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

ORIGINAL APPLICATION 10 OF 2023

IN THE MATTER OF:

PUJA KUMAR

...APPLICANT

VERSUS

ANSAL API & OTHERS

...RESPONDENT

INDEX

S.No.	Particular	Page No.
1	REPLY ON BEHALF OF THE MEMBER SECRETARY, SEIAA, UTTAR PRADESH ALONGWITH THE SUPPORTING AFFIDAVIT.	2-11
2	<u>ANNEXURE 1.</u> COPY OF ENVIRONMENT CLEARANCE LETTER DATED 09.06.2011	12-16
3	<u>ANNEXURE 2.</u> COPY OF TOR LETTER DATED 04.07.2024	17-21

THROUGH



Date: 01.04.2025

Place: New Delhi

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**REPLY ON BEHALF OF THE MEMBER SECRETARY, SEIAA, UTTAR  
PRADESH ALONGWITH THE SUPPORTING AFFIDAVIT.**

MOST RESPECTFULLY SHOWETH

That the answering Respondents deny each and every statement, contention, submission, allegation, and/or averment made by the Appellant in the complaint, which is contrary to or inconsistent with the present reply or the records of the case. It is categorically stated that all such statements, submissions, or averments made by the Appellant that are inconsistent with what is submitted in this reply are denied in totality, except those which are specifically and expressly admitted hereinafter. Furthermore, it is submitted that any omission to deny any of the averments made by the Appellant should not be construed as an admission on the part of the answering Respondents, and no adverse inference should be drawn from such omissions.

1. That the Hon'ble National Green Tribunal has passed an Order dated 18.12.2024 in the matter of Original Application No. 10/2023 Puja Kumar versus Ansal API & Others The Executive part of the order is as follows-

*“3. In view of the facts and circumstances, we consider presence of*

*State of U.P. through Principal Secretary, Environment and Forest, State Environment Impact Assessment Authority, Uttar Pradesh  
Uttar Pradesh 2 Pollution Control Board through Member Secretary and Ministry of Environment, Forest and Climate Change through Secretary to be essential for just and proper adjudication of the questions involved in the case and accordingly they are impleaded as Respondents No. 6 to 9. The Registry is directed to amend memo of parties accordingly.”*

## **PRELIMINARY SUBMISSIONS**

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

### Environmental clearance shall be required for:

- a) *All new projects or activities listed in the Schedule to this notification.*
- b) *Expansion and modernization of existing projects or activities listed in the Schedule to this notification with addition of capacity beyond the limits specified for the concerned sector, that is, projects or activities which cross the threshold limits given in the Schedule, after expansion or modernization;*
- c) *Any change in product-mix in an existing manufacturing unit included in Schedule beyond the specified range.*
- d) *Objective of this process is to impose certain restrictions and prohibitions on new projects or activities, or on the expansion or*

*modernization of existing projects or activities based on their potential environmental impacts.*

2. That the environmental clearance shall be taken from Central Government in the Ministry of Environment and Forests for matters falling under Category 'A' in the Schedule and at State level, the State Environment Impact Assessment Authority (SEIAA) for matters falling under Category 'B' in the said Schedule, before any construction work, or preparation of land by the project management except for securing the land, is started on the project or activity. The State Environment Impact Assessment Authority (SEIAA) shall base its decision on the recommendations of a State level Expert Appraisal Committee (SEAC).
3. That the SEIAA and SEAC, Uttar Pradesh have been constituted by Ministry of Environment and Forest & CC, Govt. of India vide notification bearing no. S.O 3338(E) dt. 16.10.2017 and subsequently reconstituted through notification bearing no. S.O. 2276(E) dated 11/06/2021
4. That the Directorate of Environment, Govt. of U.P. has been declared to function as Secretariat to these statutory bodies i.e. SEIAA and SEAC by State Government.
5. That all such project proposals received to the SEIAA, UP for Prior Environmental Clearance are dealt according to the EIA Notification, 2006 (as amended).

## **REPLY ON MERITS**

1. That earlier, Environment Clearance was issued to M/s Ansal Properties & Infrastructure Limited from SEIAA, UP vide ref no. 1323/Parya/SEAC/621/2011/TA (J) dated 09.06.2011. Concerned copy of

Environment Clearance letter dated 09.06.2011 is being filed herewith and marked as ANNEXURE 1.

