

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Dr. Bhim Rao Ambedkar Paryavaran Parisar
Vineet Khand-1, Gomti Nagar, Lucknow - 226 010
Phone : 91-522-2300 541, Fax : 91-522-2300 543
E-mail : doeuplko@yahoo.com
Website : www.seiaaup.com

Ref.: 2837/Parya/SEAC/1036/AD(H)/2012

Dated ~~December, 2012~~ Jan. 22, 2013

To.

Mr. Ramanath pandey,
General Manager,
Emaar MGF Business Park,
M.G. Road, Sikanderpur, Chowk,
Sector- 28, Gurgon, Haryana.
Pin- 122002.

Sub.: Regarding the Environmental Clearance for Proposed Group Housing Project "Lucknow Greens" at Sarsawan, Ahmamau & Ardonamau, Lucknow of M/s Emaar MGF Land Ltd.

Dear Sir,

Please refer to your letter dated 24-08-11, 04-04-12, 01-05-12, 20-05-12, 19-06-2012, 10-09-2012, 23-10-2012, 25-10-2012, 15-11-2012 addressed to the Secretary SEAC & Director, Directorate of Environment Govt. of U.P. Dr. Bhimrao Ambedkar Paryavaran Parisar, Vineet Khand-1, Gomti Nagar, Lucknow received in this office on 25-08-11, 17-04-12, 01-05-12, 23-05-12, 27-06-2012, 13-09-2012, 25-10-2012, 25-10-2012, 16-11-2012 on the subject as above. The State Level Expert Appraisal Committee (SEAC) in its meeting dated 23-11-2012 has considered the case and has been given to understand that:-

1. Environmental Clearance is sought for Integrated Township "Lucknow Greens" Village-Sarsawan, Ahmamau & Ardonamau, Lucknow.
2. The total Plot area is 91.61Ha. Proposed Built up area is 10, 31,590.11 sq.m. Green area for the proposed project is 1, 28,837 sqm. Land use is Residential as per Lucknow Master plan 2021.
3. Construction has not started at site and there is no wetland as per revenue record. Proposed project does not come under the flood plain of river Gomati. The project proponent informed that a bandha has been proposed by the State Government between the Gomati River and project boundary.
4. 4937.08 m³/day Total water consumption (Operation phase) and 2343.33 m³/day Net fresh water requirement has been proposed and this requirement will be met from Ground water till availability of public water supply.
5. 3105.85 M³/d waste water is expected to be generate and be treated in STP of 3200 KLD capacity. Treated water will be reused in flushing and horticulture and after tertiary treatment 80 M³/d excess treated waste water will be disposed in to sewer system/ Gomti River.

6. 33490 MW Power requirements are proposed which will be met from UPVN & for 1430 KVA. 3x2000 KVA, 6x600 KVA and 19x250 KVA DG sets will be used for backup power supply.
7. 393 EWS and 393 LIG units has been proposed.
8. 6544 ECS has been proposed for parking provision.
9. Total amount of solid waste generated – 18.2 MT/day. Segregated solid waste - transported through covered vehicles to treatment/disposal site. Recyclable - collected & segregated in separate bins to be disposed to the vendors. Inert - disposed off to the existing landfill facility of Lucknow Nagar Nigam. A suitable agency will be hired for MSW Management. Storage for two days for collection of solid waste has been proposed. Bio-medical waste will be handled as per Bio-Medical Waste (Management and Handling) Rules 1998 amended. Type of container & colour coding would be provided as per Rules. Waste handed over to authorize treatment/disposal facility.
10. Rainwater harvesting ponds to recharge has been proposed. Recharging from road/paved and green area will be done after approval from Central Ground Water Authority. Rainwater harvesting (RWH) system will be designed as per CGWA guidelines. Roof and Surface run-off will be channelized through storm drainage system having de-silting chamber before RWH pond. 8 nos. RWH pits are proposed. It is also proposed to have rainwater harvesting ponds to recharge roof run-off.
11. The proposal is covered under category 8"b" of the EIA notification dated 14/9/2006 as amended.

