

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL**(PRINCIPAL BENCH, NEW DELHI)****ORIGINAL APPLICATION NO. 633/2025****IN THE MATTER OF:****PANKAJ PRASAD****APPLICANT****VERSUS****UPPCB & ORS****RESPONDENTS****INDEX**

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Date:21/02/2026

Place: New Delhi

THROUGH



**Priyanka swami
Advocate
Standing Counsel For SEIAA, U.P
F-13, Jangpura, New Delhi 110014**

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL**(PRINCIPAL BENCH, NEW DELHI)****ORIGINAL APPLICATION NO. 633/2025****IN THE MATTER OF:****PANKAJ PRASAD****APPLICANT****VERSUS****UPPCB & ORS****RESPONDENTS****REPLY ON BEHALF OF SEIAA, UTTAR PRADESH WITH AFFIDAVIT****MOST RESPECTFULLY SHOWETH:**

1. That at the very outset, the answering Respondent most respectfully and categorically denies each and every statement, contention, submission, allegation and/or averment made by the Applicant in the Original Application, save and except those which are specifically and expressly admitted herein.
2. It is submitted that all statements, submissions and averments made in the Original Application which are contrary to, inconsistent with, or beyond the record as available with the answering Respondent are denied in their entirety. It is further submitted that nothing stated in the Original Application shall be deemed to have been admitted merely for want of specific traverse, and any omission to specifically deny any allegation shall not be construed

as an admission of the same. No adverse inference can or ought to be drawn against the answering Respondent on account of any such omission. The present Reply is being filed in order to place the correct legal and factual position before this Hon'ble Tribunal.

- 3.** That the Applicant has, inter alia, sought reliefs before this Hon'ble Tribunal to the effect that a stay be issued on all alleged illegal construction and/or modification activities relating to a drain situated in Siddharth Vihar, Ghaziabad, Uttar Pradesh; that the open drain be restored to its alleged original character including restoration of the green belt areas on both sides serving as embankments at the expense of the concerned public authorities and Respondent No. 6; that demolition be directed of all alleged illegal constructions stated to have been carried out by Respondent No. 6 by modifying the open drain into an underground closed drain by placing 6 feet concrete pipes and allegedly encroaching upon both sides of the green belt; that environmental compensation be awarded against the identified polluters under the 'Polluter Pays' principle; and that such other and further orders be passed as this Hon'ble Tribunal may deem fit and proper in the facts and circumstances of the case.

- 4.** That in order to appreciate the limited and statutory role of the answering Respondent, it is necessary to advert to the legal framework governing grant of Environmental Clearances. The Ministry of Environment and Forests, Government of India, issued Notification dated 14.09.2006 under the provisions of the Environment (Protection) Act, 1986, as amended from time to time, whereby Prior Environmental Clearance was made a mandatory pre-condition for the establishment, expansion or modernization of projects or activities specified in the Schedule appended thereto. The said Notification applies to all new projects and activities listed in the Schedule, to all expansion or modernization proposals crossing the prescribed threshold limits, and to any change in product mix beyond the specified range. The object and purpose of the said Notification is to ensure that projects having potential environmental impacts are subjected to prior appraisal and assessment so that necessary safeguards, conditions, restrictions or prohibitions may be imposed in the interest of environmental protection and sustainable development.
- 5.** That under the scheme of the EIA Notification, 2006, projects are categorized as Category "A" and Category "B" depending upon their nature and potential environmental impacts. Projects falling under

Category "A" are required to obtain Environmental Clearance from the Central Government in the Ministry of Environment, Forest and Climate Change. Projects falling under Category "B" are required to obtain Environmental Clearance at the State level from the State Environment Impact Assessment Authority (SEIAA), based upon the appraisal and categorical recommendations of the duly constituted State Expert Appraisal Committee (SEAC). The appraisal process is structured and regulated strictly in terms of the procedure prescribed under the EIA Notification, 2006.

- 6.** That SEIAA-UP and SEAC-UP were constituted vide Notification S.O. 2276(E) dated 11.06.2021 and were subsequently reconstituted vide Notification S.O. 3921(E) dated 26.08.2025 issued by the Ministry of Environment, Forest and Climate Change. The Directorate of Environment, Government of Uttar Pradesh has been designated to function as the Secretariat for both SEIAA-UP and SEAC-UP. All proposals seeking Prior Environmental Clearance received by SEIAA-UP are processed strictly in accordance with the provisions of the EIA Notification, 2006, as amended from time to time. The State Level Expert Appraisal Committee (SEAC) undertakes detailed scrutiny of project proposals, including examination of environmental impact assessment reports,

environmental management plans, and other relevant documents, and thereafter makes categorical recommendations to the regulatory authority either for grant of Prior Environmental Clearance with stipulated terms and conditions or otherwise. The final decision of SEIAA is based upon the recommendations of SEAC and is taken in accordance with law.

7. That it is necessary to state that SEIAA vide letter No. 1778/Praya/SEAC/2280/2014/AD(V) dated 11.11.2014 granted Environmental Clearance for the Group Housing Project "Prateek Grand City" at Plot No. 04/B.S-1 & 5, Siddharth Vihar, Ghaziabad, Uttar Pradesh to M/s Prateek Realtors India Pvt. Ltd., after due appraisal in accordance with the procedure prescribed under the EIA Notification, 2006. The said Environmental Clearance was granted subject to specific terms and conditions intended to ensure environmental safeguards and regulatory compliance. **A true copy of the Environmental Clearance dated 11.11.2014 is being filed herewith and marked as Annexure P/1.**
8. That thereafter, SEIAA vide letter No. 242/Parya/SEIAA/8045/2023 dated 18.10.2023 issued Terms of Reference (TOR) for the Expansion of "Prateek Grand City" at Plot No. 04/B.S. 1 & 5, Siddharth Vihar, District Ghaziabad, Uttar Pradesh, to M/s Prateek

Realtors India Pvt. Ltd. The issuance of Terms of Reference was in accordance with the procedure prescribed under the EIA Notification, 2006, requiring preparation of requisite environmental studies and documentation for appraisal of the expansion proposal.

A true copy of the Terms of Reference dated 18.10.2023 is being filed herewith and marked as Annexure P/2.

