

# 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

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Ref.No.....84...../SEAC/354/2009/DD(S)/

Date...12...January, 2010

To,

Mr. N. Datta Gupta,  
M/s Unitech Limited,  
L-Block, South City-1, Gurgaon-122001.

Sub: Regarding the Environmental Clearance for "Group Housing Project" at Sector-117, Noida, U.P. of M/s Unitech Limited.

Dear Sir,

Please refer to your letter No.UL/Group Housing-117/EC/01/2009 dated 15/09/2009 addressed to the Member Secretary, State Environment Impact Assessment Authority, Directorate of Environment, U.P., Dr. Bhimrao Ambedkar Paryavaran Parisar, Vineet Khand-1, Gomti Nagar, Lucknow on the subject as above. The State Level Expert Appraisal Committee has considered your application and has been given to understand that:

1. The Environmental Clearance is sought for proposed "Group Housing Project" at Sector-117, Noida, U.P of M/s Unitech Ltd.
2. The total plot area is 2,61,612.78 Sq.mt. and total built up area is 5,22,699.20 sq. mt.
3. The proposed project will comprise construction of 78 towers with 3808 housing units.
4. Water requirement for the project is 2158m<sup>3</sup>/day and shall be sourced from municipal supply.
5. The project is covered under screening category : 8 "b"

Based on the recommendations of the State Level Expert Appraisal Committee (Meeting held on 11-11-2009) on the aforesaid project the State Level Environment Impact Assessment Authority (Meeting held on 18-12-2009) has decided to grant the Environmental Clearance to the project subject to the effective implementation of the following 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 derhand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.



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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.



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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. Health impacts, Socio-economic impacts, soil degradation factors and biodiversity indices should also be included in E.I.A. reports.
65. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
66. Diesel generating set stacks should be monitored for CO and HC.
67. 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.
68. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
69. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.

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70. Rapid 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. An energy audit should be annually carried out during the operational phase and submitted to the authority.

**b. Specific Conditions:**


1. Parking space should be calculated at the rate of 35, 30, 25 m<sup>2</sup> per ECS for basement, stilt and surface parking respectively.
2. Water uses should be as per guidelines given in construction manual of MoEF.
3. An acceptance letter from NOIDA authority should be obtained regarding the acceptance of treated waste water mentioning the quantity also and should be submitted within one month.
4. Performance evaluation report of STP of any running site based on same technology as proposed based on composite sampling should be submitted within one month.
5. Disposal plan of sludge generated from water treatment should be submitted within one month.

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. Failing this the environmental Clearance shall be deemed to be cancelled.

Necessary statutory clearances should be obtained and submitted before start of any construction activity. In the event of the violation of the condition the environmental clearance shall be automatically deemed to have been cancelled.

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 matter as per provision of Gazette Notification No. S.O. 1533(E) dated 14.9.2006 and send regular compliance reports to the authority as prescribed in the aforesaid notification.

  
(Dr. C.S. Bhatt)

Member Secretary, SEIAA

**Copy for necessary action to:**

1. The Principal Secretary, Environment, U.P. Govt., Lucknow.
2. Dr. Nalini Bhatt, Director, Ministry of Environment & Forests, Govt. of India, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
3. Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.
5. Administrative Officer, Directorate of Environment for monitoring & Web Updation.

  
(Dr. Yashpal Singh)

Secretary, SEAC and  
Director, Environment Directorate,  
Govt. of U.P.



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**Ref: UL: Compliance/MoEF-CRO/ GH-117/3105/2014**

**unitech**

**Date: 31.05.2014**

**To,  
The Director  
Regional Office (Central Region),  
Ministry of Environment & Forests  
Kendriya Bhawan, 5th Floor, Sector-H  
Aliganj, Lucknow-226024**

**The Member Secretary,  
SEIAA/U.P, Pollution Control Board  
3rd Floor, PICUP Bhawan  
Gomti Nagar, Lucknow 226010**

**The Secretary, SEAC  
Directorate of Environment,  
U.P. Dr. Bhim Rao Ambedkar Paryavaran Parisar,  
Vineet Khand-1, Gomati Nagar Lucknow 226010.**

**Ref: EC letter no. 84/SEAC/354/2009/DD(S) dated 12.01.2010**

**Subject:** Submission of 9<sup>th</sup> Six Monthly EC Compliance Report along with environmental monitoring report (with soft copy in CD) for our "Group Housing Project" at Plot No. GH-01, Sector 117, Noida by **Unitech Ltd.**

**Dear Sir,**


This is with reference to point of the General condition of Environmental Clearance (EC) letter no. 84/SEAC/354/2009/DD(S) dated 12.01.2010 received from SEIAA, U.P. Please find enclosed the 9<sup>th</sup> six monthly EC Compliance Report along with Environmental Monitoring report (with soft copy in CD) for the above said project

Hope, you will find the EC Compliance Report in order and it will help to assess the point wise implementation status of environmental safeguard measures for the above said project.