2. That it is pertinent to mention here that the an Application made by the Project Proponent, Binay Tiwari, Authorized Signatory, M/s Ansal Properties & Infrastructure Limited on 25.10.2023 regarding issuance of Hi-tech township, Sushant Golf City, Sultanpur Road, Lucknow, Uttar Pradesh by Ansal Properties & Infrastructure Limited. Vide SIA/UP/INFRA2/449008/2023 under 8(b) Building / Construction category of EIA notification 2006 (*as amended*).
3. That the case was considered in 808<sup>th</sup> SEAC-2 Meeting dated 09.11.2023 wherein, the committee directed the project proponent to submit the following information:
  - 1) *PP/consultant shall submit the certified compliance report as per the EIA notification 2006 of previous Environmental Clearance issued by SEIAA.*
  - 2) *Chronology of the project as per discussion held in the committee meeting dated 09/11/2023 with project proponent/consultant.*
  - 3) *Details of the nearest Railway line and electric poles with distance, directions from the proposed site.*
  - 4) *EC statues of FSI projects in the township premises with complete details of individual projects.*
  - 5) *As per the presentation, the previous Environmental Clearance (EC) validity expired in 2018. PP/consultant shall submit construction status of the project after expiry of EC along with notarized affidavit.*
  - 6) *Notarized Affidavit regarding no litigation pending against the proposed project.*

- 7) *Status of Ground Water NOC for the existing township as well as for proposed project.*
- 8) *PP/consultant shall revise Form-1 as per the proposed proposal and also provide the information of the name of consultant/project proponent in point no. 5 of Form-1.*
- 9) *Revised Plan for parking along with electric vehicle charging facility in the premises.*
- 10) *Revised layout plan of proposed project which indicate the location of STP, OWC, DG Set and other utilities to be indicated in layout plan with required area of each activity to be submitted*
- 11) *The project proponent submit the revised working plan of plantation/green belt development showing type of plant species and their spacing in consultation with subject expert in the light of CPCB/Development Authority Guideline for Green belt development*
- 12) *The PP/Consultant shall prepare action plan to ensure full exploitation of potential of rainwater 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 and submit a revised water balance flow diagram in view of the above sources.*
- 13) *The project proponent will prepare an action plan to ensure exploitation of maximum possible potential of solar energy generation in the proposed project area and prepare to use it instead of conventional electricity in order to reduce the Green House Gas Emission causing climate change*

- 14) Revised Proposal for Sewage Treatment Plant (STP) and Municipal solid waste treatment for disposal and treatment specific to the proposed project.*
- 15) Provide the details of water requirement with supply source for construction of project. Submit the MoU/NOC of concerned authority for meeting the water requirement.*
- 16) Revised Corporate Environment Responsibility (CER) as per the MoEF & CC, Govt of India guidelines.*
- 17) Provide the Latest photographs of the project site along with date, time and geo coordinates and also demark the site with pillars.*
- 18) The project proponent shall plan for stormwater management drained with appropriate slope and length so that the flood water could get a passage to release in a short span of time.*  
*The matter will be discussed after submission of above information on prescribed portal.*

4. It is further submitted that subsequently, the case was considered in 784th SEIAA Meeting dated 18.12.2023 wherein, SEIAA noted the comments of SEAC.
5. That it is pertinent to mention here that the case was further considered in the 860th SEAC-2 Meeting 31.5.2024 wherein, SEAC observed that the project proponent submitted their request through online Parivesh Portal and the matter was listed in 860th SEAC-2 meeting dated 31.05.2024. The committee discussed the matter and recommended to issue the standard terms of reference prescribed by MoEF&CC, Govt. of India for the preparation of EIA report. The committee also stipulated additional TOR Points
6. It is further submitted that subsequently, the case was considered in 823rd

SEIAA Meeting dated 24.6.2024 wherein, SEIAA noted that SEAC has recommended to grant standard terms of reference prescribed by MoEF&CC, Govt. of India for the preparation of EIA report along with additional TOR Points. But in MoM it has been inadvertently mentioned that Environmental Clearance is sought. SEIAA agreed with the recommendation of SEAC to issue the ToR to the title proposal for conducting EIA studies. SEIAA also added additional points to ToR.

