद लखनऊ में स्थित गाटा संख्या-119,122,123,124,125,126,129,131,138,139,140 व 293स कुल क्षेत्रफल 7.9861 हे0 भूमि अनुज्ञा पत्र संख्या-662 दिनांक 02.03.2023 को भू-उपविभाजन मानचित्र प्राधिकरण द्वारा स्वीकृत किया गया था। आप द्वारा अपने पत्र संख्या-एल.डी.ए./183/14751 दिनांक 09.05.2023 के माध्यम से स्वीकृत भू-विन्यास मानचित्र के क्षेत्रफल को संशोधित करते हुये गाटा संख्या-119,122,123,124,125, 126,129,131,138,139,140 व 293स,94,85, 75,76, 80,89,72,73,84,92, 90, 91,86, 93,82,101,102,78,88,69,67,77,86स, 106स, 107 स, व 79 कुल क्षेत्रफल 11.4892 हे0 अर्थात् 114892.00 वर्गमीटर विस्तारीकरण एवं संशोधित भू-उपविभाजन भाग पर आवासीय भवन (आवासीय) के परिनिर्माण/पुनः परिनिर्माण/मूलभूत परिवर्तन/ध्वस्तीकरण के लिए अनुज्ञा-पत्र की स्वीकृति से सम्बन्धित है, के सन्दर्भ में है, मुझे आपको यह सूचित करना है कि प्राधिकरण द्वारा निम्नलिखित शर्तों (सं0 1 से 25) के अनुसार आपके आवेदन-पत्र पर स्वीकृति प्रदान की गयी है।

वरि0 प्रबन्धक (सिविल)

कार्यालय संप्रेषण संख्या 555

पत्र सं0 555 /यूपीसीडा/पी0ओ0/779
प्रतिलिपि-

दिनांक 06/09/2023

1. अपर मुख्य कार्यपालक अधिकारी महोदय (एस) को सूचनार्थ प्रेषित।
2. संबंधित सहा0प्रबंधक परि0 को इस आशय से प्रेषित कि मौके पर स्वीकृत मानचित्र एवं शर्तों के अनुसार ही निर्माण कार्य हो, को सुनिश्चित कराये।

वरि0 प्रबन्धक (सिविल)

उ०प्र० राज्य औद्योगिक विकास प्राधिकरण,

लखनऊ।

संख्या/औ०वि०प्रा० दि०.....

निर्माणार्थ अनुमति - पत्र

यह अनुमति उ० प्र० औद्योगिक विकास अधिनियम 1976 एवं इसके साथ पठित माडल बिल्डिंग वाईलाज 1977 के अंतर्गत दी जाती है किन्तु इसका अर्थ यह न समझा जाना चाहिये कि भूमि के संबंध में जिस पर निर्माण हुआ है इस किसी प्रकार या किसी स्थानीय निवास या स्थानी अधिकारी या व्यक्ति अथवा फर्म के मालिकाना अधिकारों पर किसी का कोई असर पड़ेगा अर्थात् यह अनुमति किसी के मित्कियत या स्वामित्व के अधिकारों के विरुद्ध कोई प्रभाव न रखेगा।

निम्नलिखित प्रतिबंधों के आधार पर अनुमति दी जाती है कि श्री/ श्रीमती/ श्री मे० एल्डिको हाउसिंग एवं इण्डस्ट्रीज लि० का ग्राम जैतीखेड़ा परगना-बिजनौर तहसील-सरोजीनगर लखनऊ में स्थित सम्मिलित भूमि पर अनुज्ञा पत्र संख्या-662 दिनांक 02.03.2023 एवं गाटा संख्या-119,122,123,124,125, 126,129,131,138,139,140 व 293स,94,85, 75,76, 80,89,72,73,84,92, 90, 91,86, 93,82,101,102,78,88,69,67,77,86स, 106स, 107 स, व 79 कुल क्षेत्रफल 11.4892 हे० अर्थात् 114892.00 वर्गमीटर पर नक्शे में दर्शित स्थान पर (आवासीय) जो प्रार्थना पत्र के साथ प्रस्तुत किये गये हैं। चिन्हित भवन मानचित्र के अनुसार निर्माण हेतु प्रस्तुत (आवासीय) मानचित्र का अनुमोदन पत्रावली संख्या 779/यूपीसीडा/सी.ई.ओ./2023-24 के नोट पृष्ठ सं० 1 से 34 पर किया गया है।




सहा० प्रबंधक (परि०)




वरि० प्रबन्धक (सिविल)