9. That further, SEIAA in its 785th meeting dated 19.12.2023 considered the matter relating to public hearing and agreed to omit Point No. 6 regarding public hearing in the granted Terms of Reference, and accordingly issued letter No. 373/Parya/SEIAA/8045/2023 dated 03.01.2024 regarding non-applicability of public hearing for the Expansion of "Prateek Grand City" at Plot No. 04/B.S. 1 & 5, Siddharth Vihar, District Ghaziabad, Uttar Pradesh, in accordance with the applicable provisions of the EIA Notification, 2006. **A true copy of the letter dated 03.01.2024 regarding non-applicability of public hearing is being filed herewith and marked as Annexure P/3.**

10. That subsequently, SEIAA vide EC Identification No. EC24B3813UP5481972N dated 14.06.2024 granted Prior Environmental Clearance for the Expansion of "Prateek Grand City" at Plot No. 04/B.S. 1 & 5, Siddharth Vihar, District Ghaziabad, Uttar

Pradesh under the provisions of the EIA Notification, 2006, after due consideration of the recommendations of SEAC and the materials placed on record. The said Environmental Clearance was granted in accordance with the statutory procedure and subject to stipulated environmental safeguards and conditions. **A true copy of the grant of Prior Environmental Clearance dated 14.06.2024 is being filed herewith and marked as Annexure P/4.**

- 11.** That it is most respectfully submitted that with regard to the allegations pertaining to illegal construction or modification, the primary responsibility for regulation, supervision and enforcement lies with the Ministry of Environment, Forest and Climate Change and the concerned District Administration or other competent local authorities, as the case may be. The role of SEIAA is confined to appraisal and grant of Environmental Clearance at the pre-establishment or pre-expansion stage in accordance with the statutory scheme of the EIA Notification, 2006. SEIAA does not exercise powers of field-level enforcement or demolition, nor does it undertake on-site regulatory inspections for compliance after grant of Environmental Clearance.
- 12.** That the Office Memorandum dated 29th June 2010 issued by the Ministry of Environment, Forest and Climate Change clearly

designates the Regional Offices of the Ministry as the competent authority for post-clearance monitoring, enforcement of compliance conditions, and regulatory inspection functions. The said Office Memorandum delineates the institutional responsibilities in respect of monitoring and enforcement after grant of Environmental Clearance. **A true copy of the Office Memorandum dated 29th June 2010 is being filed herewith and marked as Annexure-P/5.**

- 13.** That SEIAA, Uttar Pradesh, operates strictly within its statutory jurisdiction as defined under the EIA Notification, 2006 and does not possess any independent institutional mechanism to oversee, supervise or enforce compliance after issuance of Environmental Clearance. Nevertheless, it is submitted that SEIAA remains committed to extending cooperation and assistance wherever required in accordance with law. Within its capacity and jurisdiction, SEIAA has taken proactive steps such as issuance of show cause notices to project proponents wherever instances of non-compliance have been brought to its notice and has forwarded such matters to the appropriate regulatory and monitoring authorities for necessary action in accordance with law.

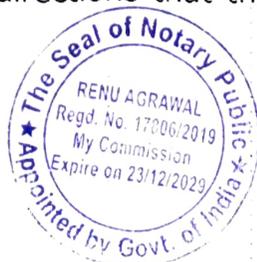
- 14.** That the answering Respondent respectfully submits that it remains at the disposal of this Hon'ble Tribunal and shall abide by and ensure strict compliance with any further orders or directions that may be passed in the present matter. The present Reply is being filed bona fide, in discharge of statutory duty, and in the interest of justice.

**THROUGH
RESPONDENT NO-5 SEIAA, U.P.**

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL**(PRINCIPAL BENCH, NEW DELHI)****ORIGINAL APPLICATION NO. 633/2025****IN THE MATTER OF:****PANKAJ PRASAD****APPLICANT****VERSUS****UPPCB & 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 Environment & Climate Change, U.P., having an office at E-12/1, Noida, U.P., presently at New Delhi, do hereby solemnly affirm and declare 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 on behalf of Member Secretary, SEIAA before this Tribunal.
2. That the accompanying Reply has been drafted by our counsel upon the instructions of Member Secretary
3. That the contents of the accompanying Reply are true and correct, and the knowledge has been derived from official records and nothing material has been concealed therefrom.
4. That the Deponent will continue to extend her full cooperation and shall abide by any further directions that the Hon'ble Tribunal may issue.



V. Lashit
DEPONENT

VERIFICATION

Verified on solemn affirmatin at **New Delhi**..... on **21 FEB 2026** this day of 2026 that the contents of the foregoing affidavit are true and correct to the best of my knowledge and no part of it is false and nothing material has been concealed therefrom

D/4476/10
I identified the deponent who has signed in my presence



V. Lashit
DEPONENT

ATTESTED
[Signature]
**NOTARY PUBLIC
(INDIA)**

21 FEB 2026

Directorate of Environment, U.P.

Vineet Khand-1, Gomti Nagar, Lucknow - 226 010

Phone : 91-522-2300 541, Fax : 91-522-2300 543

E-mail : doeuplko@yahoo.com

Website : www.seiaaup.in, www.seiaaup.com

To,

Mr. Rajesh Agarwal,
Assistant Vice President (Projects & Planning),
Prateek Pro-Menage, A-42,
Sector, 67, Noida, U.P. 201301

Ref. No. 1778/Praya/SEAC/2280/2014/AD(VB)

Date: 11 November, 2014

Sub: Environmental Clearance for Group Housing Project "Prateek Grand City" at Plot No. 04/B.S-1&5, Siddharth Vihar, Ghaziabad, U.P. by M/s Prateek Realtors India Pvt. Ltd.

Dear Sir,

Please refer to your letter received in this office dated 05/05/2014, 27/08/2014, 01/10/2014 and 14/10/2014 addressed to the Director, Environment & Secretary, SEIAA, Dr. Bhim Rao Ambedkar Paryavaran Parisar, Vineet Khand-1, Gomti Nagar, Lucknow on the subject as above.

A presentation was made by the project proponent with their Consultant M/s Perfect Enviro Solutions Pvt. Ltd. before the State Level Expert Appraisal Committee meeting dated 21/10/2014 and the committee was given to understand that:-

1. The environmental clearance is sought for Group Housing Project "Grand City" at Plot No-04/BS-1&5, Sidharth Vihar, Ghaziabad, U.P. M/s Prateek Realtors India Pvt Ltd.
2. Area details of the project is as follows:

Plot Area	154916 sqm	
Ground Coverage (Permissible)	54220.6 sqm	
Ground Coverage (Achieved)	47350 sqm	
FAR (2.5 + 1.25)	580963.913 sqm	
Compensatory FAR (0.28%)	43776.590 sqm	
Non FAR	81227.19 sqm	
Basement	271209.84 sqm	
Built-up Area (FAR + Non FAR + Basement Area)	1001147.74 sqm	
Total Green Area (34.3%)	53267.34 sqm	
Total Open & Road Area	54298.66 sqm	
No. of Dwelling units	7148	
No. of EWS	715	
No. of LIG Units	715	
No. of blocks	Residential	39
	EWS	1
	Medical Facility	2
	Commercial facility	3
	Educational Facility	2
	Community	2
	Area/Common facilities	

Maximum No. of Floors	police station	1
	Residential Block	2 B + 2S + 29
	Educational Facility Block	B+G+6
	Medical Facility Block	B+G+3
	Commercial Block	G+1
	EWS Block	S+14
	Community Block	G+1
	Police Station-	G+1
Maximum level of Basement	2	
Maximum Height	103.65 m	

3. Area break-up details of the project is as follows:

	FAR (sqm)	Non FAR (sqm)	Basement Area (sqm)	Built-up area (sqm)	No. of blocks	Maximum No. of floors	Height (m)
Residential	612078.6	76187.19	258505.4	946771.19	39 +1 (EWS)	2B+ 2S +29	103.65 m
Medical Facility	3600	720	1589.35	5909.35	2	B +G+3	10.5
Commercial Area	6487.11	-	-	6487.11	3	G+1	3.5
Educational Facility	21600	4320	11115.09	37035.09	2	B+G+6	21
Community Area/ Common facilities	4145	-	-	4145	2	G+1	3.5
Police station	800	-	-	800	1	G+1	3.5
Total	648710.71 sq m	81227.19 Sqm	271209.84 sqm	1001147.74 sqm	50	-	103.65

