

**IN THE HON'BLE NATIONAL GREEN TRIBUNAL  
PRINCIPAL BENCH, NEW DELHI**

**Original Application No. 1343/2024**

**(I.A. No. 615/2024)**

**IN THE MATTER OF:**

HARISH YADAV

...APPLICANTS

VERSUS

STATE OF UTTAR PRADESH & ORS.

...RESPONDENTS

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**Through**

*Priyanka Swami*

Date: 30.06.2025

Place: New Delhi

**PRIYANKA SWAMI**

ADVOCATE

STANDING COUNSEL FOR STATE OF UTTAR PRADESH

F-13, JANGPURA, NEW DELHI 110014

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**REPLY ON BEHALF OF RESPONDENT NO.10 ALONGWITH THE  
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**MOST RESPECTFULLY SHOWETH**

1. Ministry of Environment and Forest, Govt. of India through its notification dated 14/09/2006 (as amended) has made it mandatory to obtain Prior Environmental Clearance prior to establishment or expansion of any such project or activity which is listed in the schedule of notification.
2. Environmental clearance shall be required for:

- a) All new projects or activities listed in the Schedule to this notification.
  - b) Expansion and modernization of existing projects or activities listed in the Schedule to this notification with addition of capacity beyond the limits specified for the concerned sector, that is, projects or activities which cross the threshold limits given in the Schedule, after expansion or modernization;
  - c) Any change in product-mix in an existing manufacturing unit included in Schedule beyond the specified range.
  - d) Objective of this process is to impose certain restrictions and prohibitions on new projects or activities, or on the expansion or modernization of existing projects or activities based on their potential environmental impacts.
3. The environmental clearance shall be taken from Central Government in the Ministry of Environment and Forests for matters falling under Category 'A' in the Schedule and at State level, the State Environment Impact Assessment Authority (SEIAA) for matters falling under Category 'B' in the said Schedule, before any construction work, or preparation of land by the project management except for securing the land, is started on the project or activity. The State Environment Impact Assessment Authority (SEIAA) shall base its decision on the recommendations of a State level Expert Appraisal Committee (SEAC).

4. The SEIAA and SEAC, Uttar Pradesh have been constituted by Ministry of Environment and Forest & CC, Govt. of India vide notification bearing no. S.O 3338(E) dt. 16.10.2017 and subsequently reconstituted through notification bearing no. S.O. 2276(E) dated 11/06/2021. Thereafter, the tenure of SEIAA and SEAC was further extended and eventually was dissolved on 10-06-2025. It becomes necessary to mention here that, as per EIA notification 2006 (as amended) *“In the absence of a duly constituted SEIAA or SEAC, a Category ‘B’ project shall be treated as a Category ‘A’ project;”*
5. That the Directorate of Environment, Govt. of U.P. has been declared to function as Secretariat to these statutory bodies i.e. SEIAA and SEAC by State Government.
6. That all such project proposals received to the SEIAA, UP for Prior Environmental Clearance are dealt according to the EIA Notification, 2006 (as amended).
7. The Township Project titled *“Aditya World City,”* being developed by M/s Agarwal Associates Consortium, was initially granted Environmental Clearance (EC) by the Ministry of Environment and Forests (MoEF), Government of India, on 31.10.2007.
8. Thereafter, the project proponent submitted multiple applications for Environmental Clearance to the State Environment Impact Assessment Authority (SEIAA), Uttar Pradesh, vide letters dated 16.05.2013, 15.07.2013, 06.08.2013, 23.07.2013, and 31.08.2013. Pursuant to these

submissions, the proposal was considered in the SEAC meeting held on 31.08.2013, wherein the committee recommended the grant of Environmental Clearance. Subsequently, the project was placed before the SEIAA in its meeting held on 30.09.2013, and EC was granted, which was formally issued vide letter no. 1555/Parya/SEAC/1602/2012/DD(D) dated 07.10.2013.**ANNEXURE-1**

9. That later, the project proponent submitted requests for extension of the validity of the earlier EC through letters dated 25.02.2021 and 23.03.2021. The proposal was considered in the 537th SEAC meeting held on 07.04.2021, where the extension was recommended. The matter was subsequently placed before the 472nd SEIAA meeting held on 03.06.2021, wherein the extension of validity was approved up to 06.10.2023, and communicated to the project proponent vide letter no. 119/Parya/SEIAA/1602/2020 dated 12.06.2021.**ANNEXURE-2**
10. That upon expiry of the extended validity, the project proponent submitted a fresh application for Terms of Reference (ToR) on the Parivesh portal of the Ministry of Environment, Forest and Climate Change (MoEF&CC) on 03.10.2023. An automated Standard ToR was generated by the system on 10.10.2023. Subsequently, a fresh application for Environmental Clearance was submitted on 20.03.2024 through the same portal.**ANNEXURE-3**
11. That the proposal was considered in the 852nd SEAC meeting held on 17.05.2024, wherein the committee recommended the grant of Environmental Clearance. Thereafter, the matter was placed before the

818th SEIAA meeting held on 06.06.2024, and the Environmental Clearance was duly granted. The formal EC was issued vide letter no. EC24B3812UP545066N dated 19.06.2024.**ANNEXURE-4**

12. That the answering respondent further submits that the annexure filed herewith substantiates the claims and demonstrates the stepwise adherence to procedural norms, ensuring that the principles of transparency, accountability, and efficiency are upheld in the discharge of statutory functions.

**Through**



Date: 30.06.2025

Place: New Delhi

**PRIYANKA SWAMI**

ADVOCATE

STANDING COUNSEL FOR STATE OF UTTAR PRADESH

F-13, JANGPURA, NEW DELHI 110014

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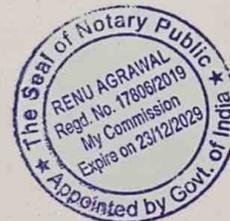
STATE OF UTTAR PRADESH & ORS.

...RESPONDENTS

**AFFIDAVIT**

I, **VIDHYOTMA BHARTI**, aged about 49 years W/o. Dr G.L. Nigam . is presently posted as **ASSISTANT DIRECTOR, REGIONAL OFFICE, NOIDA, DIRECTORATE OF ENVIRONMENTAL, UP.** having an office at **E-12/1, NOIDA, UTTAR PARDESH.** Presently at New Delhi do hereby solemnly affirm and state as under:

1. That I am posted as stated above and well conversant with the facts of the present case and as such competent to swear this affidavit before this Tribunal.
2. That the accompanying Report has been drafted by our counsel upon the official records.on behalf of respondent no. 10.
3. That the contents of the accompanying Report are true and correct, and the knowledge has been derived from official records and nothing material has been concealed therefrom.