7. It is further submitted that SEIAA, vide letter No. 18/Parya/SEIAA/8384/2023, dated 04.07.2024 issued Terms of Reference for the Proposed Project Hi-Tech Township, Sushant Golf City, Sultanpur Road, Lucknow, Uttar Pradesh by Ansal Properties & Infrastructure Limited under the provision of EIA Notification 2006. Concerned copy of ToR letter dated 04.07.2024 is being filed herewith and marked as **ANNEXURE 2.**
8. That it is pertinent to mention here that the an Application made by the Project Proponent, Binay Tiwari, Authorized Signatory, M/s Ansal Properties & Infrastructure Limited on 27.11.2024 regarding Grant of Environment Clearance of Hi-tech township, Sushant Golf City, Sultanpur Road, Lucknow, Uttar Pradesh by Ansal Properties & Infrastructure Limited. Vide SIA/UP/INFRA2/508297/2024 under 8(b) Building / Construction category of EIA notification 2006 (as amended).
9. That the chronologically the case was considered in 905<sup>th</sup> SEAC-2 Meeting dated 27.12.2024 wherein, the project proponent/consultant did not appear. The committee discussed and deliberated that the project file should be closed and be opened only after request from the project proponent. The file shall not be treated as pending at SEAC. The matter will be discussed only after submission of online requests on prescribed online portal.

10. That it is necessary to mention here that thereafter till date the project proponent/consultant did not appear, nor did they submit any request in this regard.

**THROUGH**



Date: 01.04.2025  
Place: New Delhi

**PRIYANKA SWAMI**  
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STANDING COUNSEL FOR  
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**AFFIDAVIT**

I, Vidhyotma Bharti, aged about 49 years W/o Dr. G.L. Nigam presently posted as ASSISTANT DIRECTOR, REGIONAL OFFICE, NOIDA, DIRECTORATE OF ENVIRONMENTAL, UP. having an office at E-12/1, NOIDA, UTTAR PARDESH. Presently at New Delhi

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 Application has been drafted by our counsel upon my instructions.
3. That the contents of the accompanying Application are true and correct, and the knowledge has been derived from official records and nothing material has been concealed therefrom.



1996

*V Shastri*  
DEPONENT

**VERIFICATION**

Verified on solemn affirmation at New Delhi on this **03 APR 2025** day of 2025,  
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.

*Privam*  
DT 6504/2020  
I identified the deponent who  
has signed in my presence

*V Shastri*

**DEPONENT**



**ATTESTED**  
*[Signature]*  
**NOTARY PUBLIC**  
**(INDIA)**  
**03 APR 2025**

# State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Dr. Bhim Rao Ambedkar Paryavaran Parisar  
Vineet Khand-1, Gomti Nagar, Lucknow - 226 010  
Phone : 91-522-2300 541, Fax : 91-522-2300 543  
E-mail : up.seiaa@yahoo.com

Date.....09/6  
May, 2011

Ref.No. 1323 /Parya/SEAC/621/2011/TA(J)

To,

Mr. Vinod Tiku,  
C.O.O- Project,  
M/S Ansal Properties & Infrastructure Ltd.,  
306] 3<sup>rd</sup> Floor, Naurang House,  
K.G. Marg, New Delhi - 110001

Sub: Environmental Clearance for Sushant Golf City, Hitech Township and its extension in Village-Barauna, Madarmau, Nizampur, Majhigawan, Hasnpur, Sanai Kanhara and Pohar Nagar Tikaria, Lucknow. M/s Ansal Properties & Infrastructure Ltd.

Dear Sir,

Please refer to your letter dated 7/12/2010 addressed to The Director and Secretary, SEAC, U.P., Directorate of Environment- Govt. of U.P. Dr. Bhimrao Ambedkar Paryavaran Parisar, Vineet Khand-1, Gomti Nagar, Lucknow on the subject as above. The State Level Expert Appraisal Committee has considered the case and has been given to understand that: The Committee was given to understand that :

