

*Speed Post*  
State Level Environment Impact  
Assessment Authority, U.P.

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Ref: 1562/55/SEAC/08/10

Date: 24.9.2008

To,

Mr. N. Datta Gupta,  
Addl. General Manager- Environment,  
Unitech Hi-Tech Developers Ltd.,  
Unitech House, South City, -1, GurGaon-122001.

Sub: Regarding Environmental Clearance for proposed Group Housing "UNIWORLD GRANDE"  
of M/s Unitech Hi-Tech Developers Ltd., at Sector-96,97&98, Noida.

Dear Sir,

Please refer to your letter dated 29-6-2007 addressed to the Director (IA), Division, Ministry of Environment and Forests, New Delhi, and Government of India on the subject as above. In view of the Gazette Notification No. S.O.1533(E) dated 14-9-2006 issued by the Government of India your application has been received by the State Level Expert Committee for necessary action. 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 "UNIWORLD GRANDE" Sector-96,97 and 98, Noida.

2. The total plot area is 140.73 Hectares and built up area is 1597313.00 sq.mt.

3. The project is covered under screening category "8b"

Based on the recommendations of the State Level Expert Appraisal Committee (meeting held on 29-5-2008) on the aforesaid project the State Level Environment Impact Assessment Authority (meeting held on 23-8-2008) has decided to grant the Environmental Clearance to the project subjected 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 emission/effluent standards as prescribed by the MoEF are strictly complied with.

2. It shall be ensured that the No Objection Certificate from the U.P. Pollution Control Board is obtained 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 with out 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 the competent authority on the abstraction and use of

"UNIWORLD GRANDE" of M/s Unitech Hi-Tech Developers Ltd., at Sector-96,97&98, Noida.

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 should be minimized. Parking should be fully internalized and no public space should be utilized.

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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 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 ad 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.

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55. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.
56. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
57. The DG sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.

b. Specific Conditions:

1. Permeability of the lawn around the project should be studied.
2. Take concrete steps to reduce 627 KLD of fresh water used for cooling purpose.
3. Water saving should be done for irrigation purpose.
4. The treatment of sewage should ensure that treated effluents are in conformity to the standards prescribed by the U.P. Pollution Control Board and sludge are handled as per the satisfaction and authority from the U.P. Pollution Control Board.
5. Environmental Monitoring schedule should also be presented.
6. Provision of crèche should be made in the operational phase.
7. Trench systems should be followed for rain water harvesting.

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)*

(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, Gomtinagar, Lucknow.
5. Administrative Officer, Directorate of Environment for monitoring & Web Updation.

*(Dr. Yashpal Singh)*  
Secretary, SEAC and

*(Dr. Yashpal Singh)*  
Director, Environment Directorate, Govt. of U.P.