*Renu Agrawal*  
**DEPONENT**

**VERIFICATION:**

**30 JUN 2025**

Verified at New Delhi on this \_\_\_ day of June 2025. The contents of my affidavit are true and correct to my knowledge and no part of its is false and nothing has been concealed therefrom.

*Renu Agrawal*  
**DEPONENT**

*Renu Agrawal*  
 D/6004/2022  
 I identified the deponent who  
 has signed in my presence

**ATTESTED**  
 NOTARY PUBLIC  
 (INDIA)  
 30 JUN 2025

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

To,

Mr. P.S. Chaudhary,  
G.M.,  
10, New Rajdhani Enclave,  
Adjacent to Preet Vihar Metro Station,  
Vikas Marg, New Delhi-110092.

Ref. No. 1555/Praya/SEAC/1602/2012/DD(D)

Date: 07 October, 2013

Sub: Environmental Clearance for Township Project "Aditva World City" at Village-Shahpur, Bamheta, NH-24, Ghaziabad, U.P. Ms Agarwal Associated (Promoters) Ltd.

Dear Sir,

Please refer to your letter dated 16-05-2013, 15-07-2013, 06-08-2013, 23-07-2013 & 31-08-2013 addressed to the Secretary, SEAC, Directorate of Environment Govt. of UP on the subject as above. Regarding proposed terms of reference a presentation was made by the Consultant M/s Grass Root Research & Creation India(P) Ltd. representative of the project proponents before the State Level Expert Appraisal Committee meeting dated 31-08-2013 and the committee was given to understand that:-

1. The Project proposal falls under category -8b of EIA Notification, 2006 (as amended) and will be located at Khasra No. 1619, 1622, 1623, 1625, 1670, 1671/1, 1671/2, 1672, 1673, 1674, 1734, 1735, 1736, 1737, 1738, 1739, 1744, 1745, 1746, 1747/1, 1747/2, 1747/3, 1747/4, 1748, 1749, 1750, 1751, 1752/1, 1752/2, 1753, 1754, 1755, 1756/1, 1756/2, 1756/3, 1757, 1757/4, 1757/1, 1759/2, 1759/1, 1760-1767, 1770-71, 1826-1835, 1836/1, 1836/2, 1837-38, 1839/1, 1839/2, 1839/3, 1840-1843, 1866-1870, 1910-1911, 1912/1, 1912/2, 1913-1984, 1997-1998, 2000-2015, 2016/1, 2016/2, 2017-2026, 2027/1, 2027/2, 2028/10, 2028/7, 2028/9, 2028/11, 2028/4, 2028/2, 2029/1, 2029/3, 2029/4, 2030-2013, 2032/4, 2032/3, 2033/1, 2033/4, 2033/2, 2033/1, 2034/1, 2034/2, 2035, 2036/1, 2037-2039, 2040/1, 2040/2, 2040/3, 2041-2050, 2051/1, 2051/2, 2052, 2053/1, 2054-2056, 2057/1, 20060-2065, 2248, 2257-2261-2295, 2354, 2364-2375, Village-Shahpur, Bamheta, NH-24, Ghaziabad, U.P. Ms Agarwal Associated (Promoters) Ltd.
2. The total project/plot area and proposed built-up area of the project are respectively 7,47,435.0 mt sq. and 13,95,596.098 mt sq.
3. The FAR to be achieved are 11,09,386.31 sqm.
4. Parking facility is proposed for 8630 ECS.
5. The total water requirement is proposed as 5536 KLD & Total Fresh water requirements is proposed as 3778 KLD from Municipal Corporation.
6. The total waste water generation is proposed as 4,641 KLD to be treated in STP of 5550 KLD capacity.
7. Total power requirement is proposed as 32000 KVA to be supplied by PVVNL.
8. 10 X 1000 of DG Sets are proposed for power backup.

9. Green area of the proposed project is 1,73,674.338 sqm.
10. Quantity of MSW to be generated is proposed as 32,591.55 Kg/day.
11. The total no of proposed RWH pits are 27.
12. All internal roads are proposed to be at least 9 meter wide.

Based on the recommendations of the State Level Expert Appraisal Committee Meeting held on 31-08-2013 the State Level Environment Impact Assessment Authority in its Meeting held on 30-09-2013 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. A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
35. Fly ash should be used as building material in the construction as per the provision of fly ash notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project lies within 100 km of Thermal Power Station).
36. The DG sets to be used during construction phase should use low sulphur diesel type and should conform to E.P. rules prescribed for air and noise emission standards.
37. Alternate technologies to Chlorination (for disinfection of waste water) including methods like Ultra Violet radiation, Ozonation etc. shall be examined and a report submitted with justification for selected technology.

38. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
39. The construction of the building and the consequent increased traffic load should be such that the micro climate of the area is not adversely affected.
40. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
41. High rise buildings should obtain clearance from aviation department of concerned authority.
42. Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities should be restricted to special areas earmarked for the purpose.
43. It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children could be provided in a formal way.
44. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
45. It shall be ensured that all Street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alternatives.
46. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
47. Treated effluents shall be maximally reused to aim for zero discharge. Where ever not possible, a detailed management plan for disposal should be provided with quantities and quality of waste water.
48. The treated effluents should normally not be discharged into public sewers with terminal treatment facilities as they adversely affect the hydraulic capacity of STP. If unable, necessary permission from authorities should be taken.
49. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
50. All necessary statutory clearances should be obtained and submitted before start of any construction activity and if this condition is violated the clearance, if and when given, shall be automatically deemed to have been cancelled.
51. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
52. The location of the STP should be such that it is away from human habitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.
53. The Environment Management plan should also include the break up costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.
54. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
55. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.
56. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
57. The DG sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.
58. E-Waste Management should be done as per MoEF guidelines.

59. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.
60. The use of suitably processed plastic waste in the construction of roads should be considered.
61. Displaced persons shall be suitably rehabilitated as per prescribed norms.
62. Dispensary for first aid shall be provided.
63. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
64. Diesel generating set stacks should be monitored for CO and HC.
65. Ground Water downstream of Rain Water Harvesting pit nearest to STP should be monitored for bacterial contamination. Necessary Hand Pumps should be provided for sampling. The monitoring is to be done both in pre and post monsoon, seasons.
66. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
67. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
68. An energy audit should be annually carried out during the operational phase and submitted to the authority.
69. Project proponents shall endeavor to obtain ISO: 14001 certification. All general and specific conditions mentioned under this environmental clearance should be included in the environmental manual to be prepared for the certification purposes and compliance.
70. Appropriate safety measures should be made for accidental fire.
71. Smoke meters should be installed as warning measures for accidental fires.
72. Project falling within 10 Km. area of Wild Life Sanctuary is to obtain a clearance from National Board Wild Life (NBWL) even if the eco- sensitive zone is not earmarked.

**b. Specific Conditions:**

1. Provisions of roads across the proposed township shall be made for the purpose of nearby villagers.
2. Any village facilities/routes, falling within or around the project site, shall not be obstructed due to construction/operation of the project. An affidavit to this effect should be submitted by the project proponent to the Authority.
3. Local village bodies around the project site should be duly informed about the project proposal and environmental clearance granted in the matter.
4. If any of wetlands/ponds exist within the project area as per revenue records, it should be protected and maintained and brought to the notice of forest department/SEIAA for directions".
5. Digging of basement shall be undertaken in consultation with District Administration/Mining Department in view of structural safety of adjacent buildings.
6. Rain water harvesting pits should be calculated on the basis of 50 mm/hour rain intensity.
7. Sprinkler to be used for curing and quenching during construction phase. No ground water to be used during construction and operation phase.
8. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within three 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. Separate parking shall be provided for township and commercial areas.
  10. 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 power.
  11. All internal and peripheral roads should be minimum 9 m. wide and all entry & exit should be bell mouth shaped.
  12. The three tier Green Belt shall be raised all around the plant site which shall comprise of not less than 33% of the total area. The project proponent shall ensure that the density of trees are not less than 2500 per ha and rate of survival of plantation shall be not less than 80%. The selection of plant species shall be as per the CPCB guidelines in consultation with the DFO.
  13. Wheel wash arrangement is to be made at exit point during construction phase.
  14. STP to be constructed during construction phase. 100% waste water is to be treated in STP conforming to prescribe standards of receiving body or designated use. Monitoring of STP to be done weekly till its stabilizations then monthly. To discharge excess treated waste water into public drainage system/drains permission from the competent authority to be taken before prior to any discharge.
  15. LIG & EWS housing to be provided as per Ghaziabad Development Authority Norms.
  16. Provision for 100% Rain Water Harvesting in the project premises shall be made. RWH shall be initially done only from the roof top. RWH from green and other open areas shall be done only after permission from CGWB. No. of rain water harvesting pits shall be increased towards open area.
  17. Dedicated guest parking at stilt should be provided.
  18. Management of manure shall be adequately undertaken.
  19. Stack Height should be calculated based on combined Gen-sets capacity and shall be higher than the tallest building in the project.
  20. The total excavated soil will be completely utilized at project site for leveling and back filling. The top soil generated during basement construction will be used for plantation and green area development. The management of surplus soil, if any, will be transported and managed in Eco- friendly manner and the plan will be submitted within 3 month.
  21. Crèche to be provided during the construction and operation phase.
  22. Provision of separate dedicated room to be made for senior citizen commensurate with proper amenities (TV, music system, indoor games etc.) for end user in and around the club house.
  23. E-waste shall be managed as per e-waste notification. Temporary storage at secure place be made till it is given to recycler approved by CPCB. Temporary storage for MSW for two days shall be provided.

-7-

E.C. for Township Project "Aditya World City" at Village- Shalpur, Baramba, NH-24, Ghaziabad, U.P. Ms Agarwal Associates (Promoters) Ltd.

24. Post project monitoring for air, water (surface+ ground), Stack (including CO and HC) Noise of D.G. sets, STP to be carried out as CPCB Guidelines.
25. Adequate Ventilation arrangement for the basement shall be undertaken along with installation of CO Monitors.
26. The basement should be constructed in consultation with CGWB to avoid infringement of water table.
27. An area of 500 mt. radius around is to be treated as no-development zone as required/prescribed/identified under law and should be kept as buffer/no activity zone. The proposed site should not be a part of any no-development zone as required/prescribed/identified under law."
28. Arrangement should be made for guard for collection of storm water.
29. Detailed MSW Management plan including collection and transportation is to be submitted within 03 month.

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

You are also directed to ensure that the proposed site is not a part of any no-development zone as required/prescribed/identified under law. In case of violation, this permission shall automatically deem 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 will have to submit approved plans and proposals incorporating the conditions specified in the Environmental Clearance within 03 months of issue of the clearance. The 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. Necessary statutory clearances should be obtained and submitted before start of any construction activity.

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

This is to request you to take further necessary action in the matter as per provision of Gazette Notification No. S.O. 1533(E) dated 14.9.2006, as amended and send regular compliance reports to the authority as prescribed in the aforesaid notification.

  
(J. S. Yadav)

Member Secretary, SEIAA

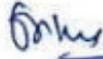
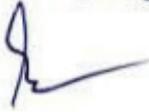
No...../Praya/SEAC/1602/2012/DD(D) Dated: As above

Copy with enclosure for Information and necessary action to

1. The Principal Secretary, Department of Environment, Govt. of Uttar Pradesh, Lucknow.

L.C. for Township Project "Aditya World City" at Village- Shahrur, Bambhata, NH-24, Ghaziabad, U.P. Me Agarwal Associates (Promoters) Ltd.

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, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. District Magistrate, Ghaziabad.
5. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.
6. Deputy Director, Regional office, Meerut, Directorate of Environment.
7. Copy to Web Master/ guard file.

