

David J. G. Thompson
1000 Westpark Drive, Suite 200,
New Bedford 01905

Dr. Anupam Anand, Director
ICR, New Rajendra Place, Vikas Marg,
New Delhi - 110 092.

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It is further noted that the project involves the construction of a 2.5-acre township on a plot area of 74.66 hectares (7,46,647 sq.m). The area to be acquired proposed is 9.75-63 sq.m. The total no. of apartments proposed is 102. The floor area is 10,93,234 sq.m. 1 BR & 1 BR - 1241. The total wall area is 1,13,137 sq.m. The GDA method value is 2828.640 + revenue value is 2828.640 + 10% = 3111.504. The total cost of the project is Rs. 1,11,09,40,000.

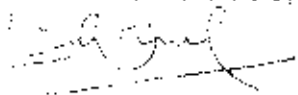
1. The Joint Committee after due consideration of the above information submitted by the proponent and conditions of construction, and after the above observations, have accorded environmental clearance subject to the following environmental impacts assessment of project: (i) For project's activities, the project is free from adverse impact of the project and construction activities.

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PART C: SPECIFIC CONDITIONS

1. Construction Phase

- a) "Consent for Establishment" shall be obtained from District Forest, State Revenue Control Board and a copy shall be submitted to the Veterinary Department before construction work at the site.
- b) An enclosed sanitary and flyproof incinerator shall be provided for disposal of all waste generation activities and to be maintained throughout the construction phase.
- c) A First Aid Room will be provided in the project both during construction and operation of the project.
- d) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- e) Provision should be made for the supply of fuel (kerosene or cooking gas) stoves such as pressure cookers etc. for the labourers during construction phase.
- f) All the labourers to be engaged for construction should be screened for fever and adequately treated before engaging them to work at the site.
- g) For disinfection of waste water, use ultra violet radiation and chlorination.
- h) All the topsoil excavated during construction activities should be stored on site to facilitate landscape development within the project site.
- i) Disposal of muck during construction phase should not create any nuisance to the adjoining neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people living in adjacent sites with the approval of competent authority.
- j) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- k) Construction spoils including poisonous material and other hazardous materials must not be allowed to contaminate watercourses and the dump tips for such material must be secured so that they should not leach into the ground water.
- l) The diesel generator sets to be used during construction phase should be of non-polluting diesel type and should conform to E (g) Rules prescribed for ambient noise emission standards.
- m) Machines used for digging, grading, etc. should be fitted with dust suppressant system and should operate in a well-maintained manner. The machines should be operated only during the work hours.



vi) The annual rainfall intensity is taken into consideration for calculating the rain water harvesting capacity of the peak hourly rainfall intensity. The rain water harvesting system need to be revised for peak hourly rainfall.

vii) Ambient noise levels should conform to residential standards. During the project, incremental pollution loads on the ambient air and noise levels should be closely monitored during construction phase.

viii) Fly ash should be used as binding material in the construction as per the provisions of Fly Ash Notification of September, 1987 and Amendment of August, 2013 (The above condition is applicable only to the area within 5 km of Thoma Power station).

ix) Ready mixed concrete may be used in building construction.

x) Sewer water control and its re-use as per CGWB and ERI standards shall be implemented.

xi) Water demand during construction should be reduced by use of dust suppressants, curing agents and other best practices referred.

xii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.

xiii) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.

xiv) Treatment of 100% grey water or decontaminated wastewater should be done.

xv) Measures for snowing, dust, sludge and other pollutants should be taken and to avoid deposit of materials and debris on the road surface.

xvi) Use of glass may be reduced by upto 40% to reduce the electricity consumption for lighting and air conditioning. If necessary, use high quality coating glass and spectral reflective coating on windows.

xvii) Roof should meet prescriptive requirement as per Building Code of Practice 2009 by using appropriate thermal insulation material to fulfil requirement.

xviii) Appropriate measures to reduce air and noise pollution during construction should be taken and CPCB norms on noise limits.

xix) To reduce noise and vibration, all equipment should be used only during the working hours when it is possible to be in conformity with the standards and to avoid excessive vibration for non-structural elements and to use appropriate thermal insulation material to fulfil requirement.

3. Operation Phase

i) The installation of the Sewage Treatment Plant (STP) should be completed by a recognized expert and a report on the same should be submitted to the District Engineer, Ministry before the project is commissioned for operation. Discharge of treated



All design shall conform to the norms & standards of the Uttar Pradesh State Pollution Control Board.

- ii) Rain water harvesting for roof run-off and surface run-off, as plan submitted should be implemented. Before recharging the surface run-off pre-treatment must be done to remove suspended matter, oil and grease.
- iii) The solid waste generated should be properly collected & segregated before disposal to the City Municipal Facility. The in-vessel bio-conversion technique should be used for composting the organic waste.
- iv) Any hazardous waste including biomedical waste should be disposed off in accordance with applicable Rules & norms with necessary approvals of the Uttar Pradesh State Pollution Control Board.
- v) The green belt design along the periphery of the plot should achieve attenuation factor conforming to the day and night noise standards prescribed for residential landuse. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.

Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.

- vi) Utilization of solar energy should be encouraged for illumination of common areas, lighting for gardens and street lighting in addition to provision of solar water heating. A hybrid system or fully solar system for a portion of the apartments should be provided.
- vii) 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.
- viii) A Report on the energy conservation measures along with energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details of our building materials & technology. The Report should be submitted to the Ministry of Environment & Forests.

10. GENERAL CONDITIONS

- i) The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.
- ii) Six monthly monitoring reports should be submitted to the Ministry and Regional Office Lucknow.
- iii) Officials from the Regional Office of MOEF, Lucknow who would be monitoring the implementation of environmental safeguards should be given the necessary guidance and documents / data by the project proponents during the inspection. A consolidated set of all the documents submitted to MOEF should be forwarded to the Lucknow Office of MOEF, Lucknow.
- iv) In the case of any changes in the scope of the project the Ministry / Regional Office should be informed by the Ministry.



7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986 to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

8. Other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Supply Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained as applicable by project proponents from the competent authorities.

9. The project proponent should advertise in at least two local newspapers which are circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded environmental clearance and copies of environmental clearance available with the Uttar Pradesh State Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.environment.gov.in>. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Lucknow.

10. 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, 1986, the Environment (Protection) Act, 1986, the Forest (Conservation) Act, 1980 and EIA Notification, 2009.

11. Under the provisions of Environment (Protection) Act, 1986, upon which is levied against the project proponent if it was found that continuation of the project has been started without obtaining environmental clearance.

12. Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation vs. Union of India & other Petition (Civil) No 439 of 2013 as may be applicable to this project.


Director, EIA
Ministry of Environment, Government of India
New Delhi - 110 001

Copy to

1. The Secretary, Department of Environment, Government of Uttar Pradesh, Lucknow
2. The Member Secretary, Uttar Pradesh Pollution Control Board, Plot 15, Bhawan, 3rd Floor, Vibhuti Khana, Gomtinagar, Lucknow
3. The CCE, Regional Office, Ministry of Environment & Forests (RO/07), Khudiyas Bhawan, 5th Floor, Sector - H, Aligarh, Lucknow - 202 002
4. A Division, Monitoring Division, MOEF, New Delhi - 110 001
5. Secretariat

Encl. 1
Director, EIA