

**BEFORE THE NATIONAL GREEN TRIBUNAL
PRINCIPAL BENCH, NEW DELHI
ORIGINAL APPLICATION NO. 10/ 2023**

IN THE MATTER OF:-

PUJA KUMAR

... APPLICANT

VERSUS

M/S ANSAL API

.... RESPONDENT

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DELHI
DATED :

THROUGH

FILED BY
Shiv Kumar Tripathi
SHIV KUMAR TRIPATHI
ADVOCATE
LIBRARY-IV, M.C. SETALVAD BLOCK
SUPREME COURT OF INDIA
BHAGWAN DAS ROAD
NEW DELHI-110001
MOB. 9968326564

BEFORE THE NATIONAL GREEN TRIBUNAL
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Original Application No.10/2023

IN THE MATTER OF:

Puja Kumar

...Applicant

Versus

M/s. Ansal API

...Respondent

Reply on behalf of Lucknow Development Authority

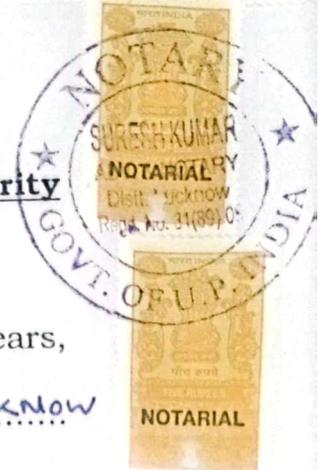
I, SANSAY JINDAL....., Age 59 years,
Working as EXECUTIVE ENGINEER, LUCKNOW
DEVELOPMENT AUTHORITY, LUCKNOW do hereby solemnly
affirm and declare as under:-

1. That in my official capacity as mentioned above, I am well conversant with the facts and Circumstances of the present case and hence competent to swear the instant affidavit.
2. The LDA is itself a prestigious do-gooder public catering body invested with quasi judicial /powers touching upon the public will and accordingly the territorial jurisdiction of this Hon'ble Tribunal over the territory falling within



Sansay Jindal

Suresh Kumar
SURESH KUMAR
Advocate & Notary Public
417/175KA/14, Near Major Devi Das Marg
Niwanjanj, Chowk, Lucknow



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the domain of LDA and further the extent of the territorial jurisdiction covering the areas ranging from 850 sq. k.m. to 1240 sq. k.m. being is the focus of judicial attention so far as the role of LDA is concerned, the limited scope and the circumstances points falling in the grey area over which this Hon'ble Tribunal can have to come to a concrete finding so much so the limited role of the LDA deserves to be appreciated by this Hon'ble Tribunal even as the arraying of the LDA becomes a meaningful reality subject to the interplay of relevant factors bearing upon the present LIS. The limited role of the LDA is amounting to unwanted wastage of judicial energy and time. Now in the light of the foregoing, it follows by way of logical corollary, that the Lucknow Development Authority and the authority as displayed by the concerned authorities apparently partake of the character of public utility services but all the same LDA is not liable to be branded as a public utility services in



SSI *[Signature]*

[Handwritten Signature]

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view of its myriad activities comprehending therein the building plans, allotment of the immovable properties and a host of others. Now the role of LDA in the eyes of the members of the general public is of a shrunk status and the limited space of activities constituting the scope and scale before this Hon'ble Tribunal is of a sizeable nature and the role of civic authorities in the same context is curtailable so as to be outside the purview of the jurisdiction of this Hon'ble Tribunal, thus the nomenclature of the cause title wherein the LDA figures, the same merits being deleted from the array of parties (Respondent No.2) in the interest of justice.



The multiplicity of litigation resulting from the involvement of the various facts of the government bodies exercising sovereign functions but all the same it must be admitted that the LDA is not liable to be roped in under the garb of the various public interest projects in an around Lucknow areas. However in view of the

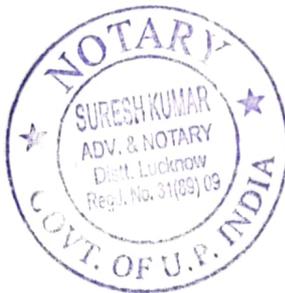
Suresh Kumar

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fluctuating trends, the LDA is incapable of being delineated as an instrumentality of State within the meaning of Article 14 and 21 of the Constitution of India.

4. In this context the relevance of the Ministry of Environment of Govt. of India and State Level Environment Impact Assessment Authority, Uttar Pradesh deserves to be annexed so much so the feasibility of the LDA being a necessary party gets dismissed leading to the justification of deleting of LDA from the array.