**Thanking you in anticipation,**

**Yours truly,**

For Unitech Limited

  
Authorized Signatory

**Enclosed: EC Compliance Report along with all relevant annexure (with Soft copy in CD)**





# उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड

‘पिकप भवन’ तृतीय तल, बी-ब्लॉक, विभूति खण्ड,  
गोमती नगर, लखनऊ

संदर्भ संख्या F56680

सी-१/एन/एन.ओ.सी./६५०/०९/७

दिनांक 10-11-09

सेवा में,

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यूनिटेक लि०,

ए गुप हाउसिंग प्रोजेक्ट,

जी.एच.-००१, सेक्टर-११७,

नोएडा, गौतमबुद्धनगर।

विषय : पर्यावरणीय प्रदूषण की दृष्टि से /नई इकाई की स्थापना हेतु/कार्यरत इकाई की उत्पादन क्षमता में  
विस्तार /संयंत्रों के नवीनीकरण हेतु अनापत्ति प्रमाण पत्र निर्गमन

महोदय,

कृपया उपरोक्त विषयक अपने आवेदन पत्र दिनांक १६.९.०९ का संदर्भ लें। आपके आवेदन  
पर विचार किया गया है तथा कृपया अवगत हो कि उद्योग को पर्यावरणीय प्रदूषण के दृष्टिकोण से निम्नलिखित  
विशिष्ट शर्तों एवं सामान्य शर्तों (संलग्नक) के समुचित अनुपालन के साथ सशर्त अनापत्ति स्वीकृत की जाती है।

1. अनापत्ति प्रमाण-पत्र निम्नलिखित विशिष्ट विवरणों के लिए ही निर्गत किया जा रहा है :-

(क) स्थल : जी.एच.-००१, सेक्टर-११७, नोएडा, गौतमबुद्धनगर।

(ख) उत्पादन : गुप हाउसिंग प्रोजेक्ट



(ग) मुख्य कच्चे माल :

बाल्टिंग पीटिरियल बालू, सीमेन्ट, सरिया, मोरंग आदि

(घ) औद्योगिक उत्प्रेषण की मात्रा :

शून्य

(ङ) प्रयुक्त ईंधन :

डीजल डी.जी.सेट हेतु

उपर्युक्त विषय वस्तु में किसी भी प्रकार से परिवर्तन करने पर पुनः अनापत्ति प्रमाण-पत्र प्राप्त करना आवश्यक होगा।

2. उद्योग में सभी आवश्यक यंत्र, संयंत्र, हरित पट्टिका, उत्प्रेषण शुद्धिकरण संयंत्र तथा वायु प्रदूषण नियंत्रण व्यवस्था की स्थापना में की गयी प्रगति रिपोर्ट इस कार्यालय में प्रत्येक माह की दसवीं तारीख तक निरंतर प्रेषित करें।
3. उद्योग इकाई में परीक्षण उत्पादन तब तक प्रारम्भ नहीं करें जब तक कि वह बोर्ड से जल एवं वायु अधिनियमों के अन्तर्गत सहमति प्राप्त न कर लें। जल एवं वायु सहमति प्राप्त करने हेतु इकाई ने उत्पादन प्रारम्भ करने की तिथि से कम से कम 2 माह पहले निर्धारित सहमति आवेदन पत्रों को उत्पादन पूर्व प्रथम आवेदन का उल्लेख करते हुए इस कार्यालय में अवश्य ही जमा कर दिया जाए। यदि उद्योग उपरोक्त का अनुपालन नहीं करता है तो उक्त अधिनियमों के वैधानिक प्राविधानों के अन्तर्गत उद्योग के विरुद्ध बिना किसी पूर्व सूचना के विधिक कार्यवाही की जा सकती है।
4. उद्योग में परीक्षण उत्पादन के पूर्व हमारे क्षेत्रीय कार्यालय द्वारा इकाई का निरीक्षण सुनियोजित किया जाए।

घरेलू उत्प्रावह, जिसकी मात्रा ..... से अधिक नहीं होगी। सेप्टिक टैंक एवं सोक पिट के माध्यम से बोर्ड द्वारा निर्धारित मानकों के अनुरूप शुद्धिकृत कर निस्तारित किया जाए।

6. प्रदूषण नियन्त्रण हेतु प्रस्तावित शुद्धिकरण संयंत्र तथा निर्माण कार्य आपूर्ति के लिये दिये गए आदेश की प्रति इस कार्यालय में दिनांक ..... तक अवश्य प्रस्तुत की जाए।