4. Population details of the project are as follows:

		Unit population	
Residential	Residents D.U.(7148 Units)	5	35740
	Residents EWS (715 units)	5	3575
	Residents LIG (715 units)	2	1430
	Total Residents		40745
	Staff		300
	Visitors	10%	4000
Medical Facility (assuming total 80 bedded)	In - Patients	1 person/bed	80
	OPD patients		500
	Staff		250
	staff		400
Education facility	staff		1600
	students		100
	visitors		300
Community & other facilities	staff		

	visitors	2700
Commercial	staff	250
	visitors	800
Total population		52025

5. Salient features of the project are as follows:

Total Power Load	21090 KVA (Uttar Pradesh Power Corporation Limited)
No. of D.G. Sets	6 × 2000 KVA
No. of Rain water Harvesting Pits	38 No
Parking	9880 ECS

6. Water requirement of the project is as follows:

S. No.		Population	Factor in LPCD	Requirement in KLD	Waste Water In Kld
1.	Domestic				
	Resident	40745	86	3504	
	In patient	80	320	26	
	OPD patient	500	15	8	
	Staff	1500	45	68	
	Students	1600	45	72	
	Visitor	7600	15	115	
	Total			3793 Domestic-2655 Flushing -1138	3262 Domestic-2124 Flushing- 1138
2.	Misc.			40	32
3.	Make up water for swimming pool			10	0
4.	DG cooling			54	5
5.	Laboratory			10	8
6.	Horticulture			53	0
	Total	2638		3960 KLD	3307 KLD

Total water requirement	3960 KLD
Source	Municipal supply
Total fresh water requirement	2675 KLD
Total waste water discharge	3307 KLD
Total STP Capacity	3970 KLD
Treated water usage	3134 KLD
<ul style="list-style-type: none"> • 2 Sewage Treatment Plant of 1530 KLD and 2440 KLD will be installed in which treatment of total waste water will be divided. • STP of 1530 KLD will treat 1274 KLD waste water and water requirement in this case will be 1508 KLD. • Similarly the STP of 2440 KLD will treat 2033 KLD of waste water. The water requirement in this case will be 2452 KLD. 	

7. Waste generation details of the project are as follows:

Type of	Colors of	Category	Disposal Method	Total Waste
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Waste	Bins			(Kg)
Solid Waste:				
Organics	Green	Bio Degradable	The waste shall be treated in organic waste converter and converted to manure	14011
Recyclable Items	Blue	Recyclable	Recycler	6005
Total				20015 kg/day
Hazardous Waste				
Used Oil	Black with Label	Hazardous Waste	Waste is being collected in leak proof containers at isolated place and then it will be given to approve vender of CPCB as per Hazardous Wastes (Management/Handling/Transboundary Movement) Rules, 2008 and amended till date.	3 lt/d
E Waste				
E- Waste	Black with Label	Hazardous Waste	It is being given to approved vender of SPCB as per E-Wastes (Management and Handling) Rules, 2011 and came in to effect from 01-05-2012	5 - 7 kg/month
Bio Medical Waste				
Biomedical Waste	Black with Label	Hazardous Waste	It will be given to approve vendor of CPCB as per Biomedical waste (management & handling) rules. 1998 notified by MoEF under EPA, 1986	20 kg/d

8. The project proposals are covered under category 8"b" of EIA Notification, 2006.

Based on the recommendations of the State Level Expert Appraisal Committee Meeting held on 21/10/2014 the State Level Environment Impact Assessment Authority in its Meeting held on 30/10/2014 has decided to grant the Environmental Clearance to the project subject the following specific and general conditions:-

a. Specific Conditions:

1. Install online water quality monitoring devices with recycled water line along with flow measuring device.
2. Project falling within in 10 Km. area of Wild Life Sanctuary is to obtain a clearance from National Board for Wild Life (NBWL) even if the eco-sensitive zone is not earmarked
3. For the treatment for total sewage, a full-fledged STP is to be provided with 20% more capacity than waste water generated during operation phase. 100% waste water is to be treated in captive STP conforming to prescribed standards of receiving body for designated use. Monitoring of STP to be done daily till its stabilization.
4. Dedicated power supply for STPs is to be ensured during operation. Sludge of STP is to be used in house as manure and surplus manure should be managed by giving to end users.
5. Plan for organic waste showing technical details is to be submitted within three months with final disposal of manure.
6. Approved layout plan/all building plans to be submitted within 03 months from issuance of the Environmental Clearance.

7. A CSR Plan should be prepared and details submitted.
8. Provision of play school/convenient shops, community hall as per population.
9. Provision for 100% solar energy on all roads and public places.
10. Use of reflecting paints on top floor and all side walls.
11. Isolated place for Municipal Solid Waste handling and the disposal shall be provided.
12. LEDs should be used in all common areas and corridors. Solar light is to be provided in the open areas with 50% of them may be with dual power.
13. Parking guideline as per Greater Noida authority should be followed.
14. All entry/exit point should be bell mouth shaped.
15. To discharge excess treated waste water into public drainage system permission from the competent authority to be taken prior to any discharge.
16. All internal roads should not be less than 12 m wide.
17. 100 % provision of Rain Water Harvesting is to 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.
18. Height of the stack should be provided as discussed based on combined DG sets capacity and be 6mt higher than the tallest building.
19. Post project monitoring for air, water (surface+ ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines.
20. Efforts shall be made to declare no parking zone along the outer periphery of the township and suitably a dense green belt should be developed in this area.
21. Wheel wash arrangement is to be made at exit point during construction phase.
22. Crèche to be provided during the construction/operation phase.
23. Provision of separate room for senior citizen with proper amenities.
24. Parking for disabled persons should be explored.
25. Protection shall be provided on the windows of the high rise flats for security of residents.
26. Criteria/ norms provided by competent Authority regarding the seismic zone be followed for construction work.
27. Dual plumbing should be adopted.
28. Unless and until all the environmental issues are sorted out the occupancy will be restricted and would be only allowed after achieving the Permission from the competent authority.
29. The project proponent shall ensure that the project site does not attract/infringe any buffer zone of no activity identified/declared under law.
30. Ground water should not be extracted for the purpose of construction or otherwise. In case of default the Environmental Clearance will deem to be cancelled.
31. Sprinkler to be used for curing and quenching and ready mix concrete may be used for construction.
32. Cement Bags should be used for road making.
33. 10% of houses of LIG/EWS is to be provided as per U.P government order and building bylaws.
34. Possibilities of use of treated waste water for irrigation purposes should be explored.
35. No fresh water will be used for irrigation purpose. Fresh Water will only used for drinking, bathing etc.
36. Decision made in any litigation pending in the Courts of Law shall be binding on project proponent.

37. Technical details regarding organic waste disposal and management of organic manure will be submitted in 3 month.
38. Project Proposal should be free plastic zone. Cement Bags and plastic waste should be used for road making.
39. For any water extraction to meet water requirement, necessary permission from CGWB will be taken.
40. Zero discharge will be practiced.
41. Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 11 of the National Environment Appellate Authority Act, 1997.
42. Air quality online monitoring station is to be fixed and data is to be transferred to U.P pollution board and directorate of environment.

b. 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.