Based on the recommendations of the State Level Expert Appraisal Committee (Meeting held on 23/11/2012), the State Level Environment Impact Assessment Authority (Meeting held on 18/12/2012) has decided to grant the Environmental Clearance to the project subject to the effective implementation of the following general and specific conditions:-

a. **General Conditions:-**

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

9. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.
10. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
12. Hazardous/inflammable/Explosive materials likely to be stored during the construction and operation phases shall be as per standard procedure as prescribed under law, Necessary clearances in this regards shall be obtained.
13. Solid wastes shall be suitably segregated and disposed. A separate and isolated municipal waste collection center should be provided. Necessary plans should be submitted in this regards.
14. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
15. The emissions and effluents etc. from machines, Instruments and transport during construction and operation phases should be according to the prescribed standards. Necessary plans in this regard shall be submitted.
16. Water sprinklers and other dust control measures should be undertaken to take care of dust generated during the construction and operation phases. Necessary plans in this regard shall be submitted.
17. Suitable noise abatement measures shall be adopted during the construction and operation phases in order to ensure that the noise emissions do not violate the prescribed ambient noise standards. Necessary plans in this regard shall be submitted.
18. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
19. Sewage effluents shall be kept separate from rain water collection and storage system and separately disposed. Other effluents should not be allowed to mix with domestic effluents.
20. Hazardous/Solid wastes generated during construction and operation phases should be disposed off as prescribed under law. Necessary clearances in this regard shall be obtained.
21. Alternate technologies for solid waste disposals (like vermin-culture etc.) should be used in consultation with expert organizations.
22. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
23. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Fully impermeable pavements shall not be constructed. Construction of pavements around trees shall be as per scientifically accepted principles in order to provide suitable watering, aeration and nutrition to the tree.
24. The Green building Concept suggested by Indian Green Building Council, which is a part of CII-Godrej GBC, shall be studied and followed as far as possible.
25. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
26. Ensure usage of dual flush systems for flush cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.

27. Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.
28. Ensure use of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. Make suitable provisions for using solar energy as alternative source of energy. Solar energy application should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. Present a detailed report showing how much percentage of backup power for institution can be provided through solar energy so that use and polluting effects of DG sets can be minimized.
30. Make separate provision for segregation, collection, transport and disposal of e-waste.
31. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
33. Prepare and present disaster management plan.
34. The project proponents shall ensure that no construction activity is undertaken without obtaining pre-environmental clearance.
35. A report on the energy conservation measures 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.
36. Fly ash should be used as building material in the construction as per the provision of fly ash notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project lies within 100 km of Thermal Power Station).
37. The DG sets to be used during construction phase should use low sulphur diesel type and should conform to E.P. rules prescribed for air and noise emission standards.
38. Alternate technologies to Chlorination (for disinfection of waste water) including methods like Ultra Violet radiation, Ozonation etc. shall be examined and a report submitted with justification for selected technology.
39. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
40. The construction of the building and the consequent increased traffic load should be such that the micro climate of the area is not adversely affected.
41. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
42. High rise buildings should obtain clearance from aviation department or concerned authority of
43. Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities should be restricted to special areas earmarked for the purpose.

44. It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children could be provided in a formal way.
45. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
46. It shall be ensured that all Street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alternatives.
47. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
48. Treated effluents shall be maximally reused to aim for zero discharge. Where ever not possible, a detailed management plan for disposal should be provided with quantities and quality of waste water.
49. The treated effluents should normally not be discharged into public sewers with terminal treatment facilities as they adversely affect the hydraulic capacity of STP. If unable, necessary permission from authorities should be taken.
50. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
51. All necessary statutory clearances should be obtained and submitted before start of any construction activity and if this condition is violated the clearance, if and when given, shall be automatically deemed to have been cancelled.
52. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
53. The location of the STP should be such that it is away from human habitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.
54. The Environment Management plan should also include the break up costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.
55. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
56. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.
57. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
58. The DG sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.
59. E-Waste Management should be done as per MoEF guidelines.
60. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.
61. The use of suitably processed plastic waste in the construction of roads should be considered.
62. Displaced persons shall be suitably rehabilitated as per prescribed norms.
63. Dispensary for first aid shall be provided.
64. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.