  
(O. P. Varma) 3/10/13  
Secretary, SEAC/  
Director (I/C), Environment  
07/10/13  


1007

## 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 : docuplko@yahoo.com

Website : www.seiaaup.com

To,

Shri P.S. Chaudhary,  
G.M,  
10, New Rajdhani Enclave,  
Adjacent to Preet Vihar Metro Station,  
Vikas Marg, New Delhi- 110092

Ref. No. 119 /Parya/SEIAA/1602/2020

Date 12 June, 2021

**Sub: Extension of validity regarding- Environmental Clearance of Integrated Township "Aditya World City" at Village-Shahpur, Bamheta, Dasna, District- Ghaziabad., M/s Agarwal Associates (Promoters) Ltd. File No. 1602/Proposal No. SIA/UP/MIS/99976/2021**

Dear Sir,

Please refer to your application dated 25-02-2021 & 23-03-2021 addressed to the Chairman/Secretary, State Level Environment Impact Assessment Authority (SEIAA) and Director, Directorate of Environment Govt. of UP. Regarding Extension of Environmental Clearance of Integrated Township "Aditya World City" at Village-Shahpur, Bamheta, Dasna, District- Ghaziabad., M/s Agarwal Associates (Promoters) Ltd.

This is to inform you that the project case was considered in 537st SEAC meeting held on 07-04-2021. Wherein, The committee noted that the environmental clearance for the above proposal was issued by SEIAA, U.P. vide letter no. 1555/PARYA/SEAC/1602/2012/DD(D) dated 07/10/2013 for plot area 7,47,435 m2 and built up area 13,95,596.098 m2. The validity of Environment clearance letter dated 07/10/2013 expired on 06/10/2020. The project proponent applied for extension of validity on 24/02/2021 as per MoEF&CC notification no. S.O. 4254(E) dated 27th November, 2020.

Subsequently, the project case was considered in 472th SEIAA meeting held on 03-06-2021 wherein, State Level Environment Impact Assessment Authority (SEIAA) agreed with the recommendations of the SEAC to extend the validity of Environmental Clearance letter dated 07/10/2013 for the period of 03 years i.e. 07/10/2020 to 06/10/2023.

Rest All the contents mentioned in Environmental Clearance letter no. 1555/PARYA/SEAC/1602/2012/DD(D) dated 07/10/2013 shall remain same.

Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.



(Ashish Tiwari)

Member Secretary, SEIAA

Ref. No. .... /Parya/1602/2020 Dated: As above

**Copy for Information and necessary action to:**

1. The Principal Secretary, Environment, U.P. Govt., Lucknow.
2. Advisor, IA Division, Ministry of Environment, Forests & Climate Change, Govt. of India, Indira Paryavaran Bhawan, JorBagh Road, Aliganj, New Delhi.
3. Additional Director, 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, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow.
5. District Magistrate, Ghaziabad, U.P.
6. Copy for Web Master/Guard file.



(Ashish Tiwari)

Member Secretary, SEIAA

**File No.8330**

Government of India

State Level Environment Impact Assessment Authority

Uttar Pradesh

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To,

M/s AGARWAL ASSOCIATES PROMOTERS LIMITED

Village-Shahpur, Bamheta, Pargana-Dasna, Tehsil and District-Ghaziabad, U.P.,

Ghaziabad-201002

Uttar Pradesh

**Tel.No.-; Email:prahalad@agarwalassociatesgroup.com**

**Sub. Terms of Reference to the Proposed Integrated Township Project “ Aditya World City” at village Shahpur, Bamheta Ghaziabad (U.P.) by M/s Agarwal Associates (Promoters) Ltd. , Village-Shahpur, Bamheta, Pargana-Dasna, Tehsil & district-Ghaziabad, U.P.**

Dear Sir/Madam,

This has reference to the proposal submitted in the Ministry of Environment, Forest and Climate Change to prescribe the Terms of Reference (TOR) for undertaking detailed EIA study for the purpose of obtaining Environmental Clearance in accordance with the provisions of the EIA Notification, 2006. For this purpose, the proponent had submitted online information in the prescribed format (Form-1 ) along with a Pre-feasibility Report. The details of the proposal are given below:

# 1009

- 1. Proposal No.:** SIA/UP/INFRA2/446777/2023
- 2. Name of the Proposal:** Proposed Integrated Township Project " Aditya World City" at village Shahpur, Bamheta Ghaziabad (U.P.) by M/s Agarwal Associates (Promoters) Ltd.
- 3. Category of the Proposal:** INFRA-2
- 4. Project/Activity applied for:** 8(b) Townships and Area Development projects.
- 5. Date of submission for TOR:** 03 Oct 2023

Date : 10-10-2023

Ajay Kumar Sharma  
( Member-Secretary, SEIAA )

Office : **Uttar Pradesh Pollution Control Board**

Phone No : Mobile : **9310502222**

Email id : [msseiaaup@gmail.com](mailto:msseiaaup@gmail.com)

**Note :** This is auto tor granted letter.

In this regard, under the provisions of the EIA Notification 2006 as amended, the Standard TOR for the purpose of preparing environment impact assessment report and environment management plan for obtaining prior environment clearance is prescribed with public consultation as follows:

**ACTIVITY 8(b)- TOWNSHIP AREA & DEVELOPMENT PROJECTS****STANDARD TERMS OF REFERENCE FOR CONDUCTING ENVIRONMENT IMPACT ASSESSMENT STUDY FOR TOWNSHIP/ AREA DEVELOPMENT PROJECTS AND INFORMATION TO BE INCLUDED IN EIA/EMP REPORT****I. Project Details**

- i. Need and benefits of the project.
- ii. Submit data for built-up area for each building, the use and occupancy classification in line with NBC 2016 also to be indicated [for differential functional requirements].
- iii. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

**II. Land Environment**

- iv. Examine details of land use as per Master Plan and land use around 10 km radius of the project site. Analysis should be made based on latest satellite imagery for land use with raw images. Check on flood plain of any river.

**III. Land acquisition and R&R**

- i. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.

**IV. Environmental Monitoring and Management**

- ii. Examine baseline environmental quality along with projected incremental load due to the project.
- iii. Environmental data to be considered in relation to the project development would be (a) land, (b) groundwater, (c) surface water, (d) air, (e) bio-diversity, (f) noise and vibrations, (g) socio economic and health.
- iv. Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
- v. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
- vi. Possible carbon footprint contribution from each activities and mitigation measures proposed shall be included as part of Environment Management Plan.

**V. Drainage**

- vii. Submit a copy of the contour plan with slopes, drainage pattern of the site and surrounding area. Any obstruction of the same by the project.

#### **VI. Forest**

- viii. Submit the details of the trees to be felled for the project, if any .
- ix. Submit the present land use and permission required for any conversion such as forest, agriculture etc.

#### **VII. Water Environment**

- x. Ground water classification as per the Central Ground Water Authority.