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 half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the SEIAA, U.P. on 1st June and 1st December of each calendar year.

[Signature]

[Signature]
(J. S. Yadav)

Member Secretary, SEIAA

Ref. No. 177.8/Prava/SEAC/2280/2014/AD(VB) Dated

Copy with enclosure for Information and necessary action to:

1. The Principal Secretary, Department of Environment, Govt. of Uttar Pradesh, Lucknow.
2. Dr. P.L. Ahuja Rai, Advisor, IA Division, Ministry of Environment & Forests, Govt. of India, Indira Paryavaran Bhawan, Jor Bagh Road, Aliganj, New Delhi-110003.
3. Chief Conservator, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. District Magistrate, Ghaziabad, U.P.
5. The Member Secretary, U.P. Pollution Control Board, TC-12V, Vibhuti Khand, Gomti Nagar, Lucknow.
6. Deputy Director, Regional office, Meerut, Directorate of Environment.
7. Copy to Web Master/ guard file.

[Signature]

[Signature]
(Dr. R.K. Sardana)

Secretary, SEAC/
Director (I/C), Environment

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Vineet Khand-1, Gomti Nagar, Lucknow - 226 010

Phone : 91-522-2300 541, Fax : 91-522-2300 543

E-mail : doeuplko@yahoo.com

Website : www.seiaaup.com

To,

M/s Prateek Realtors India Pvt. Ltd.,
Plot No.- 04/ B.S. 1 & 5,
Siddharth Vihar, District- Ghaziabad, U.P

Ref. No.....242...../Parya/SEIAA/8045/2023

Date: 18 October, 2023

Sub: Terms of Reference for Expansion of "Prateek Grand City" at Plot No.- 04/ B.S. 1 & 5, Siddharth Vihar, District- Ghaziabad, U.P., M/s Prateek Realtors India Pvt. Ltd.

Reference- MoEFCC Proposal no- SIA/UP/INFRA2/439324/2023 & SEIAA, U.P File no-8045

Dear Sir,

This is with reference to your application / letter dated 05-08-2023 & 21-08-2023 on above mentioned subject. The matter was considered by 776th SEAC in meeting held 22-08-2023 and 757th SEIAA in meeting held on 14-09-2023.

A presentation was made by the project proponent along with their consultant M/s Perfect Enviro Solution Pvt. Ltd to SEAC on held 22-08-2023.

Project Details as submitted or informed by the Project Proponent and their Consultant

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

1. The terms of reference is sought for Expansion of "Prateek Grand City" at Plot No.- 04/ B.S. 1 & 5, Siddharth Vihar, District- Ghaziabad, U.P., M/s Prateek Realtors India Pvt. Ltd.
2. The environmental clearance for the existing project were issued by SEIAA, U.P. vide letter no. 1778/Parya/SEAC/2280/2014/AD(VB), dated 11/11/2014 for the plot area 1,54,916.00 sqm and built up area 10,01,147.74 sqm respectively.
3. Due to change in planning of the project, the built up area of the project will increase from 10,01,147.74 sqm to 10,37,101.93 sqm and the plot area will remain the same i.e. 1,54,916.00 sqm.
4. Competitive details of existing and proposed expansion project:

Description	Unit	Details as per EC dated 11.11.2014	Already Constructed	Future Development	Details after Expansion	Remarks
Total Plot Area	m ²	154916.0				No Change
Ground Coverage (Permissible)	m ²	54220.6 (35% of Plot Area as per Bye Laws)	61966.44 (40% of Plot Area as per Bye Laws)			Increase
Ground Coverage (Achieved)						
Residential, Commercial (2 no) & Facilities (School 1 & Police Chowki)	m ²	47350.0 (39 Towers)	19085.79 (24 towers)	13808.61 (12 towers)	32894.4 (36 Towers)	
Commercial (1 no.), Facilities- School (1 no.), Medical (2 nos.)	m ²		-	3563.21	3563.21	
Total Ground Coverage	m ²	47350.0	19085.79	17371.82	36457.61 (23.53%)	Decrease
F.A.R AREA	m ²		580936.913			Increase

**Terms of Reference for Expansion of "Prateek Grand City" at Plot No.- 04/ B.S. 1 & 5, Siddharth Vihar, District- Ghaziabad, U.P.,
M/s Prateek Realtors India Pvt. Ltd.**

(2.5 + 1.25)						
Compensatory F.A.R (EWS/ LIG)	m ²		42470.306			
Facility FAR	m ²		25405.04			
Total Permissible FAR	m ²	648,710.71	648812.25			
FAR Achieved						
Residential Towers	m ²	648710.71 (including 6487.11 for Commercial) (for 39 towers)	380401.89 (24 Towers)	229384.71 (12 towers)	632521.79	Decrease
Commercial (2 nos.)			3828.86	-		
Facilities : School 01			-	18306.33		
Police Chowki			-	600.00		
Commercial (1 no.)	m ²		-	9726.32	14126.32	
Facilities : School 2			-	800.00		
Medical 1 & 2			-	3600.00		
Total FAR- A	m ²	648710.71	384230.75	262417.36	646648.11	
Non FAR Area						
Residential Towers	m ²	81,227.19	25384.00	19191.52	44575.52	Decrease
Commercial (2 nos.)						
Facilities : School 01						
Police Chowki						
Commercial (1 no.)	m ²	-	-	4420.00	4420.00	
Facilities : School (1 no) & Medical (2 nos.)		-	-			
Total Non FAR- B	m ²	81,227.19	25384.00	23611.52	48995.52	
Services Area (Permissible)						
Total Services Area Permissible = 5% of (Basic + Purchasable + Compensatory FAR)	m ²	-	31170.00			-
Services Area (Achieved)						
Residential Towers + Community (Club)- C	m ²	-	19292.00	14592.00	33884.00	Increase
Basement Area						
Residential Towers	m ²	271,209.84	154751.00	90635.30	245386.30	Decrease
Commercial (2 nos.)						