65. Diesel generating set stacks should be monitored for CO and HC.
66. Ground Water downstream of Rain Water Harvesting pit nearest to STP should be monitored for bacterial contamination. Necessary Hand Pumps should be provided for sampling. The monitoring is to be done both in pre and post monsoon, seasons.
67. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
68. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
69. An energy audit should be annually carried out during the operational phase and submitted to the authority.
70. EIA status should be undertaken for three months during the non monsoon period and the monitoring should be as per the latest norms of MoEF.
71. Health impacts, Socio-economic impacts, soil degradation factors and biodiversity indices should also be included in E.I.A. reports.
72. 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.
73. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within the month) on need base assessment study in the study area. Income generating measures which can help in up-liftment of weaker section of society consistent with the traditional skills of the people identified. The program me can include activities such as old age homes, rain water harvesting provisions in nearby areas, development of fodder farm, fruit bearing orchards, vocational training etc. In addition, vocational training for individuals shall be imparted so that poor section of society can take up self employment and jobs. Separate budget for community development activities and income generating programmers shall be specified. Revised ECR plan is to be submitted within 3 month. Failing which, the environmental Clearance shall be deemed to be cancelled.
74. Appropriate safety measures should be made for accidental fire.
75. Smoke meters should be installed as warning measures for accidental fires.
76. Plan for safe disposal of R.O reject is to be submitted.
77. 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.

b. Specific Conditions:

1. The Environmental Clearance is being issued only plotting development, residential group housing, Educational Facility, community centre, health centre along with sewage system, Rain Water Harvesting and STP as proposed. The commercial activity and other construction activity attracting EIA notification 2006, as amended will have to take separate Environmental Clearance, as per rules.
2. Sprinkler to be used for curing and quenching during construction phase. No ground water to be used during construction and operation phase.
3. STP to be constructed during construction phase. For the treatment for total sewage a full-fledged STP is to be provided. 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 weekly till its stabilizations. To discharge excess treated waste water into public drainage system permission from the competent authority to be taken prior to any

- discharge. Dedicated power supply for STPs is to be ensured. During operation sludge of STP is to be used in house and surplus manure should be managed by giving to end users. STP and D.G. sets to be handed over to individual RWA for the maintenance.
4. All entry/exit point should be bell mouth. All internal roads should not be less than 9 meter wide. Wheel wash arrangement is to be made at exit point
 5. Use of LEDs should be explored in place of CFL. Solar light is to be provided in the common areas with 50% of them may be with dual provision.
 6. Rain Water Harvesting shall be done only from the roof top. RWH from green and other open areas shall be done only after permission from CGWB.
 7. Height of the stack should be provided as discussed based on combined DG sets capacity and be higher than the tallest building.
 8. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within the month) on need base assessment study in the study area. Income generating measures which can help in up-liftment of weaker section of society consistent with the traditional skills of the people identified. The program me can include activities such as old age homes, rain water harvesting provisions in nearby areas, development of fodder farm, fruit bearing orchards, vocational training etc. In addition, vocational training for individuals shall be imparted so that poor section of society can take up self employment and jobs. Separate budget for community development activities and income generating programmers shall be specified.
 9. Crèche, convenient shopping provision shall be provided during the operation and construction phase.
 10. Green belt area should be covered with 50% trees, 25% shrubs and 25% grass. Trees should be planted on 3 rose on the periphery. At least 50% of tree should be ever green.
 11. Criteria/ norms provided by competent Authority regarding the seismic zone be followed for construction work.
 12. E-waste shall be managed as per e-waste notification.
 13. Wherever a particular area is recorded as a pond in the revenue records and all such ponds covered in the project area shall be adopted by the project proponents, and suitably rejuvenated.
 14. Inhabitants of villages, if any, included in the project site will not be displaced but the facilities for the villagers shall be upgraded.
 15. Post project monitoring for air, water (surface+ ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines.
 16. ECS is to be as per LDA by laws.
 17. Individual projects such as commercial activity, hospital, plotted development, other construction activity etc attracting EIA notification 2006, as amended will have to take separate Environmental Clearance, as per rules.
 18. Solid waste management be done by project proponent till the facilities is available in the area.
 19. The project falls close to be flood plain (Approx. 200 mt) a suitable precaution is to be taken to protect the project boundary from flooding.
 20. LIG & EWS housing to be provided as per LDA norms.

