

State Level Environment Impact Assessment Authority, Uttar Pradesh

Speed post Registered

Directorate of Environment, U.P.

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To,

Mr. Rajesh Agarwal,
Assistant Vice President (Projects & Planning),
Prateek Pro-Menage, A-42,
Sector, 67, Noida, U.P. 201301

Ref. No. 17.78/Praya/SEAC/2280/2014/AD(VB)

Date: // November, 2014

Sub: Environmental Clearance for Group Housing Project "Prateek Grand City" at Plot No. 04/B.S-1&5, Siddharth Vihar, Ghaziabad, U.P. by M/s Prateek Realtors India Pvt. Ltd.


Dear Sir,

Please refer to your letter received in this office dated 05/05/2014, 27/08/2014, 01/10/2014 and 14/10/2014 addressed to the Director, Environment & Secretary, SEIAA, Dr. Bhim Rao Ambedkar Paryavaran Parisar, Vineet Khand-I, Gomti Nagar, Lucknow on the subject as above.

A presentation was made by the project proponent with their Consultant M/s Perfect Enviro Solutions Pvt. Ltd. before the State Level Expert Appraisal Committee meeting dated 21/10/2014 and the committee was given to understand that:-

1. The environmental clearance is sought for Group Housing Project "Grand City" at Plot No. 04/B.S-1&5, Siddharth Vihar, Ghaziabad, U.P. M/s Prateek Realtors India Pvt. Ltd.
2. Area details of the project is as follows:

Plot Area	154916 sqm
Ground Coverage (Permissible)	54220.6 sqm
Ground Coverage (Achieved)	47350 sqm
FAR (2.5 + 1.25)	580963.913 sqm
Compensatory FAR (0.28%)	43776.590 sqm
Non FAR	81227.19 sqm
Basement	271209.84 sqm
Built-up Area (FAR + Non FAR + Basement Area)	1001147.74 sqm
Total Green Area (34.3%)	53267.34 sqm
Total Open & Road Area	54298.66 sqm
No. of Dwelling units	7148
No. of EWS	715
No. of LIG + MIs	715
No. of blocks	Residential 39
	EWS 1
	Medical Facility 2
	Commercial facility 3
	Educational Facility 2
	Community 2
	Area Common facilities

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Maximum No. of Floors	police station	1
	Residential Block	2 B + 2S + 29
	Educational Facility Block	B+G+6
	Medical Facility Block	B+G+3
	Commercial Block	G+1
	EWS Block	S+14
	Community Block	G+1
	Police Station-	G+1
Maximum level of Basement	2	
Maximum Height	103.65 m	

3. Area break-up details of the project is as follows:

	FAR (sqm)	Non FAR (sqm)	Basement Area (sqm)	Built-up area (sqm)	No. of blocks	Maximum No. of floors	Height (m)
Residential	612078.6	76187.19	258505.4	946771.19	39 + 1 (EWS)	2B + 2S + 29	103.65 m
Medical Facility	3600	720	1589.35	5909.35	2	B + G + 3	10.5
Commercial Area	6487.11	-	-	6487.11	3	G+1	3.5
Educational Facility	21600	4320	11115.09	37035.09	2	B+G+6	21
Community Area Common facilities	4145	-	-	4145	2	G+1	3.5
Police station	800	-	-	800	1	G+1	3.5
Total	648710.71 sq m	81227.19 Sqm	271209.84 sqm	1001147.74 sqm	50	-	103.65

4. Population details of the project are as follows:

		Unit population	
Residential	Residents D.U. (7148 Units)	5	35740
	Residents EWS (715 units)	5	3575
	Residents LIG (715 units)	2	1430
	Total Residents		40745
	Staff		300
	Visitors	10%	1000
Medical Facility (assuming total 80 bedded)	In - Patients	1 person bed	80
	OPD patients		500
	Staff		250
Education facility	staff		400
	students		1600
Community & other facilities	visitors		100
	staff		500

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	visitors		2700
Commercial	staff		250
	visitors		800
Total population			52025

5. Salient features of the project are as follows:

Total Power Load	21090 KVA (Uttar Pradesh Power Corporation Limited)
No. of D.G. Sets	6 x 2000 KVA
No. of Rain water Harvesting Pits	38 No
Parking	9880 ECS

6. Water requirement of the project is as follows:

S. No.		Population	Factor in LPCD	Requirement in KLD	Waste Water In Kld
1.	Domestic				
	Resident	40745	86	3504	
	In patient	80	320	26	
	OPD patient	500	15	8	
	Staff	1500	45	68	
	Students	1600	45	72	
	Visitor	7600	15	115	
	Total			3793	3262
				Domestic-2655	Domestic-2124
				Flushing -1138	Flushing- 1138
2.	Misc.			40	32
3.	Make up water for swimming pool			10	0
4.	DG cooling			54	5
5.	Laboratory			10	8
6.	Horticulture			53	0
	Total	2638		3960 KLD	3307 KLD