**Terms of Reference for Expansion of "Prateek Grand City" at Plot No.- 04/ B.S. 1 & 5, Siddharth Vihar, District- Ghaziabad, U.P.,
M/s Prateek Realtors India Pvt. Ltd.**

Facilities : School 01						
Police Chowki						
Commercial (1 no.)	m ²		-	5780.00	5780.00	
Facilities : School (1 no) & Medical (2 nos.)			-			
Total Basement Area - D	m ²	271,209.84	154751.00	96415.30	251166.30	
EWS & LIG Built Up Area - E	m ²	-	-	56408.00	56408.00	
Total Built-up Area (A+B+C+D+E)	m ²	1001147.74	583657.75	453444.18	1037101.93	Increase

5. Salient features of the project:

Particulars	Unit	As per EC	Already Constructed	Future Development	After Expansion	Remarks
Power load	KVA	21090.00	18000.00	6450.00	24450.00	Increase
DG sets	kVA	6x2000	3 x 500, 5 x 630, 1x 750, 4x 1250	2x1010, 3x750, 2x500	5 x 500, 5 x 630, 4x 750, 4x 1250, 2x1010	Increase
Capacity of DG sets	kVA	12000	10400	4370	14770	Increase
Rain water Harvesting pits	No.	38	22	16	38	No Change
Water Requirement	KLD	3960	2063	1951	4014	Increase
Fresh Water Requirement	KLD	2675	1482	1191	2673	Decrease
Treated Water Reuse	KLD	1285	581	760	1341	Increase
Waste Water Generation	KLD	3307	1695	1434	3129	Decrease
STP Capacity	KLD	3970 (1530 KLD & 2440 KLD)	2000 (2 no. of 1000 KLD each)	1860	3860 (2000 KLD already installed & 1860 KLD proposed)	Decrease
Treated Water Generation	KLD	3134	1526	1290	2816	Decrease
Excess treated water	KLD	1849	945	530	1475	Decrease
Total Solid Waste	Kg/day	20016	10635	9332	19,967	Decrease
Biodegradable Waste	kg/day	14011	6383	5597	11,980	Decrease
Non-Biodegradable Waste	Kg/day	6005	4255	3732	7,987	Increase
Parking Required	ECS	9876	5765	2943	8708	Decrease
Parking Provision	ECS	9880	5765	3215	8980	Decrease

6. Water calculation details:

Particular	Population	Existing	Factor	Total water	Domestic	Flushing	Waste
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**Terms of Reference for Expansion of "Prateek Grand City" at Plot No. - 04/ B.S. 1 & 5, Siddharth Vihar, District- Ghaziabad, U.P.,
M/s Prateek Realtors India Pvt. Ltd.**

		Operational	in LPCD	demand in KLD	demand in KLD	demand in KLD	Water in KLD
Residential							
Residents	38908		86	3,346	2,529	817	
Staff	300		45	14	8	6	
visitors	3000		15	45	15	30	
Education Facility (Primary & secondary school)	-		-	-	-	-	-
Students	5150		15	77	26	51	
Commercial Block							
Staff	610		45	27	15	12	
visitors	3110		15	47	16	31	
Community Block							
Staff	230		45	10	6	4	
visitors	3407		15	51	17	34	
Medical Facility				-	-	-	
Day care patient	80		340	27	18	9	
OPD patients	500		15	8	3	5	
Sub total	55295	1988		3652	2653	999	
waste water generation					2123	999	3122
Gardening	54424.66	50	5l/sqm	272			-
DG cooling		25		70			5
Make Up water for swimming pool and water body		-		20			2
Total		2063		4014			3129

7. Solid waste details:

Type of Waste	Already Operational (Kg/day)	Proposed (Kg/day)	Total Waste (Kg/day)	Disposal Method
Biodegradable Waste	6383	5597	11980	Biodegradable waste is being treated in Organic waste composte installed at site having capacity 800 - 1500 kg. Same shall be used.
Non Biodegradable Waste	4255	3732	7987	Will be given to approved recycler
Total Solid Waste	10635	9332	19967	

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

The committee/SEIAA discussed the matter and recommended to issue the standard terms of reference (TOR) for the preparation of Environment Impact Assessment Report. The committee also stipulated following additional TOR points:

Additional TOR:

1. All pages of technical documents/EIA/EMP etc. should be signed by the consultant and project proponent both.
2. Copy of all the analysis reports duly signed by analyst approved by NABL or MoEF&CC shall be annexed with the EIA report and original analysis reports should be presented at the time of presentation.

**Terms of Reference for Expansion of "Prateek Grand City" at Plot No. - 04/ B.5. 1 & 5, Siddharth Vihar, District- Ghaziabad, U.P.,
M/s Prateek Realtors India Pvt. Ltd.**

3. MOU signed between the project proponent and the consultant should be submitted.
4. 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 the forest clearance and permission of Central and State Government as per law under the provisions of Forest (conservation) Act, 1980 and submit along with EIA.
5. Provision for charging of electric vehicles as per the guidelines of GoI / GoUP should be submitted.
6. Along with the EIA-EMP report, PP / consultant will also submit in tabular form as to how they have addressed entire ToR while preparing draft EIA-EMP report for PH. Further, PP / consultant will submit in tabular form as to how they have addressed issues raised during public hearing and have incorporated the same in final EIA-EMP report. A presentation to this effect should be made before SEAC at the time of EIA-EMP presentation.
7. Certified compliance report for the existing environmental clearance issued by MoEF&CC from Integrated Regional Officer, MoEF&CC, Lucknow.
8. Structural stability certificate from competent authority.
9. Plantation plan as per norms.
10. Percentage of soft and hard green area.
11. Project Proponent should adopt the 02 villages and development them as model village. Plan in this regard should be submitted.

Standard terms of reference:

1. 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.
2. Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/ villages and present status of such activities.
3. Examine baseline environmental quality along with projected incremental load due to the project.
4. 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.
5. 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
6. Submit the details of the trees to be felled for the project.
7. Submit the present land use and permission required for any conversion such as forest, agriculture etc.
8. Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
9. Ground water classification as per the Central Ground Water Authority.
10. Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
11. Rain water harvesting proposals should be made with due safeguards for ground water quality. Maximize recycling of water and utilization of rain water. Examine details.
12. Examine soil characteristics and depth of ground water table for rainwater harvesting.
13. Examine details of solid waste generation treatment and its disposal.
14. 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.
15. 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. Examine and submit details.
16. Examine road/rail connectivity to the project site and impact on the traffic due to the proposed project. The plan should include the provision of link road from mining area to main road with black topping to prevent air pollution due to dust emission. 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.
17. A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
18. Examine the details of transport of materials for construction which should include source and availability.

**Terms of Reference for Expansion of "Prateek Grand City" at Plot No.- 04/ B.S. 1 & 5, Siddharth Vihar, District- Ghaziabad, U.P.,
M/s Prateek Realtors India Pvt. Ltd.**

19. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
20. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster.
21. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.
22. The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.
23. Examine the probable displacement/ disturbance of human/wild animal/birds settlement/ migration due to impact of proposed project and suggest the suitable mitigation measures
24. There should be provision of temporary shelters for workers with provision of potable drinking water, toilet facility separate for men and women to prevent and stop open defecation at project site.
25. 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>".

The matter will not be considered pending till your reply or EIA/EMP report is received. This is issued with the approval of competent authority.


(Shruti Shukla)

Deputy Director, DoE, UP &
Nodal Officer, SEIAA, UP

No..... /Parya/SEIAA/8045/2022 dated: As above

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

1. The Principal Secretary, Department of Environment, Forest and Climate Change, Government of Uttar Pradesh, Lucknow (email – soenvups@rediffmail.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)
3. Deputy Director General of Forests (C), Integrated Regional Office, Ministry of Environment, Forest and Climate Change, Kendriya Bhawan, 5th Floor, Sector "H", Aliganj, Lucknow – 226020 (email – roc.lko-mef@nic.in)
4. District Magistrate, Ghaziabad, Uttar Pradesh.
5. Member Secretary, Uttar Pradesh Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow-226010 (email – ms@uppcb.com)
6. Copy to Web Master for uploading on PARIVESH Portal.
7. Copy for Guard File.