The above stipulated conditions will 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 and the Public Liability Insurance Act, 1991 along-with their amendments and rules made there under and also any other orders passed by the Hon'ble Courts of Law relating to the subject matter.

The project proponent will have to submit approved plans and proposals incorporating the conditions specified in the Environmental Clearance within 03 months of issuance of this clearance.

The SEIAA/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.

This is to request you to take further necessary action in the matter as per provisions of Gazette Notification No. S.O. 1533(E) dated 14-09-2006, as amended and send regular compliance reports to the authority as prescribed in the aforesaid notification.



(J. S. Yadav)

Member Secretary, SEIAA


No

/parya/SEAC/1036/2011/AD(H)

Dated: As above

Copy for information and necessary action to:

1. The Principal Secretary, Environment, U.P. Govt., Lucknow.
2. Dr P.L. Ahuja Rai, Advisor, IA Division, Ministry of Environment & Forests, Govt. of India, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
3. Chief Conservator, MoEF, RO (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. The Member Secretary, UPPCB, 3rd Floor, PICUP Bhawan, Gomti Nagar, Lucknow.
5. District Magistrate, Lucknow, U.P.
6. Copy for Guard File.



(O.P. Varma)

Director in charge & Secretary SEAC
Directorate of Environment, U.P.

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Vineet Khand-1, Gomti Nagar, Lucknow - 226 010
Phone : 91-522-2300 541, Fax : 91-522-2300 543
E-mail : doeuplko@yahoo.com
Website : www.seiaaup.in

To,

M/s Emmar MGF Land Ltd,
ECE House-28, Kasturba Gandhi Marg,
New Delhi- 110001

Ref. No.....114...../Parya/SEAC/4121/2019

Date: 13 June, 2019

Sub: Environmental Clearance for Proposed Modernization of Integrated Township "Gomti Green" at Village- Sarsawan, Ahmanmau, Ahdonamau, Lucknow, U.P. M/s Emaar MGF Land Ltd. Regarding.

Dear Sir,

Please refer to your application/letters 18-05-2016, 08-03-2018, 09-03-2018, 02-04-2018, 30-04-2018 addressed to the Chairman/Secretary, State Level Environment Impact Assessment Authority (SEIAA) and Director, Directorate of Environment Govt. of UP on the subject as above. The State Level Expert Appraisal Committee considered the matter in its meetings held on dated 06/02/2019 and SEIAA in its meeting dated 17/05/2019.

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

- 1- The environmental clearance is sought for Integrated Township "Gomti Green" at Village- Sarsawan, Ahmanmau, Ahdonamau, Lucknow, U.P. M/s Emaar MGF Land Ltd.
- 2- Environmental Clearance for the earlier proposal was issued by SEIAA, U.P. vide letter no 2837/Parya/SEAC/1036/AD(H)/2012 dated 22.01.2013 for developing plot area of 9,16,400.00 m² and built-up area of 10,31,590.11 m².
- 3- Terms of reference in the matter were issued vide letter no. 368/Parya/SEAC/3685/2016, dated 10/02/2017.
- 4- Regional Office, MoEF&CC, GOI vide letter no. VII/Env/ SCL-UP/464/2018 dated 29/11/2018 has issued Certified Compliance Report.
- 5- Comparative details of earlier proposal and proposed expansion proposal:

