

**No. 21-274 /2007-IA.III
Government of India
Ministry of Environment & Forests**

**Paryavaran Bhawan,
CGO Complex, Lodi Road,
New Delhi-110003.**

Dated: 16th October, 2007

**To
M/s Unitech Reliable Project Ltd ,
Plot No. GH-11, Sector Pi-2,
Greater NOIDA**

Subject: Construction of Group Housing Complex "Unitech Verve" at Plot No. GH-11, Sector Pi-2, Greater NOIDA U.P. by M/s Unitech Reliable Project Ltd -Environmental Clearance reg.

Sir,

This has reference to your application No: nil dated 23.03.2007 and subsequent letter dated 21.09.2007 seeking prior environmental clearance for the above project under the EIA Notification, 1994. The proposal has been appraised as per prescribed procedure in the light of provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., the Questionnaire, EIA, EMP and the additional clarifications furnished in response to the observations of the Expert Appraisal Committee constituted by the competent authority in its meetings held on 6th -8th September, 2007 and 25th -27th September, 2007 and awarded "Silver " grading to the project.

2. It is interalia, noted that the project involves the construction of Group Housing Complex on a plot area of 32,890.9 sq.m. The total built up area proposed is 75,704.27 sq.m. (one basement 6 towers. Total no. of units is 363, (club building, tennis courts + swimming pool). The water requirement during construction phase is 20-25 KLD and operation phase is 512 KLD (Source: Gr. Noida Authority). The STP proposed is 310 KLD. Total waste water generation will be 292 KLD. Requirement of waste water shall be reduced to 245 KLD after the operation of STP. Treated waste water shall be used in horticulture, road washing and DG Set cooling. Total solid waste generation will be 851 kg./day. The power requirement is 3131 KW. The total parking spaces proposed are for cars 782 parking spaces. The total cost of the project is Rs. 80.00 crores.

3. The Expert Committee after due considerations of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have accorded environmental clearance as per the provisions of Environmental Impact Assessment Notification – 1994 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows:



PART A- SPECIFIC CONDITIONS

I. Construction Phase

- i) "Consent for Establishment" shall be obtained from Uttar Pradesh State Pollution Control Board and a copy shall be submitted to the Ministry before start of any construction work at the site.
- ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- iii) A First Aid Room will be provided in the project both during construction and operation of the project.
- iv) Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- v) Provision should be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the labourers during construction phase.
- vi) All the labourers to be engaged for construction should be screened for health and adequately treated before engaging them to work at the site.
- vii) For disinfection of waste water, use ultra violet radiation, not chlorination.
- viii) All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- ix) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- x) Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- xi) Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
- xii) The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to E (P) Rules prescribed for air and noise emission standards.
- xiii) Vehicles hired for bringing construction material to the site should be in good condition and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
- xiv) 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.

- xiv) Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project is within 100 km of Thermal Power Station).
- xv) Ready mixed concrete must be used in building construction.
- xvi) Storm water control and its re-use as per CGWB and BIS standards for various applications.
- xvii) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- xviii) Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
- xix) Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
- xx) Treatment of 100% grey water by decentralised treatment should be done.
- xxi) Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- xxii) Use of glass may be reduced by upto 40% to reduce the electricity consumption and load on airconditioning. If necessary, use high quality double glass with special reflective coating in windows.
- xxiii) Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
- xxiv) Adequate measures to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
- xxv) Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all airconditioned spaces while it is aspirational for non-airconditioned spaces by use of appropriate thermal insulation material to fulfill requirement.

II. Operation Phase

- i) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Discharge of treated sewage shall conform to the norms & standards of the Uttar Pradesh State Pollution Control Board.
- ii) Rain water harvesting for roof run- off and surface run- off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease.



- iii) The solid waste generated should be properly collected & segregated before disposal to the City Municipal Facility. The In-vessel bio-conversion technique should be used for composting the organic waste.
- iv) Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Uttar Pradesh State Pollution Control Board.
- v) The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential landuse. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
- vi) Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
- vii) Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrid system or fully solar system for a portion of the apartments should be provided.
- viii) 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.
- ix) 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 & technology, R & U Factors etc and submit to the Ministry in three months time.