(Shruti Shukla)

Deputy Director, DoE, UP &
Nodal Officer, SEIAA, UP

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

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

To,

M/s Prateek Realtors India Pvt.Ltd,
 Plot no- 04/B.S. 1 &5,
 Siddharth Vihar, District- Ghaziabad, U.P.

Ref. No. 373...../Parya/SEIAA/8045/2022

Date: 03/01/24
~~December, 2023~~

Sub: Non- applicability of Public Hearing for the project Expansion of "Prateek Grand City" at Plot No.- 04/ B.S. 1 & 5, Siddharth Vihar, District- Ghaziabad, U.P., Shri Ajay Ghal, M/s Prateek Realtors India Pvt. Ltd.

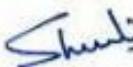
Reference- MoEFCC Proposal no- SIA/UP/INFRA2/439324/2023 & SEIAA, U.P File no-8045

Dear Sir,

SEIAA gone through the letter of the project proponent dated 05.10.2023 regarding the above subject and agreed to omit point no. 6 regarding Public Hearing in granted ToR.

Rest all the conditions mentioned in TOR letter No- 242/Parya/SEIAA/8045/2023 dated 18-10-2023 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.



(Shruti Shukla)

Deputy Director, DoE, UP &
 Nodal Officer, SEIAA, UP

No..... /Parya/SEIAA/8045/2022 dated: As above

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)
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)
3. Deputy Director General of Forests (C), Integrated Regional Office, Ministry of Environment, Forest and Climate Change, Kendriya Bhawan, 5th Floor, Sector "H", Aliganj, Lucknow – 226020 (email – roc.lko-mef@nic.in)
4. District Magistrate, Ghaziabad, Uttar Pradesh.
5. Member Secretary, Uttar Pradesh Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow-226010 (email – ms@uppcb.com)
6. Copy to Web Master for uploading on PARIVESH Portal.
7. Copy for Guard File.


 (Shruti Shukla)

Deputy Director, DoE, UP &
 Nodal Officer, SEIAA, UP



सत्यमेव जयते

107

File No: 8690-8045

Government of India

ANNEXURE P/4

Ministry of Environment, Forest and Climate Change

(Issued by the State Environment Impact Assessment Authority (SEIAA),

UTTAR PRADESH)



Date 14/06/2024



To,

Shri Ajay Ghai
M/s PRATEEK REALTORS INDIA PRIVATE LIMITED
Plot No. 101-102, Himalaya Palace, 65 Vijay block, Laxmi Nagar, G Block, Shakarpur, East Delhi,
EAST, DELHI, 110092
ajay.ghai@prateekgroup.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding Expansion of "Prateek Grand City" at Plot No.- 04/ B.S. 1 & 5 Siddharth Vihar, District- Ghaziabad, U.P., M/s Prateek Realtors India Pvt. Ltd.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/UP/INFRA2/459040/2024 dated 18/01/2024 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 :

(i) EC Identification No.	EC24B3813UP5481972N
(ii) File No.	8690-8045
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Expansion of Prateek Grand City
(viii) Name of Company/Organization	PRATEEK REALTORS INDIA PRIVATE LIMITED
(ix) Location of Project (District, State)	GHAZIABAD, UTTAR PRADESH
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

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 08-05-2024. 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 08-05-2024, 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 30-5-2024 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 Ajay Ghai 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	<p>All EC conditions which are yet not complied as per CCR shall be complied with within 6 months and ATR submitted to SEIAA.</p> <ol style="list-style-type: none"> 1. The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project. 2- The project proponent shall submit within the next 3 months the details of solar power plant and beyond 10% solar electrification plan within the project. 3- 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. 4- 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 environmental conservation activities 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. 5- 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. 6- The project proponent shall submit within the next 3 months the details of segregation plan of MSW. 7- 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 functioning. Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharge and shall be done with permissions required. 8- Under any circumstances untreated sewage shall not be discharged to municipal sewer line or any nearby water body. 9- The effluent from STP after tertiary treatment shall be subjected to ozonation to avoid foul smells. 10- 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. 11- 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. 12- 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. 13- Provision for charging of electric vehicles as per the guidelines of GoI /GoUP should be submitted within the next 3 months. 14- 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. 15- EC is granted with the condition that EC is valid only for the building plan which has been 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. 16- 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

S. No	EC Conditions
	<p>be installed to reduce dust during excavation.</p> <p>17- 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>18- The project proponent shall install organic bio converter.</p> <p>19- Project Proponent shall submit the Six-monthly Compliance on the Environment Clearance condition prescribed in the Prior Environment Clearance letter as per MoEF&CC OM F.no- IAS-22/01/2022-IA-III (E-172624) Dated 14-06-2022.</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 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 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 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

S. No	EC Conditions
	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

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.

S. No	EC Conditions
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.
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

S. No	EC Conditions
	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.
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 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) 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.

S. No	EC Conditions
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.
12.2	<ol style="list-style-type: none"> 1. 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. 2. Project proponent should ensure that there will be no use of "Single use of Plastic" (SuP). 3. 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. 4. The project proponent will comply the use of fuel for backup power as per guidelines issued by CPCB from time to time. 5. 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. 6. 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. 7. Criteria/ norms provided by competent Authority regarding the seismic zone are followed for

S. No	EC Conditions
	<p>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.</p> <p>8. 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.</p> <p>9. 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.</p> <p>10. Project proponent should invest the CSR amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.</p> <p>11. 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.</p> <p>12. 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.</p> <p>13. 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>14. 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>15. 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>16. 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>

Annexure- 2

A presentation was made by the project proponent along with their consultant M/s Perfect Enviro Solutions Pvt. Ltd to SEAC on 08-05-2024.

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 Expansion of “Prateek Grand City” at Plot No.- 04/ B.S. 1 & 5 Siddharth Vihar, District- Ghaziabad, U.P., M/s Prateek Realtors India Pvt. Ltd.
2. The environmental clearance for the existing proposal was issued by SEIAA, U.P. vide letter no. 1778/Parya/SEAC/2280/2014/AD(VB) dated 11/11/2014 for plot area 154916.00 m² and built-up area of 10,01,147.74 m².
3. Certified compliance report for the existing was issued by IRO, MoEF&CC, Lucknow vide letter no. VII/Env./Sel-UP/1018/131, dated 12/01/2024 and action taken report for non complied points has been submitted on 17/01/2024.
4. Comparative area details of existing and expansion proposal:

Description	Unit	Details as per EC dated 11.11.2014	Already Constructed	Future Development	Details after Expansion	Remarks
Total Plot Area	m ²	154916.0				No Change
Ground Coverage (Permissible)	m ²	54220.6 (35% of Plot Area as per Bye Laws)	61966.44 (40% of Plot Area as per Bye Laws)			Increase
Ground Coverage (Achieved)						
Residential, Commercial (2 no) & Facilities (School 1 & Police Chowki)	m ²	47350.0 (39 Towers)	19085.79 (24 towers)	13808.61 (12 towers)	32894.4 (36 Towers)	Decrease
Commercial (1 no.), Facilities- School (1 no.), Medical (2 nos.)	m ²		-	3563.21	3563.21	
Total Ground Coverage	m ²	47350.0	19085.79	17371.82	36457.61 (23.53%)	
F.A.R AREA (2.5 + 1.25)	m ²		580936.913			Increase
Compensatory F.A.R (EWS/ LIG)	m ²		42470.306			
Facility FAR	m ²		25405.04			
Total Permissible FAR	m ²	6,48,710.71	648812.25			
FAR Achieved						
Residential Towers	m ²	648710.71 (including 6487.11 for Commercial) for 39 towers)	380401.89 (24 Towers)	229384.71 (12 towers)	632521.79	Decrease
Commercial (2 nos.)			3828.86	-		
Facilities : School 01			-	18306.33		
Police Chowki			-	600.00		
Commercial (1 no.)			-	9726.32		
Facilities : School 2		800.00		14126.32		
Medical 1 & 2		-	3600.00			
Total FAR- A	m ²	6,48,710.71	3,84,230.75	2,62,417.36	6,46,648.11	
Non FAR Area						
Residential Towers	m ²	81,227.19	25384.00	19191.52	44575.52	Decrease
Commercial (2 nos.)						
Facilities : School 01						
Police Chowki						
Commercial (1 no.)	m ²	81,227.19	25384.00	23611.52	48995.52	
Facilities : School (1 no) & Medical (2 nos.)						
Total Non FAR- B						
Services Area (Permissible)						
Total Services Area Permissible = 5% of (Basic + Purchasable + Compensatory	m ²	-	31170.00	-		

FAR)						
Services Area (Achieved)						
Residential Towers + Community (Club)- C	m ²	-	19292.00	14592.00	33884.00	Increase
Basement Area						
Residential Towers	m ²	2,71,209.84	1,54,751.00	90,635.30	2,45,386.30	Decrease
Commercial (2 nos.)						
Facilities : School 01						
Police Chowki						
Commercial (1 no.)	m ²		-	5780.00	5780.00	
Facilities : School (1 no) & Medical (2 nos.)			-			
Total Basement Area - D	m ²	2,71,209.84	1,54,751.00	96,415.30	2,51,166.30	
EWS & LIG Built Up Area - E	m ²	-	-	56408.00	56408.00	
Total Built-up Area (A+B+C+D+E)	m ²	10,01,147.74	5,83,657.75	4,53,444.18	10,37,101.93	Increase
Green Area Details						
Area Under Tree Cover (16.51% of Plot Area) as per Building Bye Laws	m ²	53267.34	12348.01	13237.00	25585.01	Increase
Additional Area Under Green Cover (Hard Green) (18.61% of Plot Area)	m ²		14766.44	14073.21	28839.65	
Total Green Area (35.12% of plot area)	m ²	53,267.34	27,114.45	27,310.21	54,424.66	
Open & Road Area	m ²	54,298.66	64,033.73			Increase
Dwelling Units	No.	7148	4508	2316	6824	Decrease
EWS Units	No.	715	-	684	684	
LIG Units	No.	715	-	684	684	
Cost of the project	Rs. in Cr.	1995.80	2100.12	1052.61	3152.73	Increase

5. Comparative service details:

Particulars	Unit	As per EC	Already Constructed	Future Development	After Expansion	Remarks
Power load	KVA	21090.00	18000.00	6450.00	24450.00	Increase
DG sets	kVA	6x2000	3 x 500, 5 x 630, 1x 750, 4x 1250	2x1010, 3x750, 2x500	5 x 500, 5 x 630, 4x 750, 4x 1250, 2x1010	Increase
DG sets (total back up)	kVA	12000	10400	4370	14770	Increase
Rain water Harvesting pits	No.	38	22	16	38	No Change
Water Requirement	KLD	3960	2063	1951	4014	Increase
Fresh Water Requirement (Source of water : Uttar Pradesh Awass Vikas Parishad)	KLD	2675	1482	1191	2673	Decrease
Treated Water Reuse	KLD	1285	581	760	1341	Increase
Waste Water Generation	KLD	3307	1695	1434	3129	Decrease
STP Capacity	KLD	3970 (1530 & 2440)	2000	1860	3860 (2000 already installed & 1860 proposed)	Decrease
Treated Water Generation	KLD	3134	1526	1290	2816	Decrease
Excess treated water	KLD	1849	945	530	1475	Decrease
Total Solid Waste	Kg/day	20015	10635	9332	19967	Decrease
Biodegradable Waste	kg/day	14011	6383	5597	11980	Decrease
Non-Biodegradable Waste	Kg/day	6005	4255	3732	7987	Increase
Parking Required	ECS	9876	5765	2943	8708	Decrease
Parking Provision	ECS	9880	5765	3215	8980	Decrease

6. Activity proposed under the project:

Description	Unit	Details as	Already	Future	After
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		per EC dated 11.11.2014	Constructed	Development	Expansion
Residential	No.	39	24	12	36
EWS & LIG	No.	1	-	2	2
Medical Facility	No.	2	-	2	2
Commercial Facility	No.	3	2	1	3
Educational Facility	No.	2	-	2	2
Community Area/ Common Facility	No.	2	1	1	2
Police Chowki	No.	1	-	1	1
Total No. Of towers	No.	50	27	21	48
Maximum Floors	No.	2B + 2S + 29	2B+S+29	2B+S+32	2B+S+32
Basement	Lvl	2	2	2	2
Maximum Height	m	103.65	103.65	105.75- upto terrace 111.0 m - upto machine room	105.75

7. Land use details:

Land use	Area (m ²)	Percentage (%)
Ground Coverage	36457.61	23.5
Green Area (including 16.51 % of tree cover as per building bye laws and 18.61 % of additional green cover (Hard green))	54,424.66	35.1
Road, Open Areas	64,033.73	41.4
Total Plot Area	154,916.00	100.00

8. Rain water harvesting details:

Soil Type	Silt Clay
Rain water harvesting pit - Constructed	22 no.
Rain water harvesting pit - to be Constructed	16 no.
Rainwater collection tank	350 cum
Size of pit provided	7.75 m x 2.25 m x 3.5 m

9. Parking Details:

Particulars	Parking Area	Space required for each ECS	Parking provision (ECS)
Upper basement	114534.962	32	3155
Mechanical parking in lower basement	110205.263	32	1835 x2= 3670
Normal parking in lower basement			1254
Stilt Parking	10392.84	28	742
Open parking	6580.35	23	159
Total parking Provision			8980

10. Landscape plan: -

Particular	Unit	Area
Area Under Tree Cover (16.51% of Plot Area) as per Building Bye Laws	m ²	25585.01
Additional Area Under Green Cover (Hard Green) (18.61% of Plot Area)	m ²	28839.65
Total Green Area	m²	54424.66
No. of trees already planted = 1361		
Proposed to be planted = 669		

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

S.No.	Proposed Activity with Description	Year 1 (Rs. in Lacs)	Year 2 (Rs. in Lacs)	Year 3 (Rs. in Lacs)	Total (Rs. in Lakhs)
1	Development of Kanawani Village				
(i)	Road Infrastructure development	10.00	10.00	0.00	20.00