S. No.	Particulars	Earlier (m ²)	Expansion/ Modification	Proposed m ²
1	Total Plot Area	9,16,400.00	Nil	9,16,400.00
A	Group Housing	87,148.18	-506.18	86,642.00
B	Plotted	3,07,842.67	54,671.33	3,62,514.00
C	EWS & LIG	26,199.68	-9,613.68	16,586.00
D	Commercial	46,704.82	-6.82	46,698.00
E	Educational Facility	31,879.65	516.35	32,396.00
F	Community Facilities	31,998.81	-12,246.41	19,752.40
G	Landscape Area	1,28,836.10	117.83	1,28,953.93
H	Road and Circulation	1,98,213.77	-33,104.77	1,65,109
2	FAR	9,16,480.71	47,625.29	9,64,106.00
A	Group Housing	2,17,870.45	-1,264.45	2,16,606.00
B	Plotted	5,05,210.5	86,787.50	5,91,998.00
C	EWS & LIG	52,366.32	-19,194.32	33,172.00
D	Commercial	81,733.44	-11.44	81,722.00
E	Educational Facility	54,800.00	-24,830.00	29,970.00
F	Community Facilities	4,500.00	6,138.00	10,638.00
3	Total Non FAR	1,15,109.40	5,229.60	1,20,339.00
4	Total Built-up Area	10,31,590.11	52,854.89	10,84,445.00

6- Water calculation details:

S. No.	Particulars	Area (m ²) / No. of	Total	Rate	of	Total	Water
--------	-------------	---------------------------------	-------	------	----	-------	-------



		Dwelling units	Occupancy	water demand (lpcd)	requirement (KLD)
A	Group Housing				
	Main Dwelling Units	1,732	8,660	86	744.76
B	Residential Plotted				
	Main Plots	1,435	17,325	86	1,489.95
C	Commercial (G+9)	81,722	7,491	45	337.01
D	EWS	414	2,070	86	178.02
E	LIG	414	2,070	86	178.02
F	Educational	29,970	2,997	45	134.86
G	Health centre		100	340	34
H	Other areas	30,000	1,200	15	18
I	Visitors		4,191	15	62.86
Domestic Water requirement (A+B+C+D+E+F+G+H+I)				3,177.48 say 3,178 KLD	
J.	Horticulture	1,28,953.93 m ²		5 lt/m ² /day	645
K.	AC makeup & DG cooling makeup water				375
L.	Road and Car Washing				40
Total Water Requirement (A+B+C+D+E+F+G+H+I+J+K)				4,238 KLD	

7- Parking details:

S No	Particulars	Parking provided
A	Institutional	513
B	Commercial	1,635
C	Group housing	2,899
D	Residential Plotted	2,222
Total parking		7,269

B. The project proposal falls under category- 8(b) of EIA Notification, 2006 (as amended).

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 06-02-2019 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held 17/05/2019 decided to grant the Environmental Clearance for proposed project along with subject to the effective implementation of the following general & specific conditions:-

General Conditions:

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



11. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
12. Hazardous/inflammable/Explosive materials likely to be stored during the construction and operation phases shall be as per standard procedure as prescribed under law, Necessary clearances in this regards shall be obtained.
13. Solid wastes shall be suitably segregated and disposed. A separate and isolated municipal waste collection center should be provided. Necessary plans should be submitted in this regards.
14. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
15. The emissions and effluents etc. from machines, Instruments and transport during construction and operation phases should be according to the prescribed standards. Necessary plans in this regard shall be submitted.
16. Water sprinklers and other dust control measures should be undertaken to take care of dust generated during the construction and operation phases. Necessary plans in this regard shall be submitted.
17. Suitable noise abatement measures shall be adopted during the construction and operation phases in order to ensure that the noise emissions do not violate the prescribed ambient noise standards. Necessary plans in this regard shall be submitted.
18. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
19. Sewage effluents shall be kept separate from rain water collection and storage system and separately disposed. Other effluents should not be allowed to mix with domestic effluents.
20. Hazardous/Solid wastes generated during construction and operation phases should be disposed off as prescribed under law. Necessary clearances in this regard shall be obtained.
21. Alternate technologies for solid waste disposals (like vermin-culture etc.) should be used in consultation with expert organizations.
22. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
23. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Fully impermeable pavements shall not be constructed. Construction of pavements around trees shall be as per scientifically accepted principles in order to provide suitable watering, aeration and nutrition to the tree.
24. The Green building Concept suggested by Indian Green Building Council, which is a part of CII-Godrej GBC, shall be studied and followed as far as possible.
25. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
26. Ensure usage of dual flush systems for flush cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.
27. Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.
28. Ensure use of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. Make suitable provisions for using solar energy as alternative source of energy. Solar energy application should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. Present a detailed report showing how much percentage of backup power for institution can be provided through solar energy so that use and polluting effects of DG sets can be minimized.
30. Make separate provision for segregation, collection, transport and disposal of e-waste.
31. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.
32. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
33. Prepare and present disaster management plan.