Total water requirement	3960 KLD
Source	Municipal supply
Total fresh water requirement	2675 KLD
Total waste water discharge	3307 KLD
Total STP Capacity	3970 KLD
Treated water usage	3134 KLD

- 2 Sewage Treatment Plant of 1530 KLD and 2440 KLD will be installed in which treatment of total waste water will be divided.
- STP of 1530 KLD will treat 1274 KLD waste water and water requirement in this case will be 1508 KLD.
- Similarly the STP of 2440 KLD will treat 2033 KLD of waste water. The water requirement in this case will be 2452 KLD.

7. Waste generation details of the project are as follows:

Type of	Colors of	Category	Disposal Method	Total Waste
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Waste	Bins		(kg)
Solid Waste:			
Organics	Green	Bio Degradable	The waste shall be treated in organic waste converter and converted to manure
Recyclable Items	Blue	Recyclable	Recycler
Total			20015 kg/day
Hazardous Waste			
Used Oil	Black with Label	Hazardous Waste	Waste is being collected in leak proof containers at isolated place and then it will be given to approve vender of CPCB as per Hazardous Wastes (Management Handling/Transboundry Movement) Rules, 2008 and amended till date.
E Waste			
E- Waste	Black with Label	Hazardous Waste	It is being given to approved vender of SPCB as per E-Wastes (Management and Handling) Rules, 2011 and came in to effect from 01-05-2012
Bio Medical Waste			
Biomedical Waste	Black with Label	Hazardous Waste	It will be given to approve vender of CPCB as per Biomedical waste (management & handling) rules, 1998 notified by MoEF under EPA, 1986

8. The project proposals are covered under category 8"b" of EIA Notification, 2006.

Based on the recommendations of the State Level Expert Appraisal Committee Meeting held on 21/10/2014 the State Level Environment Impact Assessment Authority in its Meeting held on 30/10/2014 has decided to grant the Environmental Clearance to the project subject the following specific and general conditions:-

a. Specific Conditions:

1. Install online water quality monitoring devices with recycled water line along with flow measuring device.
2. Project falling with in 10 Km. area of Wild Life Sanctuary is to obtain a clearance from National Board for Wild Life (NBWL) even if the eco-sensitive zone is not earmarked
3. For the treatment for total sewage, a full-fledged STP is to be provided with 20% more capacity than waste water generated during operation phase. 100% waste water is to be treated in captive STP conforming to prescribed standards of receiving body for designated use. Monitoring of STP to be done daily till its stabilization.
4. Dedicated power supply for STPs is to be ensured during operation. Sludge of STP is to be used in house as manure and surplus manure should be managed by giving to end users.
5. Plan for organic waste showing technical details is to be submitted within three months with final disposal of manure.
6. Approved layout plan all building plans to be submitted within 03 months from issuance of the Environmental Clearance.

7. A CSR Plan should be prepared and details submitted.
8. Provision of play school/convenient shops, community hall as per population.
9. Provision for 100% solar energy on all roads and public places.
10. Use of reflecting paints on top floor and all side walls.
11. Isolated place for Municipal Solid Waste handling and the disposal shall be provided.
12. LEDs should be used in all common areas and corridors. Solar light is to be provided in the open areas with 50% of them may be with dual power.
13. Parking guideline as per Greater Noida authority should be followed.
14. All entry/exit point should be bell mouth shaped.
15. To discharge excess treated waste water into public drainage system permission from the competent authority to be taken prior to any discharge.
16. All internal roads should not be less than 12 m wide.
17. 100 % provision of Rain Water Harvesting is to be made. RWH shall be initially done only from the roof top. RWH from green and other open areas shall be done only after permission from CGWB.
18. Height of the stack should be provided as discussed based on combined DG sets capacity and be 6mt higher than the tallest building.
19. Post project monitoring for air, water (surface+ ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines.
20. Efforts shall be made to declare no parking zone along the outer periphery of the township and suitably a dense green belt should be developed in this area.
21. Wheel wash arrangement is to be made at exit point during construction phase.
22. Crèche to be provided during the construction/operation phase.
23. Provision of separate room for senior citizen with proper amenities.
24. Parking for disabled persons should be explored.
25. Protection shall be provided on the windows of the high rise flats for security of residents.
26. Criteria norms provided by competent Authority regarding the seismic zone be followed for construction work.
27. Dual plumbing should be adopted.
28. Unless and until all the environmental issues are sorted out the occupancy will be restricted and would be only allowed after achieving the Permission from the competent authority.
29. The project proponent shall ensure that the project site does not attract/infringe any buffer zone of no activity identified/declared under law.
30. Ground water should not be extracted for the purpose of construction or otherwise. In case of default the Environmental Clearance will deem to be cancelled.
31. Sprinkler to be used for curing and quenching and ready mix concrete may be used for construction.
32. Cement Bags should be used for road making.
33. 10% of houses of LIG/EWS is to be provided as per U.P government order and building bylaws.
34. Possibilities of use of treated waste water for irrigation purposes should be explored.
35. No fresh water will be used for irrigation purpose. Fresh Water will only used for drinking, bathing etc.
36. Decision made in any litigation pending in the Courts of Law shall be binding on project proponent.