- शर्तें— 1. यह स्वीकृत पत्र केवल पाँच वर्ष की अवधि के लिये है। यदि निर्माण आज्ञानुकूल नहीं हुआ तो लीडा द्वारा उसे गिरवाया जा सकता है अथवा ऐसे रूप में परिवर्तित किया जा सकता है जो कि समुचित समझा जावे। इसका पूर्ण व्यय का भार प्रार्थी पर होगा यदि कोई निर्माण बिना लीडा की अनुमति प्राप्ति किये निर्माणित अथवा पुनः निर्माणित होगा तो उनके निर्माणकर्ता को दण्ड दिया जावेगा अथवा इस प्रकार के अवज्ञामय निर्माण को लीडा द्वारा हटवाया जाएगा और उसके हटाने के खर्च का भार निर्माण बनाने वाले से वसूल किया जायेगा।
2. इस अनुमति पत्र के सड़क या गली पर बढ़ाकर प्रोजेक्शन जैसे पोर्टिको बारजा, तोड़ा सीढ़ी, झाप नये अथवा पुराने निर्माण को तोड़कर उस जगह फिर नये निर्माण की स्वीकृति चाहें उसके साथ नक्शे में दिखाई भी गयी हो, नहीं प्रदान की जावेगी। इन निर्माणों के लिये प्राधिकरण अधिनियम की धारा के अनुसार अनुमति प्राप्त करना होगा।
 3. निर्माण से यदि नाली की पटरी अथवा सड़क या नाली के किसी भाग को निर्माण के अगवाड़े पिछवाड़े अथवा सड़क या नाली के किसी भाग (जो निर्माण के अगवाड़े पिछवाड़े अथवा उसके आकार के कारण लटकाई गई हो) हानि पहुँचे तो यह निर्माण स्वामी को छत तैयार हो जाने पर 15 दिन के भीतर अथवा यदि प्राधिकरण ने एक लिखित सूचना द्वारा शीघ्र कहा तो उसे पहले ही तोड़कर अपने खर्च से मरम्मत कराकर पूर्ववत् अवस्था में जिससे प्राधिकरण को संतोष हो जावे में कर देना होगा।
 4. निर्माण के समय इसका ध्यान रखना होगा कि भारतीय विद्युत अधिनियम 1973 (अधिनियम इलेक्ट्रिक सिटी रूल्स के नियम 1970 का उल्लंघन किसी भी दशा में न होना चाहिये। यदि लीडा की जानकारी में ऐसे मामलें पाये गये तो वह निर्माण को रोक अथवा हटा सकता है।
 5. प्रार्थी को नियमानुसार लीडा को निर्माण के पूर्ण हो जाने की सूचना निर्माण समय के भीतर पूर्ण होने के पश्चात् 15 दिन के अंदर देना होगा। यदि सूचना न दी गयी तो यह समझा जायेगा कि निर्माण पूर्ण हो गया।
 6. यह अनुमति किसी कारणवश नजूल प्राधिकरण अथवा जमीनदारी उन्मूलन के भूमि पर निर्माण हेतु दे दी गयी तो वैध न मानी जायेगी। और प्राधिकरण को अधिकार होगा कि ऐसे भूमि पर निर्माण आदि हटावे जिसका कोई हरजाना प्राधिकरण द्वारा देय न होगा। इस लिये भूमि स्वामी अपनी भूमि के संबंध में पूर्ण जानकारी प्राप्त करके तभी निर्माण को प्रारम्भ करे।
 7. आवेदक को अपने वित्त पोषण संबंधी बैंक/संस्था के विवरण की सूचना लीडा को देनी होगी।
 8. आवेदक को स्वीकृत मानचित्र के अनुरूप ही संबंधित सिविल इंजी० व आर्की० की देखरेख में निर्माणकार्य कराया जायेगा। विशिष्टियों/ गुणवत्ता में किसी प्रकार की कमी के लिये लीडा जिम्मेदार नहीं होगा।
 9. आवेदक का मानचित्र जिस उपयोग हेतु निर्धारित अवधि के लिये स्वीकृत किया गया है उस अवधि में कार्यपूर्ण कर कार्यपूर्ति प्रमाण पत्र नियमानुसार निर्धारित शुल्क जमा कर प्राप्त करना अनिवार्य है।
 10. प्राधिकरण के सहा० प्रबंधक परि० द्वारा यदि किसी प्रकार का निरीक्षण किया जाता है तो आवेदक को पूर्ण सहयोग करना होगा।
 11. प्राधिकरण की भवन नियमावली एवं अन्य शर्तें आवेदक को मान्य होगी।
 12. किसी भी नियमों की अवहेलना करने पर आवेदक का मानचित्र अस्वीकृत माना जायेगा।