A copy of the Letter No.21-549/2006-I.A.-III dated 06.06.2007 issued by the Government of India, Ministry of Environment & Forests, (IA Division), New Delhi is annexed herewith and marked as **Annexure R-1.**

A copy of the Letter Ref. No.1323/Parva/621/2011/TA(J) dated 09.06.2011 issued by the State Level Environment Impact Assessment Authority, Uttar Pradesh is annexed herewith and marked as **Annexure R-2.**

Suresh Kumar

Suresh Kumar

SURESH KUMAR
Advocate & Notary Public
417/175KA/14, Near Major Devi Das Marg
Niwajganj, Chowk, Lucknow

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5. In the said premises it is most respectfully prayed that this Hon'ble Tribunal may be graciously pleased to cause the grant of the much awaited relief of not only the deletion of the respondent NO.2 from the array of the parties in as much as retention of the LDA is proving burdensome on the board. Hence it is just and necessary that the nomenclature (supra) deserves to be completely overhauled in the interest of complete justice lest the continuance of the very same cause title is fatal, granting of a crucial set of reliefs under the circumstances would be in the interest of preventing litigation explosion and pass any other order/ orders as this Hon'ble Court may deem fit and proper meeting the ends of justice.



6. That the Annexures are true copies of their respective originals.

7. That the contents of the above Reply/Submission are true and correct to the best of my knowledge and belief and nothing material has been concealed therefrom.

csmda

Suresh Kumar
SURESH KUMAR
 Advocate & Notary Public
 417/175KV14, Near Major Devi Das Marg
 Niwajganj, Chowk, Lucknow

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Suresh Kumar
DEPONENT

VERIFICATION:

Verified at _____ on this _____ of
October, 2023, that the content of para 1 to 7 of the
above Reply/Submission are true and correct to the
best of my knowledge and belief and nothing material
has been concealed therefrom.

Suresh Kumar
DEPONENT



Sworn and Verified
Before Me
Suresh Kumar
SURESH KUMAR
Advocate & Notary Public
417/175 A/14, Near Major Devi Das Marg
Niwajganj, Chowk, Lucknow

I identify the deponent/executor who
has/have signed before me.

ID Card No.: 251/2022



Lucknow Development Authority



SANJAY JINDAL
S/O: Late Shyam Lal Jindal

S. Jindal
Candidate Signature

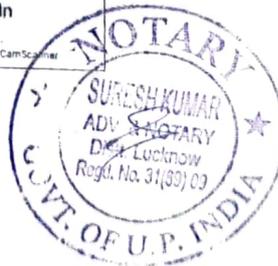
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Issuing Authority Signature

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CENTRALIZED
Employee ID-3777

लखनऊ विकास प्राधिकरण
प्राधिकरण भवन, विपिन खण्ड, गौमती नगर
लखनऊ - 10
फोन नं.: 0522-2303623, 2303624, 2363133
वेबसाइट: <http://www.ldaonline.co.in>

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S. Jindal

BY SPEED POST

No. 21- 549/2006-IA.III
Government of India
Ministry of Environment & Forests
(IA Division)

ANNEXURE R-1

Paryavaran Bhawan
CGO Complex, Lodi Road
New Delhi-110 003
Dated: June 6, 2007

To

✓ Shri Vinod Tiku, President (Projects)
M/s. Ansal Properties & Infrastructure Ltd.
115, Ansal Bhawan,
16, Kasturba Gandhi Marg,
New Delhi-110001.

Subject: Environmental clearance for proposed High Tech City near Lucknow City, U.P.

Sir,

I am directed to refer to your application seeking prior environmental clearance for the above project under the EIA Notification 1994. The above proposal has been appraised as per prescribed procedure on the basis of the mandatory documents enclosed with the application viz., the Questionnaire, EIA, EMP and the additional clarifications furnished in response to the observations of the Additional Expert Appraisal Committee (EAC) constituted by the competent authority in its twelfth meetings held on March 12-13, 2007.

2. It is interalia, noted that M/s. Ansal Properties & Infrastructure Ltd. is proposing to construct a High Tech City near Lucknow City in Uttar Pradesh. The proposal is for plotted development of the High Tech City in a total plot area of 1967.755 Acres (78,71,020 sq.m). The residential area will be planned in 908.268 acre (36,33,072 sq.m). The commercial area will be planned in 140.168 acre (5,60,672 sq.m). The proposed high tech city will accommodate 1,55,000 people. The high tech city will provide educational facilities from nursery school to College. In addition, the township will also provide health facilities, parks, playgrounds, convenient shopping centers, bank, post office and other facilities. The project proponent will provide internal roads, water supply pipe lines, sewer lines and electricity lines etc. The built up area of the High Tech City will be limited to maximum permitted by local development authority for plotted development. Total water requirement is 62,325 m3/d and sewage generation is about 48,250 m3/d. The sewage generated from the high tech city will be treated in a sewage treatment plant located near Gajaria drain flowing along south east periphery of the project area. Approximately 43.68 t/day solid waste will be generated by the high tech city. The inert and

dumpsites for such material must be secured so that they should not leach into the ground water.