#### **VIII. Water Management**

- xi. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
- xii. Rain water harvesting proposals should be made with due safeguards for ground water quality.
- xiii. Maximize recycling of water and utilization of rain water. Examine details.
- xiv. Examine soil characteristics and depth of ground water table for rainwater harvesting.
- xv. Permission from CGWA for abstraction of groundwater, if any, including dewatering during basement excavation.

#### **IX. Waste Management**

- xvi. Examine details of solid waste generation treatment and its disposal.
- xvii. Construction & Demolition Waste Management Plan shall be prepared as part of EMP providing details of demolition activities involved along with quantification and disposal mechanism.

#### **X. Energy Requirements**

- xviii. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.
- xix. Examine and submit details of use of solar energy and alternative source of energy to reduce the fossil energy consumption. Energy conservation and energy efficiency.

- xx. DG sets are likely to be used during construction and operational phase of the project. Emissions from DG sets must be taken into consideration while estimating the impacts on air environment.

#### **XI. Road and Traffic**

- xxi. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. Present and future traffic and transport facilities for the region should be analysed with measures for preventing traffic congestion and providing faster trouble free system to reach different destinations in the city.
- xxii. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
- xxiii. Examine the details of transport of materials for construction which should include source and availability.

#### **XII. Disaster Management Plan**

- xxiv. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster. This should cover details of vulnerabilities due to natural and manmade hazards (earthquake, flooding, cyclone, landslides, fire etc.) and details of disaster mitigation efforts for buildings and infrastructure through structural sufficiency and Fire and Life Safety compliance in line with National Building Code NBC, 2016.

#### **XIII. Court Cases**

- xxv. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

#### **XIV. Miscellaneous**

- xxvi. Any further clarification on carrying out the above studies including anticipated impacts due to the project and mitigative measure, project proponent can refer to the model ToR available on Ministry website "<http://moef.nic.in/Manual/Townships>".



सत्यमेव जयते



Date 20/06/2024



To,

Shri Prahalad Singh  
M/s AGARWAL ASSOCIATES PROMOTERS LIMITED  
Village-Shahpur, Bamheta, Pargana-Dasna, Tehsil & district-Ghaziabad, U.P. , Shahpur Bamheta,  
GHAZIABAD, UTTAR PRADESH, , 201002  
prahalad@agarwalassociatesgroup.com

**Subject:**

Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding Integrated Township Project "Aditya World City" at Khasra No.- 1619, 1622, 1623, 1625, 1670, 1671/1, 1671/2, 1672, 1673, 2292, 2293, 2294, 2295, 2354, 2364 , 2365 , 2366 , 2367, 2368 , 2369 , 2370 , 2371 , 2372, 2373 , 2374 , 2375 , Village Shahpur, Bamheta Ghaziabad, M/s Agarwal Associates (Promoters) Ltd.

**Sir/Madam,**

This is in reference to your application submitted to SEIAA vide proposal number SIA/UP/INFRA2/466358/2024 dated 20/03/2024 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

<b>(i) EC Identification No.</b>	EC24B3812UP5485066N
<b>(ii) File No.</b>	8873-8330
<b>(iii) Clearance Type</b>	Fresh EC
<b>(iv) Category</b>	B1
<b>(v) Project/Activity Included Schedule No.</b>	8(b) Townships/ Area Development Projects / Rehabilitation Centres Proposed Integrated Township Project " Aditya World City" at village Shahpur, Bamheta Ghaziabad (U.P.) by M/s Agarwal Associates (Promoters) Ltd.
<b>(vii) Name of Project</b>	AGARWAL ASSOCIATES PROMOTERS LIMITED
<b>(viii) Name of Company/Organization</b>	GHAZIABAD, UTTAR PRADESH
<b>(ix) Location of Project (District, State)</b>	SEIAA
<b>(x) Issuing Authority</b>	No
<b>(xi) Applicability of General Conditions as per</b>	

**EIA Notification, 2006**

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-2(Part A, B and C)/ EIA & EMP Reports were submitted to the SEAC for appraisal under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEAC in its meeting held on 17-05-2024. The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above.
5. Details of the minerals to be mined along with production capacity and the brief on the salient features of the project as submitted by the project proponent in Form 1 (Part A and B) in the reports and as presented during SEAC meeting are annexed to this EC as Annexure (2).
6. The SEAC, in its meeting held on 17-05-2024, based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of Specific and Standard EC conditions as given in Annexure (1).
7. The SEIAA in its meeting held on 06-06-2024 has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto in its meeting dated 11-03-2024 and based on the recommendations of the SEAC hereby accords Environment Clearance for the instant proposal to Shri Prahald Singh under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific conditions as given in Annexure (1)
8. The SEIAA reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. The PP is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
11. General Instructions:
- The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of SEIAA website where it is displayed.
  - The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn must display the same for 30 days from the date of receipt.
  - The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
  - Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
  - Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
  - The project proponent shall also ensure that the proposed site is not a part of any no-development zone as required/prescribed/identified under law. In case of violation, this permission shall automatically deem to be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this clearance shall automatically deem to be cancelled.
  - Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
  - The SEIAA reserves the right to revoke the environmental clearance, if conditions stipulated are not implemented to the satisfaction of SEIAA. SEIAA may impose additional environmental conditions or modify the existing ones, if necessary.