७. मै. यूनिटेक लि०, ए गुप हाउसिंग प्रोजेक्ट, जी.एच.-००१, सेक्टर-११७  
नोएडा, २१०० केएलडी क्षमता का उत्प्रावह शुद्धिकरण संयंत्र स्थापित किया जाएगा एवं शुद्धिकृत उत्प्रावह को शत-प्रतिशत डीजीसेट कूलिंग, प्लशिंग, हार्टीकल्चर हेतु पुनः प्रयोग किया जाएगा।  
शुद्धिकृत उत्प्रावह को सीवेज में डालने हेतु नोएडा अथॉरिटी से अनुमति लें।
८. उद्योग/संस्था प्रस्तावानुसार एसटीपी का निर्माण डिशइनफेक्शन यूनिट के साथ सीवेज जनित होने के पूर्व करें। शुद्धिकृत उत्प्रावह को प्रस्तावानुसार ग्रीनवेल्ट एवं गार्डनिंग हेतु प्रयोग करें।
९. उद्योग/संस्था शुद्धिकरण व्यवस्थाओं हेतु अलग से डी.जी.सेट स्थापित करें तथा उक्त हेतु अलग से विद्युत मीटर स्थापित करें।
१०. सालिड वेस्ट मैनेजमेन्ट प्रस्तावानुसार किया जाये तथा बायोडिग्रेडेबुल वेस्ट के लिए वर्मीकल्चर किया जाये।
११. समस्त प्रस्तावित डी.जी.सेट पर ध्वनि रोधक व्यवस्थाओं के साथ-साथ बोर्ड मानकों के अनुसार पर्याप्त ऊँचाई की चिमनी भी स्थापित की जाये।
१२. उद्योग/संस्था प्रस्तावानुसार रेन वाटर हार्वेस्टिंग व्यवस्था स्थापित करें।
१३. उद्योग/संस्था नियमानुसार कम से कम ३३ प्रतिशत कुल क्षेत्रफल का हरित पट्टिका के रूप में विकसित करें।
१४. केन्द्रीय भूमि जल प्राधिकरण, जल संसाधन मंत्रालय, भारत सरकार से भूमि जल दोहन हेतु आवश्यक एन.ओ.सी. प्राप्त किया जाये।
१५. उद्योग/संस्था को यह अनापत्ति प्रमाण पत्र जल अधिनियम, १९७४ एवं वायु अधिनियम, १९८६ के प्राविधानों के अन्तर्गत निर्गम किया जा रहा है।
१६. उद्योग/संस्था बैंक गारण्टी पत्रांक-एफ५५९७१/सी-१/एन/एन.ओ.सी./६५०/०९, २२.१०.०९ के साथ संलग्न शर्तें। संलग्न-१। का अनुपालन करना सुनिश्चित करें, अनुपालन न करने की दशा में बैंक गारण्टी बोर्ड के पक्ष में अवमुक्त कराली जाएगी एवं अधिनियमों के तहत कार्यवाही भी की जा सकती है, जिसका पूर्ण उत्तरदायित्व स्वयं आपका होगा।



कृपया ध्यान दें कि उपर्युक्त लिखित विशिष्ट शर्तों एवं सामान्य शर्तों का प्रभावी एवं संतोषजनक अनुपालन न करने पर बोर्ड द्वारा निर्गत अनापत्ति प्रमाण-पत्र निरस्त कर दिया जाएगा। बोर्ड का अधिकार सुरक्षित है कि अनापत्ति की शर्तों में संशोधन किया जाय अथवा निरस्त कर दिया जाय। उपर्युक्त विशिष्ट एवं सामान्य शर्तों के सम्बन्ध में उद्योग द्वारा इस कार्यालय में दिनांक ..... तक प्रथम अनुपालन आख्या अवश्य प्रेषित की जाए। अनुपालन आख्या नियमित प्रेषित की जाए अन्यथा अनापत्ति निरस्त कर दी जाएगी।

भवदीय

~~सदस्य, सचिव~~

पृष्ठांकन सं.

/ एन. ओ. सी.

तद दिनांक

प्रतिलिपि :

1. महाप्रबन्धक, जिला उद्योग केन्द्र : .....  
गौतमबुद्धनगर
2. उपकर अधिकारी, उ. प्र. प्रदूषण नियंत्रण बोर्ड, लखनऊ।
3. क्षेत्रीय अधिकारी, उ. प्र. प्रदूषण नियंत्रण बोर्ड : .....  
नोएडा
4. ....

मुख्य पर्यावरण अधिकारी

(सर्किल- )

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