PART – B. GENERAL CONDITIONS

- i) The environmental safeguards contained in the EIA Report should be implemented in letter and spirit.
 - ii) Six monthly monitoring reports should be submitted to the Ministry and it's Regional Office, Lucknow.
4. Officials from the Regional Office of MOEF, Lucknow who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Lucknow.
5. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
6. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act,



1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

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

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

9. 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.

10. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

11. Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs. Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.



(Bharat Bhushan)
Director (IA)

bbhushan98@yahoo.com

Tel: 24360795

16.10.2007

Copy to: -

1. The Secretary, Department of Environment, Government of Uttar Pradesh, Lucknow
2. The Member Secretary, Uttar Pradesh Pollution Control Board, PICUP Bhavan, 3rd Floor, Vibhuti Khand, Gomtinagar, Lucknow
3. The CCF, Regional Office, Ministry of Environment & Forests, RO(CZ), Kendriya Bhawan, 5th Floor, Sector 'H', Aliganj, Lucknow - 226020
4. IA - Division, Monitoring Cell, MOEF, New Delhi - 110003.
5. Guard file.



(Bharat Bhushan)
Director (IA)

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NOTICE

This is for information that Unitech Group Housing Complex "Unitech Verve" at Plot No. GH-11, Sector Pi-2, Greater Noida being developed by M/s Unitech Reliable Projects (P) Ltd. has been accorded Environmental Clearance by the Ministry of Environment & Forests (MoEF) vide EIA Notification dated 14.09.2006.

Copy of the said Environmental Clearance is available with the Uttar Pradesh State Pollution Control Board and may also be seen on the website of Ministry of Environment & Forests <http://www.envfor.nic.in>

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11.	चयन प्र

Ref: Compliance/MoEF-CRO/Verve/3005/2014

Date: 30.05.2014

**To,
The Director
Ministry of Environment & Forest
Paryavaran Bhawan
CGO Complex, Lodhi Road
New Delhi-110003**

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

Ref: EC letter no. 21-274/2007-IA III dated 16.10.2007

Subject: Submission of 14th Six Monthly EC Compliance Report along with environmental monitoring report (with soft copy in CD) for our Group Housing Complex "Unitech Verve" at plot no. GH-11, Sector Pi-02, Greater Noida by **M/s Unitech Reliable Project Ltd.**

Dear Sir,

This is with reference to point no ii of the General condition of Environmental Clearance (EC) letter no. **21-274/2007-IA III dated 16.10.2007** received from MoEF, U.P. Please find enclosed the 14th 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 information in order and will meet your expectations to assess the implementation status of environmental safeguard measures for the project.

Thanking you in anticipation,

**Yours truly,
For Unitech Reliable Projects Pvt. Ltd.**


Authorised Signatory

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





उत्तर प्रदेश प्रदूषण नियंत्रण बोर्ड नोएडा

संदर्भ सं० ५३५१/N.O.C-179/2007

दिनांक 15-02-2007

सेवा मे,

मै० यूनीटेक रिलाएबुल प्रोजेक्ट प्रा. लि.,

प्लॉट नं० ११, सेक्टर-पाई-०२, अलिस्टोनिया स्टेट,

ग्रेटर 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 २४.१.२००७ 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 हैं।

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

(क) स्थल : प्लॉट नं० ११, सेक्टर-पाई-०२, अलिस्टोनिया स्टेट, ग्रेटर नोएडा, गौतमबुद्धनगर

(ख) उत्पादन : ग्रुप हाउसिंग प्रोजेक्ट

(ग) मुख्य कच्चे माल : भवन निर्माण सामग्री

(घ) औद्योगिक उत्प्रेषण की मात्रा :

शून्य

(ङ) प्रयुक्त ईंधन :

डीजल-४००लीटर/दिन, डी. जे. सेवें हेतु

(ग) मुख्य कच्चे माल :

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

2- उद्योग में सभी आवश्यक यन्त्र, 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 निम्नर 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 में उत्पादन प्रारम्भ करने की तिथि से कम से कम २ माह पहले निर्धारित सहमति आवेदन पत्रों को उत्पादन पूर्व प्रथम आवेदन का उल्लेख करते हुए इस कार्यालय में अवश्य ही जमा करा दिया जाये। 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 हैं।