1. Environmental Clearance is sought for Township Project of Sushant Golf City, Hitech Township and its extension in Village-Barauna, Madarmau, Nizampur, Majhigawan, Hasnpur, Sanai Kanhara and Pohar Nagar Tikaria, Lucknow. M/s Ansal Properties & Infrastructure Ltd.
2. The existing plot area of the project is 1976.77 Acres and dwelling units are 13680.
3. Environmental Clearance is sought only for the proposed expansion area of 1765.0 Acres or (714.295Ha) and built up area 70,33,797.52 sq.mt.
4. The proposal is covered under category 8b of the EIA notification dated 14/9/2006 and the amendments thereof.
5. The proposed project having residential, commercial, industrial, educational and hospital facilities.
6. The project consist 29469 nos. of dwelling unit, and estimated population 293016 nos.
7. Green area proposed in 2373825.91 sq.mt. and exclusive green cover is 1079676.11 sq.mt (266.68 acres)
8. Plantation of trees on both sides of all roads is required for noise attenuation.
9. The total water requirement for the project is 28.15 MLD and the fresh water requirement 22.975 MLD will be met from ground water (20 tube wells).
10. 18.40 MLD waste water is expected to be generated and it will be treated in STP of 18.5 MLD capacity out of which 14.80 MLD treated water will be reused in flushing /cooling/ irrigation.
11. Roads will be constructed into three level hierarchy i.e. Category I-Arterial Roads (Having 45m and 30m right of way), Category II- Sub Arterial Roads (Having road network at the periphery of the township with right of way of 24m ), Category III-Local Distributor Roads (Having 18m,12m and 9m right of way),
12. Total power requirement is 440MW. The backup power supply for essential services through 6 nos of DG sets (4nos. x150 KVA, 1nosx100 KVA & 1nosx 700KVA) are proposed.
13. For RWH 30nos. of pits are proposed for 10249.23 m<sup>3</sup> /hr run-off.
14. Approx 219.76 MT/day of solid waste will be generated during operation phase. It will be collected and segregated into biodegradable, recyclable and others fractions and disposed off as per MSW Rules,2000 .
15. The total proposed parking for the project is 38618ECS for commercial and residential purposes.

Based on the recommendations of the State Level Expert Appraisal Committee (64<sup>th</sup> Meeting held on dated 21/04/2011) on the above said project. The State Level Environment Impact Assessment Authority (35<sup>th</sup> meeting held on 05/05/2011) has decided to grant the Environmental Clearance to the project subject to the effective implementation of the following conditions:

E.C. for the Sushant Golf City, Hitech Township and its ext. in Vill.-Barauna, Madarman, Nizampur, Malhasewan, Hasnpur, Sanai Kanbara and Pohar Nagar Tikaria, Lucknow

**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 to 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 tree- 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. It shall be ensured to obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. It shall be ensured to 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 regard.
14. Suitable rainwater harvesting system as per designs of Ground Water 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 trees.
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.

E.C. for the Sushant Golf City, Hitech Township and its ext. in Vill.-Barauna, Madarman, Nizampur, Majhiawan, Hasnour, Sarai Kanhera and Poher Nagar Tikaria, Lucknow

25. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code, 2005 shall be compulsorily ensured.
26. It is to 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. It is to ensure exploration of options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water and ground water etc.
28. It is to ensure usage of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. It shall be ensured to 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. It shall be ensured to prepare and present disaster management plan.
34. A report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
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 or concerned authority of
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.

E.C. for the Sushant Golf City, Hitech Township and its ext. in VIII-Barnauna, Madarman, Nizampur, Majhigawan, Hasnpur, Sanal Kanhara and Poher Nagar Tikaria, Lucknow

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. Health impacts, Socio-economic impacts, soil degradation factors and biodiversity indices should also be included in E.I.A. reports.
  64. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
  65. Diesel generating set stacks should be monitored for CO and HC.
  66. 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.
  67. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
  68. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
  69. An energy audit should be annually carried out during the operational phase and submitted to the authority.
  70. Rapid EIA status should be undertaken for three months during the non monsoon period and the monitoring should be as per the latest norms of MoEF.
  71. 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 purpose and compliance.
- b. Specific Conditions:**
- 1) In addition to 18% green cover as proposed, a 10 Mt. wide green belt shall be provided within the boundary of the township consisting of indigenous trees of diverse varieties as per CPCB guidelines.