13. स्वीकृत मानचित्र की प्रति स्थल पर उपलब्ध रहेगी तथा अध्याय-2 के नियम 16 का पालन किया जायेगा।
14. निर्माण के दौरान यदि स्वीकृत प्लान में कोई विचलन है या विचलन किया जाना अभिप्रेत है, तो प्रस्तावित विचलन निष्पादित करने के पूर्व प्राधिकरण से अनुज्ञा प्राप्त की जाएगी।
15. निर्माण कार्य पूर्ण हो जाने के पश्चात अनुज्ञापित तकनीकी व्यक्ति निर्धारित प्रारूप में सूचना देगा और उसके साथ मानचित्र की प्रति/कम्प्यूटरीकृत ड्राइंग (.dwg या समकक्ष फॉर्मेट में) सी.डी. में जमा करेगा, जिसके आधार पर प्राधिकरण द्वारा पूर्णता प्रमाण-पत्र प्राधिकरण की नियमावली के अनुसार निर्धारित शुल्क जमा किये जाने के उपरान्त जारी किया जायेगा।
16. इस अनुज्ञा से संदर्भित भू/गृह का किसी प्रकार के स्वामित्व न तो प्रदत्त होता है और न ही समाप्त होता है और न ही यह अनुज्ञा किसी प्रकार की विवधित कार्यवाही हेतु निरायोग्य अथवा/विवधित करती है एवं इससे स्वामित्व के अधिकार पर भी किसी भी भाँति का अनुकूल अथवा प्रतिकूल प्रभाव नहीं पड़ता है।
17. यह अनुज्ञा किसी भी समय प्रत्यावेदन पर अथवा अन्य प्रकार यह ज्ञात होने पर कि अनुज्ञा सारवान तथ्यों को प्रस्तुत न कर अथवा छलपूर्वक व्यवहार कर प्राप्त की गई है, निरस्त की जा सकती है।
18. किसी भी प्रकार का प्रक्षेप जो चाहे सार्वजनिक मार्ग पर नालियों के ऊपर पत्थर के रूप में हो अथवा आरकेड वालकनी, छज्जा कारनिस और किसी प्रकार के प्रेक्षक के रूप में ही चाहें भले हो, ऐसे प्रेक्षक भूल से इस नक्शों में दर्शा दिये गये की अनुज्ञा अमान्य होगी।
19. यह अनुज्ञा निर्माणकर्ता अथवा उनके प्रतिनिधि को इस बात की सहमति नहीं देती है कि सार्वजनिक मार्ग अथवा सार्वजनिक भूमि में मकान इत्यादि बनवाकर निर्माण कार्य करे अथवा ऐसी जगह निर्माण कार्य करे जहाँ पर विद्युत तार हो, जब तक इस प्रकरण लगे तार उत्तर प्रदेश विद्युत परिषद द्वारा अन्यत्र न हटा दिये गये।
20. स्वामित्व के संबंध में समस्त जिम्मेदारी आवेदक की होगी।
21. मानचित्र में दर्शित अशमनीय निर्माण यदि निर्धारित तिथि तक पक्ष द्वारा ध्वस्त नहीं किया जाता है तो प्राधिकरण द्वारा जिलाधिकारी /प्राधिकरण द्वारा निर्धारित सेक्टर दर का प्रतिशत हर्जाना कार्यवाही करके पक्ष से ध्वस्तीकरण का व्यय वसूल करेगा।
22. आवश्यक समस्त शासकीय अनापत्ति आप द्वारा अवश्य प्राप्त की जायेगी एवं उसके अनुपालन की जिम्मेदारी आपकी स्वयं की होगी।
23. सीवर व अन्य आवश्यक डिस्पोजल की व्यवस्था आप द्वारा स्वयं की जायेगी।
24. भविष्य में यदि भवन अनुज्ञा शुल्क या लेबर सेस शुल्क के सम्बन्ध में कोई देयता होती है तो आवेदनकर्ता को प्राधिकरण कोष में जमा कराना होगा।
25. प्रस्तुत मानचित्र के अनुसार निर्माण कार्य कराना होगा व स्वीकृति के उपरान्त यदि आवेदक द्वारा मानचित्र में दर्शित क्षेत्रफल से अधिक निर्माण कराया जाता है तो निर्माण से पूर्व मानचित्र स्वीकृत कराना होगा, जिसकी समस्त जिम्मेदारी आवेदक/कम्पनी की होगी।


सहायक प्रबंधक (परि०)


वरिष्ठ प्रबंधक (सिविल)



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), UTTAR PRADESH)

To,

The -1

ELDECO HOUSING AND INDUSTRIES LIMITED

2nd Floor, Eldeco Corporate Chamber-1, Vibhuti Khand, Gomti Nagar,
Lucknow -226010

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC) in respect of project submitted to the SEIAA vide proposal number SIA/UP/INFRA2/413798/2023 dated 09 Jan 2023. The particulars of the environmental clearance granted to the project are as below.