4- उद्योग में परीक्षण उत्पादन के पूर्व हमारे क्षेत्रीय कार्यालय द्वारा इकाई का निरीक्षण सुनियोजित किया जाय।

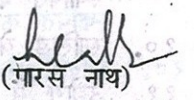
5- घरेलू उत्प्रावह, जिसकी मात्रा.....२.७३ कि.ली./दिन.....से अधिक नहीं होगी। सेप्टिक टैंक एवं सोक पिट के माध्यम से बोर्ड द्वारा निर्धारित मानकों के अनुरूप शुद्धिकृत कर निस्तारित किया जाय।

6- प्रदूषण नियन्त्रण हेतु प्रस्तावित शुद्धिकरण संयंत्र तथा निर्माण कार्य आपूर्ति के लिए दिए गए आदेश की प्रति इस कार्यालय में दिनांक.....१५.३.२००७.....तक अवश्य प्रस्तुत की जाए।

७. मैसर्स यूनिटेक रिलाएबुल प्रोजेक्ट प्रा.लि., प्लॉट नं. ११, सेक्टर-पाई-२, अलिस्टेनिया इस्टेट, ग्रेटर नोएडा में केवल आवासीय भवनों का निर्माण किया जाये। इस हेतु प्रस्तावानुसार कुल क्षेत्र एवं बिल्टअप क्षेत्रफल से अधिक नहीं होगा।
८. उद्योग में प्रस्तावानुसार एस.टी.पी. का निर्माण डिसइन्फेक्शन यूनिट के साथ सीवेज जनित होने से पूर्व करें तथा यथा सम्भव शुद्धिकृत उत्प्रावह का प्रयोग ग्रीन बेल्ट एवं बागवानी में किया जाये।
९. उद्योग शुद्धिकरण व्यवस्थाओं के संचालन हेतु अलग से डी.जी.सैट स्थापित करें तथा उक्त हेतु अलग से विद्युत मीटर स्थापित करें।
१०. सालिड वेस्ट मैनेजमेन्ट प्रस्तावानुसार किया जाये तथा बायोडिग्रेबल वेस्ट के लिये वर्मी कल्चर किया जाये।
११. उद्योग में प्रस्तावित समस्त डीजल जनरेटर सैटें (४x७५० के.वी.ए.) के ऐंजास्ट के टाप पर बोर्ड मानकों के अनुरूप ऊँची चिमनी स्थापित की जाये तथा ध्वनि प्रदूषण नियंत्रण व्यवस्था के रूप में एकास्टिक इन्क्लोजर तथा कम्पनरोधी रबड पैड स्थापित किये जाये।
१२. परिसर में समुचित क्षमता का रूप टाप रेन वाटर हार्वेस्टिंग सिस्टम एवं पीजो मीटर स्थापित किया जाये।
१३. उद्योग परिसर में नियमानुसार कम से कम ३३ प्रतिशत कुल प्रस्तावित क्षेत्रफल को हरित पट्टिका के रूप में विकसित करें।
१४. उद्योग पर्यावरण अधिप्रभाव मूल्यांकन २००६ सम्बन्धी अधिसूचना दिनांक १४.९.२००६ के अन्तर्गत सम्बन्धित से क्लीयरेन्स प्राप्त कर ही निर्माण कार्य आरम्भ करें। यह अनापत्ति प्रमाण पत्र जल अधिनियम १९७४ एवं वायु अधिनियम १९८६ के प्राविधानों के अन्तर्गत निर्गत किया जा रहा है।
१५. प्रत्येक वित्तीय वर्ष की समाप्ति के उपरान्त ३० सितम्बर से पूर्व पर्यावरण वक्तव्य आख्या इस कार्यालय को प्रेषित करें।

कृपया ध्यान दें कि उपयुक्त 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। उपयुक्त विशिष्ट एवं सामान्य शर्तों के सम्बन्ध में उद्योग द्वारा इस कार्यालय में दिनांक १५.३.२००७ तक प्रथम अनुपालन आख्या अवश्य प्रेषित की जाए। अनुपालन आख्या नियमित प्रेषित की जाए अन्यथा अनापत्ति निरस्त कर दी जाएगी।

भवदीय


(गारस नाथ)
क्षेत्रीय अधिकारी

पृष्ठांकन सं०

/एन०ओ०सी०

तद दिनांक

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