E.C. for the Sushant Golf City, Hitech Township and its ext. in Vill.-Barauna, Madarmanu, Nizampur, Malhiawan, Hasnpur, Sonai Kanhara and Pohar Nagar Tikaria, Lucknow

- 2) Inhabitants of villages included in the project site will not be displaced but the infrastructure facilities to be endorsed to them.
- 3) No internal roads should be less than 09 Mt. wide.
- 4) All the ponds covered in the project area shall be adopted by the project proponents, and suitably rejuvenated. Wherever a particular area is marked as a pond in the revenue records. It should be suitably recorded into a pond. A list of water bodies within the project boundaries along with khasra khatunni shall be provided in 3 month.
- 5) No buildings accept those required for infrastructure shall be constructed. Individual projects such as group housing construction project, hospital etc. will have to separately apply environmental clearance as per rules.
- 6) Stack height provision should be revised based on combined D.G sets capacity(1100 KVA) as per CPCB guidelines.
- 7) Rain water harvesting facilities will have to be provided by project proponents for general areas for non residential roof top harvesting, the individual developers shall obtain clearance. RWH provision be made on maximum rain fall intensity (40 mm.) and adequate no. of pits be provided.
- 8) Captive Solid Waste Management facilities shall be developed to the waste generated out of the township including bio-medical, municipal solid and e wastes.
- 9) A compliance report to the earlier environmental clearance issued to the project proponents shall be submitted within one month.
- 10) No ground water shall be abstracted without proper permission of competent Authority.
- 11) 2% of total profit incurred by the project proponents from this project should be utilized for Social, Corporate and Environmental responsibility and report should be submitted.

The project proponent will have to submit approved plans and proposals incorporating the conditions specified in the Environmental Clearance within 03 months of issue of the clearance. Failing this the environmental Clearance shall be deemed to be cancelled.

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

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

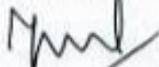
This is to request you to take further necessary action in matter as per provision of Gazette Notification No. S.O. 1533(E) dated 14.9.2006 and send regular compliance reports to the authority as prescribed in the aforesaid notification.

  
(Dr. C.S. Bhatt)

Member Secretary, SEIAA

**Copy for necessary action to:**

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

  
(Dr. Yashpal Singh)

Secretary, SEAC &

Director, Environment Directorate, Govt. of U.P.

6/11

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# 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 Ansal Properties & Infrastructure Limited,  
2<sup>nd</sup> Floor Shopping Square-2, Sector-D,  
Sushant Golf City, Lucknow, U.P- 226030

Ref. No.....18...../Parya/SEIAA/8384/2023

Date: 04 July, 2024

**Sub: Terms of Reference for Proposed Hi-tech Township, Sushant Golf City, Sultanpur Road, Lucknow, Uttar Pradesh by Ansal Properties & Infrastructure Limited.**

**Reference- MoEFCC Proposal no- SIA/UP/INFRA2/449008/2023 & SEIAA, U.P File no-8384**

Dear Sir,

This is with reference to your application / letter dated 25-10-2023, 07-11-2023 on above mentioned subject. The matter was considered by 860<sup>th</sup> SEAC in meeting held 31-05-2024 and 823<sup>th</sup> SEIAA in meeting held on 24-06-2024.

A presentation was made by the project proponent along with their consultant M/s Paramarsh Servicing Environment and Development to SEAC on held 31-05-2024.

### 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 environmental clearance is sought for Hi-tech Township, Sushant Golf City, Sultanpur Road, Lucknow, Uttar Pradesh by Ansal Properties & Infrastructure Limited.
2. Environment Clearance was issued to M/s Ansal Properties & Infrastructure Limited from SEIAA, UP vide ref no. 1323/Parya/SEAC/621/2011/TA(J) dated 09/06/2011.
3. CCA (Consolidated Consent & authorization) has been granted for the period from 01/02/2024 to 31/12/2024 vide 197283/UPPCB/ Lucknow (UPPCBRO)/ CTO/ both/ LUCKNOW/ 2023 dated 01/02/2024
4. Hi-tech city near Lucknow city UP was proposed by M/s Ansal properties and Infrastructure Limited near Lucknow city on 4655.18 acres. The developed land area is 4655.18 acres and net planning area for development 4237.86 acre.
5. Salient Features details:

S.No	Particulars	Detail
1	Name of project	Environment Clearance of Hi-tech township, Sushant Golf City, Sultanpur Road, Lucknow, Uttar Pradesh by Ansal Properties & Infrastructure Limited
2	Existing Capacity/Area	New Project, EC was granted to the project on 09-06-2011 for area 1765.0 acre which was expired
3	Item No. as per schedule to EIA Notification, 2006	8(b) Townships/ Area Development Projects
4	Name of the pp	Ansal Properties & Infrastructure Limited through his authorized representative Mr. Binay Tiwari
5	Cost of the Project	4504.87 Crore

Terms of Reference for Hi-tech Township, Sushant Golf City, Sultanpur Road, Lucknow, Uttar Pradesh by Ansal Properties & Infrastructure Limited.