- | | |
|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. EC Identification No. | EC23B038UP126640 |
| 2. File No. | 7522 |
| 3. Project Type | Expansion |
| 4. Category | B |
| 5. Project/Activity including Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project | Expansion of Phase-II of Housing Scheme "ELDECO IMPERIA" at Khasra No. 119, 122, 123, 124, 125, 126, 129, 131, 138, 139, 140, 293SA at Village - Jaitikhera, Pargana - Bijnaur, Tehsil- Sarojininagar, Lucknow |
| 7. Name of Company/Organization | ELDECO HOUSING AND INDUSTRIES LIMITED |
| 8. Location of Project | UTTAR PRADESH |
| 9. TOR Date | N/A |

The project details along with terms and conditions are appended herewith from page no 2 onwards.

Date: 01/07/2023

(e-signed)
 Member Secretary
 Member Secretary
 SEIAA - (UTTAR PRADESH)

Note: A valid environmental clearance shall be one that has EC identification number & E-Sign generated from PARIVESH. Please quote identification number in all future correspondence.

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State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.
Vineet Khand-1, Gomti Nagar, Lucknow- 226010
E-Mail- doeuplko@yahoo.com, seiaaup@yahoo.com
Phone no- 0522-2300541

Reference- MoEFCC Proposal no- SIA/UP/INFRA2/413798/2023 & SEIAA, U.P File no-7522

Sub: Environmental Clearance for Proposed Expansion of Phase-II of Housing Scheme "ELDECO IMPERIA" at Khasra No.- 119, 122, 123, 124, 125, 126, 129, 131, 138,139, 140, 293SA at Village - Jaitikhera, Pargana - Bijnaur, Tehsil- Sarojininagar, Lucknow, U.P., M/s Eldeco Housing and Industries Limited.

Dear Sir,

This is with reference to your application / letter dated 09-01-2023 & 20-01-2023 on above mentioned subject. The matter was considered by 756th SEAC in meeting held on 29-05-2023 and 740th SEIAA meeting held on 12-06-2023.

A presentation was made by the project proponent along with their consultant M/ Ind Tech House Consult, Delhi to SEAC on 29-05-2023.

Project Details Informed by the Project Proponent and their Consultant

The project proponent, through the documents and presentation gave following details about their project –

1. The environmental clearance is sought for Expansion of Phase-II of Housing Scheme "ELDECO IMPERIA" at Khasra No.- 119, 122, 123, 124, 125, 126, 129, 131, 138,139, 140, 293SA at Village - Jaitikhera, Pargana - Bijnaur, Tehsil- Sarojininagar, Lucknow, U.P., M/s Eldeco Housing and Industries Limited.
2. Environmental clearance for the existing project was issued by SEIAA, U.P. vide letter no. 132/Parya/SEAC/4763/2019, dated 28/06/2019 for the plot area 68,00 sqm and built up area 47,077.09 sqm.
3. Certified compliance report for the existing project was issued by MoEF&CC, Lucknow vide letter No. VII/Env/SCL-UP/2716/38 dated 21/04/2023 and action taken report has been submitted by project proponent on 15/05/2023.
4. Due to addition of 79861 sqm of plot area, the total plot area will be 148061 sqm and the built-up area will be increased by 46623.6 sqm and total built-up area will be 93700.69 sqm.
5. Total plot area after expansion will be 148061 m² whereas built-up area will be 93700.69 m² respectively.
6. Total no of units are 536.
7. Estimated cost for expansion of the project is Rs. 76.24 Crores.
8. Maximum number of floors will be G+1 and maximum height of the building will be 9 m.
9. Comparative details of existing and expansion project:

Sl. No.	Description	As per previous EC	Addition Due to Proposed Expansion	Total	Unit
GENERAL					
1	Plot Area	68200	79861	148061	SQMT
2	Proposed Built Up Area	47077.09	46623.6	93700.69	SQMT
3	No of General Plots	150	332	482	No.
4	No. of EWS and LIG Plots	32	68	100	No.
5	Total Cost of Project	50	76.24	126.24	CR

6	Expected Population	2046	3083	5129	No.
WATER					
7	Total Water Requirement	188	281.71	469.71	KLD
8	Fresh water requirement	109	180.671	289.671	KLD
9	Waste water Generation	133	206.20	339.2	KLD
10	Proposed Capacity of STP	160	250	410	KLD
11	Treated Water Available for Reuse	107	185.58	292.58	KLD
12	Recycled Water	79	103.76	182.76	KLD
13	Surplus treated water	28	81.82	109.82	KLD
14	Rain Water Harvesting - Recharge Pits	6	17	23	No.
PARKING					
15	Total Proposed Parking	283	332	615	Nos.
GREEN AREA					
16	Proposed Green Area	9376.02	12027.96	21403.98	SQMT
WASTE GENERATION					
17	Municipal Solid Waste Generation	1.02	1.42	2.44	TPD
POWER					
18	Total Power Requirement	1100	1216	2316	KW
19	DG set backup	535	63	598	KVA
20	No of DG Sets	3(1X250+1X160+1X125)	1 (1x63)	4	No.