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

II. Operation Phase

i. A sewage treatment plant of adequate capacity shall be installed. It should be certified by experts for adequacy and efficiency. A detailed report from independent expert shall be sent to the Ministry before commissioning the plant.

ii. The solid waste generated should be properly collected & segregated for composting and before disposal to the City Municipal Facility.

iii. Any hazardous waste including biomedical waste should be disposed of as per applicable Rules & norms with necessary approvals of the Uttar Pradesh Pollution Control Board.

iv. Diesel generator sets if proposed, as back up power for common area illumination should be of enclosed type and conform to E(P)A Rules prescribed for air and noise emission standards as per CPCB guidelines. Exhausts should be discharged by stack raised to 4 meters above the rooftop.

v. The green belt design along the periphery of the township shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential area land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.

vi. Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.

vii. Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating.

viii. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be prevented. Parking should be fully internalized and no public space should be utilized.

ix. 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 & technology, R & U Factors etc and submit to the Ministry in three months time.

PART - B: GENERAL CONDITIONS

- i) The environmental safeguards contained in the EMP report should be implemented in letter and spirit.
- ii) Provision should be made for the supply of kerosene or cooking gas and pressure cooker to the laborers during construction phase.
- iii) All the laborers to be engaged for construction works should be screened for health and adequately treated before the issue of work permits.

non biodegradable waste will be transported to designated land fill site whereas biocomposting of biodegradable waste will be carried out.

3. The EIA report submitted along with the application predict that there will be negligible impact on air quality during construction phase. However, during operation phase no major impact has been predicted. There will be minor negative impact on water quality of the receiving water body during construction as well as operation phase. There will be positive impact on land use pattern due to landscaping and greenbelt development. Plantation of trees and development of recreational area, surrounding area will have positive impact on overall land use.

4. The Expert Committee after due considerations of the relevant documents submitted by the project proponent and additional clarifications furnished in response to its observations have recommended environmental clearance to the project. Accordingly, the Ministry hereby accords necessary environmental clearance for the project as per the provisions of Environmental Impact Assessment Notification 2006 and general conditions mentioned below:

PART A- SPECIFIC CONDITIONS

I. Construction Phase

- I. Necessary approval of the State Forests Department shall be obtained before commencing construction of the project. Reserve forest, if any, shall not be utilized for the development of high tech city.
- II. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
- III. A First Aid Room will be provided in the project both during construction and operation of the project.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
- VI. Disposal of Muck, including excavated material during construction phase should not create any adverse effects on neighboring communities and should be disposed off necessary precautions for general safety and health aspects.
- VII. The diesel generator sets to be used during construction phase should be enclosed type and should conform to E(P)A Rules prescribed for air and noise emission standards.
- VIII. Ambient noise levels should conform to residential area standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.
- IX. Construction spoils, including bituminous material and other hazardous material, must not be allowed to contaminate watercourses and the

iv) Six monthly monitoring reports should be submitted to the Ministry and its Regional Office at Lucknow.

5. Officials from the Regional Office of MOEF, Lucknow who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF should be forwarded to the CCF, Regional office of MOEF, Lucknow.

6. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.

7. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.

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

9. A copy of the environmental clearance letter would be marked to the local NGO(s), if any, for their information.

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

11. 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 and the Public Liability (Insurance) Act, 1991.

12. The project authority will enter in to MOU with all buyers of the property, flats/shops etc. to ensure operation and maintenance of the common assets handed over to the society formed by the residents/owners of the buildings located in the high tech city.



(K.C.Rathore)

Additional Director (IA)

Tele: 2436 0789

rathore27@yahoo.com

IN.
MEHTA

16/07

Copy to: -

1. The Secretary, Department of Environment, Government of Uttar Pradesh, Lucknow, U.P.
2. The Member Secretary, U.P. Pollution Control Board, Pickup Bhawan, Lucknow.
3. The CCF, Regional Office, Ministry of Environment & Forests, Lucknow.
4. IA - Division, MOEF, New Delhi - 110001.
5. Guard file.

(K.C.Rathore)
Additional Director (IA)

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] 3rd 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 m³ /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 (64th Meeting held on dated 21/04/2011) on the above said project. The State Level Environment Impact Assessment Authority (35th 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 VIII - Barauna, Madermas, Nizampur, Mahicawan, Itampur, Sarai Kanhara 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.

L.C. for the Sushant Golf City, Hitech Township and its ext. in VLI - Barasna, Madermau, Nizampur, Maibigawan, Hasnour, Sarai Kanhera and Pehar 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 conforming 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 Vill. Baruna, Madarnau, Nizampur, Maithigawan, Hasnour, Senol Kanhara and Pohar 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, Madarman, Niramur, Maithawan, Hasnpur, Sanni Kanhara and Pobar 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 Bhawan, CGO Complex, Lodhi Road, New Delhi.
3. Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Allganj, Lucknow.
4. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.


(Dr. Yashpal Singh)

Secretary, SEAC &