12. This issues with the approval of the Competent Authority.

## Annexure 1

### Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

#### 1. Environmental Attributes

S. No	EC Conditions
1.1	<ol style="list-style-type: none"> <li>1. Since this is Township and Area Development project in which area for different purposes has been allotted, separate Environmental Clearance shall be taken for Group housing &amp; commercial development including health centre etc. having built-up area more than 20,000 sqm as per the provision of EIA Notification 2006 (as amended).</li> <li>2. Project proponent is advised to explore the possibility and getting the cement in a closed container rather through the plastic bag to prevent dust emissions at the time of loading/unloading.</li> <li>3. Project proponent should ensure that there will be no use of "Single use of Plastic" (SuP).</li> <li>4. In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs. GoI and others) anti-smog guns shall be installed to reduce dust during excavation.</li> <li>5. The project proponent will comply the use of fuel for backup power as per guidelines issued by CPCB from time to time.</li> <li>6. The project proponent will ensure that there is no mismatch/deviation between the project proposal submitted to SEIAA for environmental clearance and maps/drawings were approved by concerned development authority. In case of any mismatch/deviation, amended environmental clearance will be obtained by project proponent. In case of failure, the granted environmental clearance shall automatically deem to be cancelled.</li> <li>7. The project proponent shall ensure that the project site does not attract/infringe any buffer zone, wetland zone etc. of no activity identified/declared under law.</li> <li>8. Criteria/ norms provided by competent Authority regarding the seismic zone are followed for construction work. Provision of alarm system, to timely notify the residents, in case of occurrence of earthquake/other natural disasters/fire should be provided. A well defined evacuation plan should also be prepared and regular mock drills should be arranged for the residents. Rise of stairs should be constructed in a way, so that it should provide smooth movement.</li> <li>9. The project proponent should develop green belt in the said project as per the plan submitted and also follow the guidelines of CPCB/Development authority for green belt as per the norms. The project proponent will prepare working plan of plantation/green belt development showing type of plant species and their spacing in consultation with subject expert/ forest department and submit to the forest department and concerned regulatory authority and ensure their survival and sustainability.</li> <li>10. The proponent should provide electric vehicle charging facility as per the requirements at ground level and allocate the safe and suitable place in the premises for the same.</li> <li>11. Project proponent should invest the CSR amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.</li> <li>12. Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water not to be discharged outside the premises without the permission of the concerned authority.</li> <li>13. The project proponent will ensure full exploitation of potential of rain water harvesting for storage and recharging and also treated wastewater in order to reduce the withdrawal of fresh water and accordingly use the three sources of water supply namely stored rain water, treated wastewater and the fresh water. The project proponent shall also provide a flow measuring device along with flow integrator for monitoring the various sources of water supply namely fresh water, treated waste water and stored harvested rain water.</li> </ol>

S. No	EC Conditions
	<p>14. The project proponent will ensure the quality of construction water as per standards and specifications of relevant codes in order to prevent possible corrosion in concrete, reinforcements and other structural components in order to avoid adverse social and environmental impacts.</p> <p>15. The project proponent will ensure exploitation of maximum possible potential of solar energy generation in the proposed project area and prefer to use it instead of conventional electricity in order to reduce the Green House Gas Emission causing climate change.</p> <p>16. The project proponent will make necessary arrangement to get Structural auditing conducted by an expert institution once in 05 years during life span of the building to ensure safe life of the residents and prevent environmental and social hazards.</p> <p>17. The project proponent shall plan for storm water management drained with appropriate slope and length so that the flood water could get a passage to release in a short span of time.</p>
1.2	<p>1- The project proponent shall submit the details of STP like no. of modules etc.</p> <p>2- The project proponent shall ensure to plant broad leaf trees of local and indigenous species and their maintenance. The CPCB guidelines in this regard shall be followed.</p> <p>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. The CER activities should be related to mitigation of Environmental Pollution and awareness for the same like water harvesting pits and carbon sequestration parks / designed ecosystems .At least one school in the vicinity of project area should be provided with rooftop solar plant, toilets in public place or in school of nearby villages and if there is a girl's school then girls toilet properly equipped with overhead water tank should be constructed. Name of the school adopted for installation of roof top solar plant should be displayed on the website of project proponent and should also be submitted to SEIAA.</p> <p>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.</p> <p>5- The project proponent shall submit within the next 3 months the details of segregation plan of MSW.</p> <p>6- The project proponent shall ensure that waste water is properly treated in STP and treated water should be reused for gardening flushing system and washing etc. For reuse of water for irrigation sprinkler and drip irrigation system shall be installed and maintained for proper function. Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharge and shall be done with necessary permissions from concerned authorities.</p> <p>7- Under any circumstances untreated sewage shall not be discharged to municipal sewer line or any nearby water body.</p> <p>8- 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 air act 1981 (as amended) and the Construction and Demolition Waste Management Rules, CAQM guidelines.</p> <p>9- A certificate from Forest Department shall be obtained that no forest land is involved and if forest land is involved the project proponent shall obtain forest clearance and permission of Central and State Government as per the provisions of Van Sanrakshan evam Samvardhan Adhiniyam,2023 and submit before the start of work.</p> <p>10- If the proposed project is situated in notified area of ground water extraction, where creation of new wells for ground water extraction is not allowed, requirement of fresh water shall be met from alternate water sources other than ground water or legally valid source and permission from the competent authority shall be obtained to use it.</p> <p>11- Provision for charging of electric vehicles as per the guidelines of GoI / GoUP should be submitted within the next 3 months.</p> <p>12- PP should display EC granted to them on their website. 6-monthly compliance report should be displayed on their website and to be given every six month to residents / occupants of the building.</p> <p>13- EC is granted with the condition that EC is valid only for the building plan which has been</p>

S. No	EC Conditions
	<p>submitted by PP for seeking EC. In case approved building plan is different from the one submitted for seeking EC then this EC will stand null and void.</p> <p>14- In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs GOI and others) anti-smog guns shall be installed to reduce dust during excavation.</p> <p>15- DG sets shall be gas based and Guidelines issued by CAAQMS for NCR region regarding the use of DG sets during construction and operational phase should be followed.</p> <p>16- The project proponent shall install organic bio converter.</p> <p>17- <b>Project Proponent shall submit the Six-monthly Compliance on the Environment Clearance condition prescribed in the Prior Environment Clearance letter as per MoEF&amp;CC OM F.no- IAS-22/01/2022-IA-III (E-172624) Dated 14-06-2022.</b></p> <p>18- The effluent from STP after tertiary treatment shall be subjected to ozonation to avoid foul smell.</p> <p>19- The project proponent shall submit within the next 3 months the details of solar power plans for solar electrification beyond 10% within the project.</p> <p>20- The Bio Medical Waste shall be disposed in nearest CBWTF as per the govt issued guidelines in this regard.</p>

**Standard EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)**

**1. Statutory Compliance**

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project

S. No	EC Conditions
	proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

## 2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and

S. No	EC Conditions
	shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

### 3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents

S. No	EC Conditions
	and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

#### 4. Noise Monitoring And Prevention

## 1021

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

## 5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

## 6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

## 1022

S. No	EC Conditions
6.2	Disposal of muck during construction phase shall 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.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	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 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

## 7. Green Cover

S. No	EC Conditions
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
7.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

# 1023

S. No	EC Conditions
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

## 8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

## 9.

S. No	EC Conditions
9.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

## 10. Human Health Issues

S. No	EC Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking

## 1024

S. No	EC Conditions
	water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

## 11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection)

## 1025

S. No	EC Conditions
	Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall 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, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

## 12. Specific Conditions

S. No	EC Conditions
12.1	The project proponent shall develop R& D facilities to develop their own technologies for propylene and polypropylene processing.