10. Salient features of proposed expansion:

Sl. No.	Description	Quantity	Unit
GENERAL			
1	Total Plot Area	79861	SQMT
2	Proposed Built Up Area	46623.6	SQMT
3	No of General Plots	332	No.
4	No. of EWS and LIG Plots	68	No.
5	No. of Units	536	No.
6	Max Height	9	M
7	Max No of Floors	G+1	No.
8	Expected Population	3084	No.
9	Total Cost of Project	76.24	CR
10	Proj Activity : Plotted Housing colony, Shopping & Community Facilities		
AREAS			
11	Permissible area for Residentail 55 %	43923.55	SQMT
12	Proposed area for Residentail 51.47 %	41107.52	SQMT
13	Permissible area for Facilities - 5%	3996.46	SQMT
14	Proposed area for Facilities 5 %	3996.46	SQMT
15	Proposed FAR Area (Residentail + Commercial + Community)	43515.77	SQMT
16	Proposed Non FAR Areas	1658.18	SQMT
17	Proposed Total Built Up Area	46623.6	SQMT
WATER			
18	Total Water Requirement	284.45	KLD
19	Fresh water requirement	180.68	KLD
20	Treated Water Requirement	103.77	KLD
21	Waste water Generation	206.26	KLD
22	Proposed Capacity of STP	250	KLD
23	Treated Water Available for Reuse	185.63	KLD

24	Surplus treated water to be discharged in Municipal Sewer with Prior permission	81.86	KLD
RAIN WATER HARVESTING			
25	Rain Water Harvesting - Recharge Pits	17	No.
PARKING			
26	Proposed Car Parking	332	Nos.
27	Proposed Scooter parking	204	Nos.
GREEN AREAS			
28	Required green Area	11979.15	SQMT
29	Proposed Green Area	12027.96	SQMT
WASTE GENERATION			
30	Total Solid Waste Generation	1.42	TPD
31	Organic waste	0.85	TPD
32	Quantity of Sludge Generated from STP	25	KG/DAY
ENERGY			
33	Total Power Requirement	1216	KW
34	DG set backup	63	KVA

11. Landscape plan:

Plot Area for Expansion	79861 m2
Proposed Green Area (15.06 % of plot area)	12027.96 m2
Required No of Trees	998.26
Proposed No. of trees	1000

12. Solid waste details:

Waste Category	Quantity	Unit
Total Solid Waste Generation	1.42	TPD
Organic waste	0.85	TPD
Quantity of Sludge Generated from STP	25	KG/Day

13. 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 29-05-2023 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held 12-06-2023 and recommended grant of environmental clearance on the proposal as above alongwith standard environmental clearance conditions prescribed by MoEF&CC, GoI and following additional conditions:

Additional Conditions:

1. The project proponent install organic waste converter.
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 leaf 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 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.
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 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 discharge.

8. Under any circumstances untreated sewage shall not be 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. A certificate from Forest Department shall be obtained that no forest land is involved and if forest land is involved the project proponent shall obtain forest clearance and permission of Central and State Government as per the provisions of Forest (conservation) Act, 1980 and submit before the start of work.
12. If the proposed project is situated in notified area of ground water extraction, where creation of new wells for ground water extraction is not allowed, requirement of fresh water shall be met from alternate water sources other than ground water or legally valid source and permission from the competent authority shall be obtained to use it.
13. Provision for charging of electric vehicles as per the guidelines of GoI / GoUP should be submitted within the next 3 months.
14. PP should display EC granted to them on their website. 6-monthly compliance report should be displayed on their website and to be given every six month to residents / occupants of the building.
15. EC is granted with the condition that EC is valid only for the building plan which has been submitted by PP for seeking EC. In case approved building plan is different from the one submitted for seeking EC then this EC will stand null and void.
16. Project proponent is advised to explore the possibility and getting the cement in a closed container rather through the plastic bag to prevent dust emissions at the time of loading/unloading.
17. Project proponent should ensure that there will be no use of "Single use of Plastic" (SUP).
18. In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs. GoI and others) anti-smog guns shall be installed to reduce dust during excavation.
19. The proponent should provide the sufficient electric vehicle charging points as per the requirements at ground level and allocate the safe and suitable place in the premises for the same.
20. The project proponent should develop green belt in the housing scheme as per the plan submitted and also follow the guidelines of CPCB/Development authority for green belt as per the norms.
21. Project proponent should invest the CSR amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.
22. Proponent should submit the certified compliance report of previous/present EC along with action taken report to the Regional office MoEF Lko/Director of Environment and other concerning authority regularly.
23. Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water not to be discharged outside the premises without the permission of the concerned authority.
24. The project proponent shall provide a measuring device for monitoring the various sources of water supply namely fresh water, treated waste water and harvested rain water.
25. The proponent should provide the MoU with STPs' owner/concerned department for getting the STPs treated water for construction use.