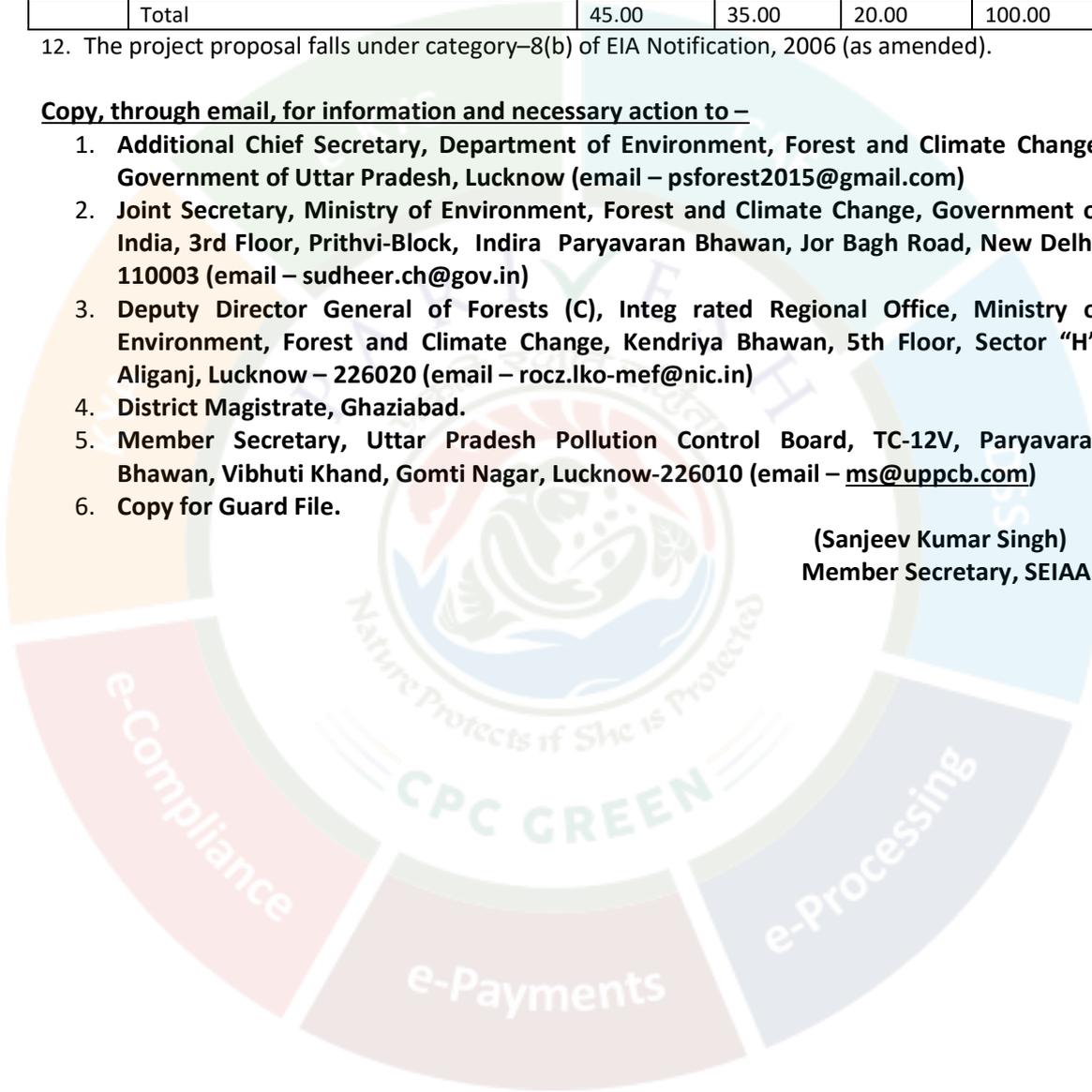
(ii)	Development of Govt. Primary School, Judges Enclave, Ahinsa Khand 2, Indirapuram, Ghaziabad, UP.	10.00	5.00	5.00	20.00
(iii)	Health care of villagers	5.00	5.00	0.00	10.00
	Sub Total	25.00	20.00	5.00	50.00
2	Development in Behrampur Village:				
(i)	Development of Govt School , Rahol vihar, Behrampur	10.00	15.00	5.00	30.00
(ii)	Solar panel installation	10.00	0.00	10.00	20.00
	Sub Total	20.00	15.00	15.00	50.00
	Total	45.00	35.00	20.00	100.00

12. 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)**
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)**
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 – rocz.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)**
6. **Copy for Guard File.**

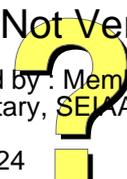
(Sanjeev Kumar Singh)
Member Secretary, SEIAA



Signature Not Verified

Digitally Signed by: Member Secretary UP
Member Secretary, SEIAA

Date: 14/06/2024



ANNEXURE P/5

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By Speed Post

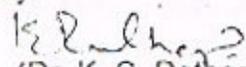
J-11013/5/2009-IA.II
Govt. of India
Ministry of Environment and Forests
IA Division

Paryavaran Bhawan,
CGO Complex, Lodhi Road,
New Delhi-110 003.
29th June 2010

Office Memorandum

1. The Regional offices of Ministry of Environment and Forests have been entrusted with the responsibility of monitoring compliance status of the conditions stipulated while according environment clearance to various developmental projects under the EIA and CRZ Notifications. For the purpose, the officers from the Regional offices have been undertaking visits to the projects and based on the observations made during the visit, the monitoring reports are submitted to the Ministry of Environment and Forests.
2. It has been observed that the monitoring reports are often submitted very late, even in cases of serious violations, thereby, prejudicing effective action against the units found non compliant to the environment clearance conditions and defeating the very purpose of monitoring.
3. In view of the above, it has been decided that the Regional offices will, henceforth, send the monitoring reports to monitoring cell of IA division within one month of monitoring of project/ unit in respect of these projects which have been found in gross violation of environment clearance conditions. However, in all other cases, a simple statement indicating name of units monitored along with summary statement of observations made during monitoring may be sent every month for all other projects monitored in the previous month.

This issues with the approval of the Competent Authority.


(Dr. K. C. Rathore)
Scientist "F"

To

1. The Chief Conservator of Forests, Ministry of Env & Forests, Regional Office (East), A/3, Chandrasekharpur, **Bhubaneswar** 751023 Orissa.
2. The Chief Conservator of Forests, Ministry of Env. & Forests, Regional Office (South), Kendriya Sadan, 4th floor, E & F wings, 17th Main Road, Koramangala "B" **Bangalore-560034**
3. The Chief Conservator of Forests, Ministry of Env. & Forests, Regional Office (WZ), Kendriya Paryavaran Bhawan, E-5, Arera Colony, Link Road-3, Ravishankar Nagar, **Bhopal** 462016, M.P.
4. The Chief Conservator of Forests, Ministry of Env. & Forests, Regional Office (NEZ) Uplands Road, Laitumkhrah, **Shillong** 793003, Meghalaya
5. The Chief Conservator of Forests, Ministry of Env. & Forests, Regional Office (CZ), Kendriya Bhawan, 5th floor, Sector "H", Aligunj, **Lucknow** 226020 U.P.
6. The Chief Conservator of Forests, Ministry of Env. & Forests, Regional Office (NZ), Bays No. 24-25, Sector 31A, Dakshin Marg, **Chandigarh** 16th