Additional EC Conditions

N/A

**Annexure- 2**

A presentation was made by the project proponent along with their consultant M/s Environmental and Technical Research Centre to SEAC on 17-05-2024.

**Project Details Informed by the Project Proponent and their Consultant**

The project proponent, through the documents and presentation gave following details about their project –

1. The environmental clearance is sought for Integrated Township Project “Aditya World City” at Khasra No.- 1619, 1622, 1623, 1625, 1670, 1671/1, 1671/2, 1672, 1673, 2292, 2293, 2294, 2295, 2354, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, Village Shahpur, Bamheta Ghaziabad, M/s Agarwal Associates (Promoters) Ltd.
2. Environmental Clearance for the earlier proposal was granted by SEIAA, U.P. vide Ref. No. 1555/Parya/SEAC/1602/2012/DD(D) dated 07/10/2013 for the Plot area 7,47,435.0 sqm and built-up area is 13,95,596.098 sqm.
3. The standard terms of reference of the present proposal was issued through online Parivesh Portal on 10/10/2023 and EIA report submitted by the project proponent on 20/03/2024.
4. Details of constructed built-up area of the project site:
  - Approx 531814.413 sqm built-up area has been constructed against the proposed built-up area – 1395596.098 Sqm which is 38.10 % of total proposed built-up area.

S.No.	Particulars	Builtup Area (Sqm.)
01	Group Housing	375013.506
02	EWS/LIG	18709.147
03	School	12503.241
04	Plotted Area	112881.560
05	Health centre	1707.897
06	Temple	1390.832
07	Commercial-1	9308.230
08	Sub-Station	300.00
	Total	531814.413

**5. Salient features of the project:**

Item	Details
Name and Location of the Project	Proposed Integrated Township Project “Aditya World City” at Village: Shahpur, Bamheta, Ghaziabad, Uttar Pradesh
Developers of the project	M/s Agarwal Associates (Promoters) Ltd.
Total Plot Area	748695.0 sq. m. (74.86 Hectares approx)
Net Plot Area	747435 sq. m.
Built-up Area	13,95,596.098 sq. m
Total Water Requirement	It is estimated that the total water demand during the construction phase will be 60 KLD and during operation phase total water demand will be 5,536 KLD and Fresh water requirement is 3778 KLD.
Power Requirement	32,000 kVA, Source: Paschimanchal Vidyut Vitaran Nigam Ltd
Power Backup	DG sets of total capacity 1000 KVA (10 nos.)
Total Parking Proposed	Requirement : 6,749 ECS as per bye Laws Proposed : 8,630 ECS
Solid Waste to be Generated	32442.05 Kg/Day Municipal waste will be generated. Out of total 19465.23 Kg/Day will be the organic waste and 9.099 Kg/Day horticulture waste will be generated.
Rain water harvesting pits	27
Total Project Cost	INR 32500 Lakhs
Solar Lights	2880 KW Solar Panel

**6. Land use details:**

Sr.No.	Land Use	Area in Sqm	Area in Percentage(%)
1	Roof Top (Building , Covered Shed)	64428.90	8.62
2	Green Belt Area	27655.10	3.7
3	Road & Paved	92009.25	12.31
4	Open Area	563341.76	75.37

Total	747435.00	100.00
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## 7. Detailed area statement of the project:

S. No.	Particulars	Area (in m <sup>2</sup> )
1	Total License Area	748695
2	Area Under Ponds	1260
3	Net Plot area	747435
4	Area Under Master Plan of Ghaziabad	52,371.84
	Master Plan Green Belt (30 m wide)	34,376.87
	Master plan Road (45 m wide)	17,994.97
5.	Net Planning Area	695,063.16
	Plotted (A)	180,544.65
	Total Group Housing including green area (B)	184,109.60
	Group Housing	1,56,469.6
	Green in Group housing	27,640
	EWS/LIG (C)	18,575.52
	Total Commercial area including green area (D)	31,766.89
	Commercial	28,590.2
	Green in commercial	3176.69
	Public/semi public	52,171.44
	Anganwadi (E)	1,538.37
	Nursery School (F)	6,659.35
	Primary school (G)	6,191.56
	High school (H)	8,136.94
	Inter collage (I)	12036.56
	Health center (J)	3,293.91
	Sub post office (K)	366.95
	Police Chowki (L)	3,052.43
	Rail Reservation Center (M)	451.80
	Community Cum marriage Hall (N)	1,528.28
	Temple (O)	1,038
	Dustbins	960
	Sub station	4,068.99
	STP	3,591.50
	Green/ open	73,589.62
	Road area	154,305.44
6	GC as per Ghaziabad Bye Laws	
	Total permissible & Proposed Ground Coverage	212,927.22
	Plotted @60% of A	108,326.79
	Group Housing @50% of B	64,438.36
	Commercial @50% of D	15,883.45
	Anganwadi @ 35% of E	538.43
	Nursery School @40% of F	2,663.74
	Primary School @ 35% of G	2,167.05
	High School @ 35% of H	2,847.93
	Inter college @ 35% of I	4,212.79
	Health Centre @ 40% of J	1,317.56
	Post Office @ 10% of K	36.69
	Police chowki @ 10% of K	305.24
	Rail Reservation Centre @ 10% of M	45.18
	Community cum marriage hall @ 40% of N	611.31
	Temple @ 40% of O	415.2
	EWS/LIG @ 49.1%	9,117.50
7	FAR as per Ghaziabad Bye Laws	
	Total Permissible and proposed FAR Area	11,09,386.31
	Plotted @ 2.00	361,089.30
	Group Housing @3.75	5,86761.00
	Commercial Area @ 2.75	78,623.00