Standard Environmental Clearance Conditions prescribed by MoEF&CC:

1. Statutory compliance;

1. The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
2. The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightning etc.
3. 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.
4. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
5. 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.
6. The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
7. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
9. The provisions of the Solid Waste (Management) Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste (Management) Rules, 2016 shall be followed.
10. The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.
2. Air quality monitoring and preservation:
 1. Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
 2. A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
 3. The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM25) covering upwind and downwind directions during the construction period.
 4. Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
 5. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
 6. Wet jet shall be provided for grinding and stone cutting.
 7. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
 8. All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.
 9. The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise mission standards.
 10. The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
 11. For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water quality monitoring and preservation:

1. The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
2. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3. Total fresh water use shall not exceed the proposed requirement as provided in the project details.
4. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
5. A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
6. At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
7. Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation car washing, thermal cooling, conditioning etc. shall be done.
8. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
9. Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
10. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
11. The local bye-law provisions on rain water harvesting should be followed. If local byelaw provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
12. A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
13. All recharge should be limited to shallow aquifer.
14. No ground water shall be used during construction phase of the project.
15. Any ground water dewatering should be properly managed and shall conform to the a approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
16. The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
17. Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, not related water shall be disposed in to municipal drain.
18. No sewage or untreated effluent water would be discharged through storm water drains.

19. Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
20. Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odor problem from STP.
21. Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Centre Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.
4. Noise monitoring and prevention:
 1. Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
 2. Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
 3. Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
5. Energy Conservation measures:
 1. Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
 2. Outdoor and common area lighting shall be LED.
 3. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
 4. Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
 5. Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
 6. Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.
6. Waste Management :
 1. A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
 2. Disposal of muck during construction phase shall 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.
 3. Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

4. Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
 5. All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
 6. Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
 7. Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
 8. 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 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
 9. Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Rules, 2016.
 10. Used 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.
7. Green Cover:
1. No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
 2. A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
 3. Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
 4. Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
8. Transport:
1. A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.
 - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - b. Traffic calming measures.
 - c. Proper design of entry and exit points.
 - d. Parking norms as per local regulation.
 2. 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 be operated only during non-peak hours.
 3. A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State

Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

9. Human health issues :

1. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
2. For indoor air quality the ventilation provisions as per National Building Code of India.
3. Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
4. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
5. Occupational health surveillance of the workers shall be done on a regular basis.
6. A First Aid Room shall be provided in the project both during construction and operations of the project.

10. Corporate Environment Responsibility:

1. The project proponent shall comply with the provisions contained in this Ministry's OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, as applicable, regarding Corporate Environment Responsibility.
2. The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or shareholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
3. A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization.
4. Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report.

11. Miscellaneous:

1. The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
2. The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
3. The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
4. The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

5. The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.
6. The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
7. The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
8. The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report, commitment made during Public Hearing and also that during their presentation to the Expert Appraisal Committee.
9. No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forests and Climate Change (MoEF&CC).
10. Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11. The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
12. The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
13. The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
14. The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
15. Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

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 be deemed to be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this Clearance shall automatically be 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.

Copy, through email, for information and necessary action to –

1. Additional Chief Secretary, Department of Environment, Forest and Climate Change, Government of Uttar Pradesh, Lucknow (email – psforest2015@gmail.com)
2. Joint Secretary, Ministry of Environment, Forest and Climate Change, Government of India, 3rd Floor, Prithvi-Block, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003 (email – sudheer.ch@gov.in)
3. Deputy Director General of Forests (C), Integrated Regional Office, Ministry of Environment, Forest and Climate Change, Kendriya Bhawan, 5th Floor, Sector “H”, Aliganj, Lucknow – 226020 (email – rocz.lko-mef@nic.in)
4. District Magistrate, Lucknow.
5. Member Secretary, Uttar Pradesh Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow-226010 (email – ms@uppcb.com)
6. Copy to Web Master for uploading on PARIVESH Portal.
7. Copy for Guard File.