34. The project proponents shall ensure that no construction activity is undertaken without obtaining pre-environmental clearance.
35. A report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
36. Fly ash should be used as building material in the construction as per the provision of fly ash notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project lies within 100 km of Thermal Power Station).
37. The DG sets to be used during construction phase should use low sulphur diesel type and should conform to E.P. rules prescribed for air and noise emission standards.
38. Alternate technologies to Chlorination (for disinfection of waste water) including methods like Ultra Violet radiation, Ozonation etc. shall be examined and a report submitted with justification for selected technology.
39. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
40. The construction of the building and the consequent increased traffic load should be such that the micro climate of the area is not adversely affected.
41. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
42. High rise buildings should obtain clearance from aviation department or concerned authority.
43. Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities should be restricted to special areas earmarked for the purpose.
44. It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children could be provided in a formal way.
45. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
46. It shall be ensured that all Street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alternatives.
47. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
48. Treated effluents shall be maximally reused to aim for zero discharge. Where ever not possible, a detailed management plan for disposal should be provided with quantities and quality of waste water.
49. The treated effluents should normally not be discharged into public sewers with terminal treatment facilities as they adversely affect the hydraulic capacity of STP. If unable, necessary permission from authorities should be taken.
50. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
51. All necessary statutory clearances should be obtained and submitted before start of any construction activity and if this condition is violated the clearance, if and when given, shall be automatically deemed to have been cancelled.
52. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
53. The location of the STP should be such that it is away from human habitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.
54. The Environment Management plan should also include the break up costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.
55. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
56. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.



57. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
58. The DG sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.
59. E-Waste Management should be done as per MoEF guidelines.
60. Electrical waste should be segregated & disposed suitably as not to impose Environmental Risk.
61. The use of suitably processed plastic waste in the construction of roads should be considered.
62. Displaced persons shall be suitably rehabilitated as per prescribed norms.
63. Dispensary for first aid shall be provided.
64. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
65. Diesel generating set stacks should be monitored for CO and HC.
66. Ground Water downstream of Rain Water Harvesting pit nearest to STP should be monitored for bacterial contamination. Necessary Hand Pumps should be provided for sampling. The monitoring is to be done both in pre and post monsoon, seasons.
67. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
68. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
69. An energy audit should be annually carried out during the operational phase and submitted to the authority.
70. Project proponents shall endeavor to obtain ISO: 14001 certification. All general and specific conditions mentioned under this environmental clearance should be included in the environmental manual to be prepared for the certification purposes and compliance.
71. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within the month) on need base assessment study in the study area. Income generating measures which can help in up-liftment of weaker section of society consistent with the traditional skills of the people identified. The program me can include activities such as old age homes, rain water harvesting provisions in nearby areas, development of fodder farm, fruit bearing orchards, vocational training etc. In addition, vocational training for individuals shall be imparted so that poor section of society can take up self employment and jobs. Separate budget for community development activities and income generating programmers shall be specified. Revised ECR plan is to be submitted within 3 month. Failing which, the environmental Clearance shall be deemed to be cancelled.
72. Appropriate safety measures should be made for accidental fire.
73. Smoke meters should be installed as warning measures for accidental fires.
74. Plan for safe disposal of R.O reject is to be submitted.