37. Technical details regarding organic waste disposal and management of organic manure will be submitted in 3 month.
38. Project Proposal should be free plastic zone. Cement Bags and plastic waste should be used for road making.
39. For any water extraction to meet water requirement, necessary permission from CGWB will be taken.
40. Zero discharge will be practiced.
41. Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 11 of the National Environment Appellate Authority Act, 1997.
42. Air quality online monitoring station is to be fixed and data is to be transferred to U.P pollution board and directorate of environment.

b. 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. A report on the energy conservation measures confirming to energy conservation norms finalized by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.

35. 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).
36. 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.
37. 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.
38. 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.
39. 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.
40. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
41. High rise buildings should obtain clearance from aviation department of concerned authority.
42. 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.
43. 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.
44. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used damaged CFLs should be submitted.
45. 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.
46. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
47. 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.
48. 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.
49. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
50. 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.
51. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
52. 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.

53. 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.
54. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
55. 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.
56. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc, should be provided on the layout plan.
57. 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.
58. E-Waste Management should be done as per MoEF guidelines.
59. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.
60. The use of suitably processed plastic waste in the construction of roads should be considered.
61. Displaced persons shall be suitably rehabilitated as per prescribed norms.
62. Dispensary for first aid shall be provided.
63. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
64. Diesel generating set stacks should be monitored for CO and HC.
65. 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.
66. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
67. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage effluent treatment in tanks.
68. An energy audit should be annually carried out during the operational phase and submitted to the authority.
69. 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.
70. Appropriate safety measures should be made for accidental fire.
71. Smoke meters should be installed as warning measures for accidental fires.
72. Project falling within 10 Km. area of Wild Life Sanctuary is to obtain a clearance from National Board Wild Life (NBWL) even if the eco- sensitive zone is not earmarked.

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

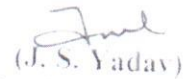
You are also directed to ensure that the proposed site is not a part of any no-development zone as required/prescribed/identified under law. In case of violation, this permission shall automatically be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this clearance shall automatically be cancelled.

The project proponent will have to submit approved plans and proposals incorporating the conditions specified in the Environmental Clearance within 03 months of issue of the clearance. The SFIAA/MoEF reserves the right to revoke the environmental clearance, if

conditions stipulated are not implemented to the satisfaction of SEIAA/MoEF, SEIAA may impose additional environmental conditions or modify the existing ones, if necessary. Necessary statutory clearances should be obtained and submitted before start of any construction activity.

These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006 including the amendments and rules made thereafter.

This is to request you to take further necessary action in the matter as per provision of Gazette Notification No. S.O. 1533(E) dated 14.9.2006, as amended and send half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the SEIAA, U.P. on 1st June and 1st December of each calendar year.


(J. S. Yadav)

Member Secretary, SEIAA


Ref. No. /Praya/SEAC/2280/2014/AD(VB) Dated

Copy with enclosure for Information and necessary action to:

1. The Principal Secretary, Department of Environment, Govt. of Uttar Pradesh, Lucknow.
2. Dr. P.L. Ahuja Rai, Advisor, IA Division, Ministry of Environment & Forests, Govt. of India, Indira Paryavaran Bhawan, Jor Bagh Road, Aliganj, New Delhi-110003.
3. Chief Conservator, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. District Magistrate, Ghaziabad, U.P.
5. The Member Secretary, U.P. Pollution Control Board, TC-12V, Vibhuti Khand, Gomti Nagar, Lucknow.
6. Deputy Director, Regional office, Meerut, Directorate of Environment.
7. Copy to Web Master's guard file.


(Dr. R.K. Sardana)

Secretary, SEAC/
Director (I/C), Environment

For Prateek Realtors India Pvt. Ltd.

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