(Ajay Kumar Sharma)
Member Secretary, SEIAA





UTTAR PRADESH POLLUTION CONTROL BOARD
Building. No TC-12V Vibhuti Khand, Gomti Nagar, Lucknow-226010

Phone:0522-2720828,2720831, Fax:0522-2720764, Email: info@uppcb.com, Website: www.uppcb.com

Validity Period :16/08/2023 To 15/08/2028

Ref No. - 188247/UPPCB/Lucknow(UPPCBRO)/CTE/LUCKNOW/2023

Dated:- 04/09/2023

To ,

Shri AMIT KUMAR

M/s ELDECO HOUSING INDUSTRIES LIMITED

ELDECO IMPERIA at Khasra No.- 119, 122, 123, 124, 125, 126, 129, 131, 138,139, 140,
293SA at Village -Jaitikhera, Pargana - Bijnaur, Tehsil- Sarojininagar, Lucknow ,226301
LUCKNOW

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.- 21922608 dated - 11/07/2023. 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
Sand	Metric Tonnes/Day	
Cement	Metric Tonnes/Day	
Aggregate	Metric Tonnes/Day	
Wood	Metric Tonnes/Day	
Water	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
Proposed Group Housing Project	Metric Tonnes/Day	0	0

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

Source of Water Details		
Source Type	Name of Source	Quantity (KL/D)
Municipal Supply		289.67

3. Quantity of effluent (In KLD) :

Effluent Details	
Source Consumption	Quantity (KL/D)
Domestic	181.0
aaa	62.0
Others(Plantation)	42.0

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 15/08/2028 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:

1. This Consent to Establish is being granted to M/s Eldeco Housing and industries for expansion of Eldeco Imperia at khasra no. 119, 122, 123, 124, 125, 126, 129, 131, 138, 139, 140, 293sh at Vill- Jatikhera, Pargana-Bijnaur, Tehsil-Sarojni Nagar, Lucknow having total plot area 79861 Square Meter and Built-up Area shall be 46623.6 Square Meter for construction of Plots, EWS units and LIG units.

2. The project shall comply with 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, Plastic Waste Management Rules 2016, E-Waste (Management) Rules 2016, Solid Waste Management Rules 2016 & Hazardous and other Waste (Management and Transboundary Movement) Rules 2016 (Whichever is applicable).

3. The project shall comply with the provisions of Construction and Demolition Waste Management Rules, 2016.

4. At the project site a display board of size 4x6 feet shall be put up to display the provisions of Construction and Demolition Rules, 2016.

5. Project shall dispose the hazardous waste through authorized recyclers/TSDF only.

6. Project shall install Sewage Treatment Plant of capacity 250 KLD in such a manner so that it can achieve the standards specified in the notification issued by Ministry of Environment, Forest & Climate Change vide GSR 1265 (E) dated 13-10-2017 in the time period as specified in the notification & the treated water shall be used in flushing/horticulture/cooling etc.

7. The PP shall ensure to establish Miyawaki forest, as per the GO no. 1011/81-7-2021-09(rit)/2016 dated 13.10.2021 of Deptt. of Environment, forest and Climate Change.

8. The Order issued by Hon'ble Courts/Hon'ble NGT, MoEF & CC, Central Pollution Control Board, U.P. Pollution Control Board shall be complied with.

9. The height of stacks attached to DG sets shall remain as per the standards prescribed in Environment (Protection) Act, 1986 and the DG sets shall be equipped with suitable acoustic enclosures as to minimize the noise level as prescribed in Environment (Protection) Act, 1986.

10. Project shall not start gaseous emission & sewage generation without obtaining CTO (Air and Water) from the Board.

11. The PP shall obtain NOC from UP Ground Water Department for abstraction of ground water for expansion project within 03 months and submit in the Board.

12. Construction activity at the site shall be commenced only after obtaining due approval from Lucknow Development Authority and shall be carried out as per the approved map.

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

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

15. The project shall ensure to put tarpaulin scaffolding around the area of construction and the building for effective and efficient control of dust emissions generated during construction of the project.

16. Storage of any construction material particularly sand shall not be done on any space outside the project area.

17. The construction material of any kind stored on site shall be fully covered in all respect so that it does not get disperse in the air in any form. All the construction material & debris shall 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.

18. The project shall ensure to provide the proper Wind breaking wall constructed around the construction site.

19. In case of installation of hotmix/ready mixes plant, the prior permission shall be obtained from the Board.

20. Fixing of sprinklers and creation of green air barriers shall be done to control fugitive dust emission and improve environment. Compulsory use of wet jet in grinding and stone cutting shall be practiced.

21. The Project Proponent shall comply to the conditions imposed in the Environmental Clearance issued by SEIAA, UP vide letter no. MoEFCC Proposal no- SIA/UP/INFRA2/413798/2023 & SEIAA, U.P File no-7522 dated 01.07.2023.

22. The construction activity shall be carried out in such a manner that a situation of traffic congestion, during the construction period, from movement of the vehicles does not arise in the nearby area.

23. The PTZ web cameras shall be installed on STP outlet. Online continuous monitoring system shall be installed for monitoring of treated water and provide the URL ID and password to the Board.

24. As per the proposal submitted by the PP the treated waste water from the STP, after achieving the norms, shall be used for flushing, DG Cooling and horticulture. However, excess water shall be discharged into public sewer only after obtaining prior permission of the concerned authority.