Specific Conditions:

1. The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.
2. The project proponent shall ensure to plant broad leave trees and their maintenance. The CPCB guidelines in this regard shall be followed.
3. 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.
4. 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.
5. The project proponent shall submit within the next 3 months the details of segregation plan of MSW.
6. The project proponent shall ensure that waste water is properly treated in STP and maximum reused for gardening, flushing system etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper-function. Part of the unused/ unrecycled treated sewage discharged to municipal sewer line, shall meet the prescribed standards for the discharged of



effluent, as per the agreement made between M/s Emaar MGF land Ltd. and LDA.

7. 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.
8. 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.
9. No. of ECS to be restricted to 2200 ECS only.
10. Solar energy to be used alternatives on the road and common places for illumination to save conventional energy as per ECBC Code.
11. The project proponent shall submit within the next 3 month the data of ground water quality including fluoride parameter to the limit of minimum deduction level for all six monitoring stations.
12. 15% area of the total plot area shall be compulsorily made available for the green area development including the peripheral green area. Plantation of trees should be of indigenous species and may be as per the consultation of local district Forest Officer.
13. The waste water generated should be treated properly in scientific manner i.e. domestic waste water to be treated in STP and effluent such as RO rejects with high TDS and other chemical bearing effluent shall be treated separately.
14. Permission from local authority should be taken regarding discharge of excess water into the sewer line.
15. The height, Construction built up area of proposed construction shall be in accordance with the existing FAR norms of the competent authority & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
16. "Consent for Establishment" shall be obtained from UP Pollution Control Board.
17. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
18. Project proponent shall ensure completion of STP, MSW disposal facility, green area development prior to occupation of the buildings.
19. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2016.
20. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as cylinder for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche and First Aid Room etc.
21. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
22. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
23. Corporate Environmental Responsibility (CER) shall be prepared by the project proponent and the details of the various heads of expenditure to be submitted as per the guidelines provided in the recent CER notification No. 22-65/2017-IA.III dated 01/05/2018. A copy of resolution of board of directors shall be submitted to the authority. A list of beneficiaries with their mobile nos./address should be submitted along with six monthly compliance reports.
24. No parking shall be allowed outside the project boundary.
25. Digging of basement shall be undertaken in view of structural safety of adjacent buildings under information/consultation with District Administration/Mining Department. All the topsoil excavated during construction activities should be stored for use in horticulture /landscape development within the project site. Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.



26. Surface rain water has to be collected in kacchha pond for ground water recharging and irrigation of horticulture and peripheral plantation.
27. The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
28. Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
29. Any hazardous waste generated during construction phase should be disposed off as per applicable rules and norms with necessary approvals of the UP Pollution Control Board.
30. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
31. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/UPPCB.
32. The green area design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential area. The open spaces inside the plot should be landscaped and covered with grass and shrubs. Green area Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
33. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
34. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Construction of pavements around trees should be able to facilitate suitable watering, aeration and nutrition to the tree.
35. Ready Mix Concrete and Sprinkler to be used for curing and quenching during construction phase.
36. Roof top water in rainy season is to be discharged into RWH pits for ground water recharging. Arrangement shall be made that waste water and storm water do not get mixed.
37. NOC from Ground Water Board is to be submitted for drilling of tube well for use of Water Supply.
38. All the internal drains are to be covered till the disposal point.
39. This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any.
40. Reflecting paint should be used on the roof top and side walls of the building tower for cooling effect. Concealing factual data and information or submission of false/fabricated data and failure to comply with any of the conditions stipulated in the Prior Environmental Clearance attract action under the provision of Environmental (Protection) Act, 1986.

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

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

The project proponent has to mandatorily submit the compliance of specific conditions no- 1, 3, 4 & 5 given in E.C. letter within 3 months, failing which the Clearance shall automatically deemed to be cancelled.

Further project proponent has to submit the regular 6 monthly compliance report regarding general & specific conditions as specified in the E.C. letter and comply the provision of EIA notification 2006 (as Amended).

These stipulations would be enforced among others under the provisions of Water (Prevention and



Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006 including the amendments and rules made thereafter.



(Ashish Tiwari)
Member Secretary, SEIAA

No...../Parya/SEAC/4644/2019 Dated: As above

Copy with enclosure for information and necessary action to:

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

(Ashish Tiwari)
Member Secretary, SEIAA