	Anganwadi @1	1,538.37
	Nursery School @0.80	5,327.48
	Primary School @1	6,191.56
	High School @1.2	9,764.328
	Inter college @1.2	14,443.87
	Health Center @ 1.5	4,940.865
	Post office @ 0.10	36.695
	Police chowki @0.10	305.24
	Rail Reservation Center @ 0.10	45.18
	Rail Reservation Center @ 0.10	45.18
	Community cum marriage hall @ 1.5	2,292.42
	Temple @1.5	1,557
	EWS/LIG @2	36,470
8	Service Area	8,620.49
	Dustbins	960
	Sub station	4,068.99
	STP	3,591.50
9	Basement Area	2,77,589.30
10	Built Up Area	13,95,596.098
11	Total Landscape Area including water body green belt	173,674.338
	Water Body	
	Master Plan Green Belt	34,891.158
	Green in Group Housing	34,376.87
	Green in commercial	27,640
	G-1	3176.69
	G-2	3,733.28
	G-3	4,583.30
	G-3A	677.35
	G-4	711.58
	G-5	3,933.64
	G-6	222.51
	G-7	20095.95
	G- 8	827.97
	G- 9	4,663.79
	G-10	2,390.06
	G-11	1,587.92
	G-12	3,852.66
	G-13	10,321.87
		15,987.74

## 8. Solid waste details:

Facilities Provided	Waste generation norms per unit	Unit	Total waste generated (kg/day)
Residential	0.5 kg/cap/day	57495 persons	28747.5
Staff	0.25 kg/cap/day	12218 persons	3054.5
Health Centre (assuming 50)	Bio Medical Waste (0.38 kg/bed/day)	50 beds	19
Bedded	General Hospital waste (1.25/bed/day)	50 beds	75
	Staff (0.25kg/cap/day)	50	12.5
	Visitor (0.15kg/cap/day)	226	33.9
Visitors	0.15kg/cap/day	4267	640.05
Landscape waste (acres)	45.49 @ 0.2 kg/acre/day		9.099
Total solid waste generation			32,591.55

## 9. Action Plan as per Ministry's O.M. dated 30/09/2020:

Sr. No.	Programme	Proposed	1 <sup>st</sup> Year	2 <sup>nd</sup> Year	Expenditure
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		Activities			
	Rural Education Facility and Infrastructure Development	Upgradation of School infrastructure & Educational facilities- Provide Interactive smart class equipment's /gadgets/solar panels like desktop computers, projectors, Interactive White Boards and distributing study materials, school bags, sports equipment's etc. to students, Seating Benches, installation of potable water facilities, construction of sanitized toilets etc.	Rs. 155 Lakhs (Govt. school at Village: Shahpur Bamheta & Mahrauli) 30 nos potable water facilities - Rs. 40 lakhs, Solar panels installation- Rs. 25 lakhs, Rs 20 lakhs for desktop computers, projectors, Interactive White Boards and distributing study materials, school bags, sports equipment, white washing of school walls, Rs. 20 lakhs for construction of sanitized toilets, Rs 10 lakhs for E-learning setup. Rs 40 Lakhs for maintenance of School building, Furniture etc.	Rs. 105 Lakhs- (Govt school at Village: Girdharpur Sunarsi & Naiphali) 15 nos potable water facilities -Rs. 20 lakhs, Solar panels installation- Rs. 30 lakhs, Rs 10 lakhs for desktop computers, projectors, Interactive White Boards And distributing study materials, school bags, sports equipment, white washing of school walls, Rs. 12 lakhs for construction of sanitized toilets, Rs 8 lakhs for E-learning setup. Rs 25 Lakhs for maintenance of School building, Furniture etc.	260
2.	Community (Skill training And Livelihood)	Skill development for youth, Women empowerment- Organizing Training programs, center development for youth/residents, providing scholarship.	Rs. 50 Lakhs (Govt. school at Village: Shahpur Bamheta & Mahrauli) Rs. 30 lakhs allocated for Organizing training programs regarding EMP, Solid waste & fly ash management, environment monitoring, that will Benefited to approx. 150 youth and 100 women, Rs. 20 lakhs for scholarship to 30 students of village.	Rs. 50 lakhs (Village: Girdharpur Sunarsi & Naiphali) Rs. 25 lakhs allocated for Organizing training programs regarding EMP, Solid waste & fly ash management, environment monitoring, that will Benefited to approx. 150 youth and 100 women, Rs. 25.0 lakhs for scholarship to 30 students of village.	100
3.	Up gradation of healthcare facilities	Provision of oxygen cylinders, medical instruments etc.	Rs. 30 lakhs (Village: Girdharpur Sunarsi & Naiphali) Provision of 10 oxygen cylinders- Rs. 15 lakhs, Rs 10 lakhs for improving medical infrastructures, Rs. 10 lakhs for providing medical instruments, medicines, surgical kits etc.)	Rs. 50 Lakhs (Govt. school at Village: Shahpur Bamheta & Mahrauli) Provision of 20 oxygen cylinders- Rs. 30 lakhs, Rs 10 lakhs for improving medical infrastructures, Rs. 10 lakhs for providing medical instruments, medicines, surgical kits etc.)	80
4.	Plantation development	Plantation / Avenue plantation along roadside, tree plantation in nearby schools / colleges / vacant land/Panchayat bhavan / Govt Office, etc.	Rs. 20.5 Lakhs (1400 no's in Village: Girdharpur Sunarsi & Naiphali)	Rs. 27 Lakhs (2000 no's in Village: Shahpur Bamheta & Mahrauli)	47.5
				Grand Total (Rs)	487.5

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

**Copy, through email, for information and necessary action to –**

1. Additional Chief Secretary, Department of Environment, Forest and Climate Change, Government of Uttar Pradesh, Lucknow (email – [psforest2015@gmail.com](mailto:psforest2015@gmail.com))
2. Joint Secretary, Ministry of Environment, Forest and Climate Change, Government of India, 3rd Floor, Prithvi-Block, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003 (email – [sudheer.ch@gov.in](mailto:sudheer.ch@gov.in))
3. Deputy Director General of Forests (C), Integ rated Regional Office, Ministry of Environment, Forest and Climate Change, Kendriya Bhawan, 5th Floor, Sector “H”, Aliganj, Lucknow – 226020 (email – [roc.z.lko-mef@nic.in](mailto:roc.z.lko-mef@nic.in))
4. District Magistrate, Ghaziabad.
5. Member Secretary, Uttar Pradesh Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow-226010 (email – [ms@uppcb.com](mailto:ms@uppcb.com))
6. Copy for Guard File.

(Sanjeev Kumar Singh)  
Member Secretary, SEIAA



Signature Not Verified

Digitally Signed by : Member Secretary UP  
Member Secretary, SEIAA

Date: 22/06/2024