25. The Project Proponent shall install Rain Water Harvesting facility, as proposed for recharging of ground water strata.

26. The PP shall ensure to install Organic Waste Converter for bio degradable waste in its premises before completion of project.

27. Project shall submit a bank guarantee of Rs. 10.0 lacs within 15 days for ensuring compliance of above mentioned conditions from Sl no. 1 to 26.

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 04/10/2023 in this office. Ensure to submit the regular compliance report otherwise this Consent to Establish will be revoked.

**Chief Environmental Officer,
Circle-5, UPPCB.**

Dated:- 04/09/2023

Copy To -

Regional Officer, UPPCB, Lucknow.

**Chief Environmental Officer,
Circle-5, UPPCB.**



मिशन LIFE - पर्यावरण के लिए जीवन शैली (Lifestyle For Environment) जनसहभागिता का सन्देश



- स्वच्छता – देशसेवा में अपने परिवेश की स्वच्छता हेतु अपना सक्रिय योगदान सुनिश्चित करें
- संकल्प लें -एकल उपयोग प्लास्टिक उत्पाद जैसे कप, तश्तरी, चम्मच, स्ट्रॉ, ईयरबड्स आदि का उपयोग न हो एवं पर्यावरण अनुकूल विकल्पों जैसे कागज/पत्तों से बने दोने या कटलरी को प्राथमिकता दी जाय ।
- एकल उपयोग प्लास्टिक उत्पाद के प्रयोग को रोकने एवं प्लास्टिक बैग के बजाय कपड़े के थैले का उपयोग करने मात्र से 375 मिलियन टन टोस (प्लास्टिक) कचरे का उत्सर्जन बचाया जा सकता है
- चक्रीय अर्थव्यवस्था (सर्कुलर इकोनॉमी) का समुचित कार्यान्वयन वर्ष 2030 तक लगभग 14 लाख करोड़ रुपये की अतिरिक्त वचत उत्पन्न कर सकता है। वेस्ट/अपशिष्ट फेंकने के पूर्व सोचें, ये किसी का संसाधन तो नहीं ...?
- अनुपयोगी इलेक्ट्रिक / इलेक्ट्रॉनिक उत्पाद को कचरे में फेंकने से रुकें। इसके उपयुक्त निस्तारण हेतु इसे प्राधिकृत ई – वेस्ट रीसाइकलर को दें। प्राधिकृत ई-रीसाइकिलिंग इकाई में अनुपयोगी इलेक्ट्रिक / इलेक्ट्रॉनिक उत्पाद को देने मात्र से 0.75 मिलियन टन तक ई-कचरे का पुनर्चक्रण किया जा सकता है एवं ई-कचरे के विषम पर्यावरणीय दुष्प्रभाव से बचा जा सकता है
- बाहर जाते समय - सोचें कि क्या आपको वास्तव में परिवहन की आवश्यकता है - वह भी क्या व्यक्तिगत रूप से ? छोटी दूरी के लिए पैदल चलना पसंद करें, अथवा सम्भव हो तो कार पूल के रूप में संसाधन को साझा करें अथवा सार्वजनिक परिवहन पर विचार करें
- घरेलू स्तर पर कम से कम टोस अपशिष्ट का उत्सर्जन करें और इनका प्रथाङ्कीकरण करें
- उपयोगी शेष खाद्य सामग्री आपके स्वयं प्रयास अथवा निकटस्थ सक्रिय स्वयं सेवी संस्थाओं की सहायता से समाज के वंचित वर्ग तक पहुंचाई जा सकती है। वहीं अनुपयोगी भोजन /खाद्य सामग्री को कंपोस्ट (वर्मी कम्पोस्ट) करने से 15 अरब टन भोजन को नष्ट होने से बचाया जा सकता है
- ध्यान रखें - उपयुक्त नल और शावर के उपयोग से पानी की खपत को 30 - 40% तक कम किया जा सकता है। एवं उपयोग में न होने पर नलों को बंद रखने मात्र से 9 ट्रिलियन लीटर पानी बचाया जा सकता है
- ट्रैफिक लाइट/रिलवे क्रॉसिंग पर कार/स्कूटर के इंजन बंद करने मात्र से 22.5 बिलियन kWh तक ऊर्जा की वचत हो सकती है
- परम्परागत बल्ब के स्थान पर CFL का उपयोग बिजली की खपत में प्रभावी कमी लाते हैं। उपयोग में न होने पर बिजली उपकरणों को बंद करें। स्टार रेटेड विद्युत उपकरणों के उपयोग को प्राथमिकता दें

हमारे द्वारा अपनी जीवन शैली की प्राथमिकताओं का उचित और पर्यावरण अनुकूल पुनर्निर्धारण समाज और पर्यावरण के प्रति हमारा दायित्व है।