6	Total Township Area	4655.18 acres
7	DPR Approval	This is a Hi-tech Township duly approved by the State Govt under the Hi-tech Township Policy of Uttar Pradesh Govt approved vide letter no 3432/EE/HTIG/2023 dated 06-04-2023
8	Facility to be develop	The project proponent will develop the road network, Sewerages system, Drainage System, Water Supply System etc. for the entire project as per the approved DPR
9	Water Requirement	80.0 MLD
10	Fresh Water demand	42.50 MLD
11	Source of Water Supply	Ground Water and treated water from STP
12	Waste Water	47.50 MLD
13	Treatment Plan of Waste water	Sewage Treatment Plant at different location and different capacity
14	Rainwater recharge/Harvesting	Rooftop rainwater harvesting and pond has been proposed for ground water recharge.
15	Power Demand	586 MVA
16	Source of Power supply	UPPCL
17	Solid Waste Generation	183.50 MT/day
18	Organic Waste and Inorganic waste	91.5 MT/day each
19	Green Area and plantation	644.67 acres that is 16% of total development. Local and native species shall be planted.

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

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

**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.
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 a presentation to this effect should be made before SEAC at the time of EIA-EMP presentation.
7. The project proponent shall submit along with EIA the details of School in the vicinity of project area in which rooftop solar plant, toilets will be constructed specially girl school under CER activities.

8. Certified compliance report from IRO, MoEF&CC, Lucknow for the existing environmental clearance issued by SEIAA, U.P. should be presented at the time of EIA presentation.
9. EC statues of FSI projects in the township premises with complete details of individual projects.
10. Project proponent should present latest drone videography (not older than 07 days) of the project site mentioning the date, time and geo coordinates at the time of EIA presentation.
11. Green area details along with photographs should be presented at the time of EIA presentation.
12. Details of Gata/Khasra number of the project proposal.

➤ **Project Details:**

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

➤ **Land Environment:**

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.

➤ **Land acquisition and R&R:**

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

➤ **Environmental Monitoring and Management:**

1. Examine baseline environmental quality along with projected incremental load due to the project.
2. 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.
3. Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
4. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
5. Possible carbon footprint contribution from each activities and mitigation measures proposed shall be included as part of Environment Management Plan.

➤ **Drainage:**

1. 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.

➤ **Forest:**

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

➤ **Water Environment:**

1. Ground water classification as per the Central Ground Water Authority.

➤ **Water Management:**

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

➤ **Waste Management:**

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

➤ **Energy Requirements:**

1. A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.
2. 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.
3. 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.

➤ **Road and Traffic:**

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

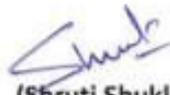
➤ **Disaster Management Plan:**

1. Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster. This should cover details of vulnerabilities due to natural and manmade hazards (earthquake, flooding, cyclone, landslides, fire etc.) and details of disaster mitigation efforts for buildings and infrastructure through structural sufficiency and Fire and Life Safety compliance in line with National Building Code NBC, 2016.
2. Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

➤ **Miscellaneous:**

1. 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.

  
(Shrutika Shukla)  
Deputy Director, DoE, UP &  
Nodal Officer, SEIAA, UP

No..... /Parya/SEIAA/8384/2022 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](mailto: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](mailto: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 – [rocz.lko-mef@nic.in](mailto:rocz.lko-mef@nic.in))
4. District Magistrate, Lucknow, Uttar Pradesh.
5. Member Secretary, Uttar Pradesh Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow-226010 (email – [ms@uppcb.com](mailto:ms@uppcb.com))
6. Copy to Web Master for uploading on PARIVESH Portal.
7. Copy for Guard File.

  
(Shrutika Shukla)  
Deputy Director, DoE, UP &  
Nodal Officer, SEIAA, UP