



सत्यमेव जयते

File No: 8889
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA),
UTTAR PRADESH)



Dated 30/08/2024



To,

Shri Nadeem Khan
M/s UNITECH LTD.
Unitech House, Block-L, South City-1, Gurugram, Haryana , GURUGRAM, HARYANA, , 122007
n.dattagupta@unitechgroup.com

Subject: Grant of Terms of Reference under the provision of the EIA Notification 2006-regarding Group Housing Complex Project at Sector-117, Noida, District- G.B. Nagar, M/s Unitech Limited.

Sir/Madam,

This is in reference to your application for Grant of Terms of Reference under the provision of the EIA Notification 2006-regarding in respect of project Group Housing Complex Project at Sector-117, Noida, U.P by M/s Unitech Limited. submitted to Ministry vide proposal number SIA/UP/INFRA2/467600/2024 dated 29/03/2024.

2. The particulars of the proposal are as below :

(i) TOR Identification No.	TO24B3812UP5150957N
(ii) File No.	8889
(iii) Clearance Type	TOR
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Group Housing Complex Project at Sector-117, Noida, U.P by M/s Unitech Limited.
(viii) Name of Company/Organization	UNITECH LTD.
(ix) Location of Project (District, State)	GAUTAM BUDDHA NAGAR, UTTAR PRADESH
(x) Issuing Authority	SEIAA
(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	yes

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B)

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 18-05-2024. The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.

5. The brief about configuration of plant/equipment, products and by products and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEIAA are annexed to this EC as Annexure (2).

6. The SEAC, in its meeting held on 18-05-2024, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of Terms of Reference under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (1).

7. The SEIAA in its meeting held on 16-08-2024 has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the SEAC hereby decided to grant Terms of Reference for instant proposal of Shri Nadeem Khan. under the provisions of EIA Notification, 2006 and as amended thereof subject to stipulation of specific conditions as detailed in Annexure (1).

8. The SEIAA reserves the right to stipulate additional conditions, if found necessary.

9. The Terms of Reference 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 final EIA report after incorporation of public hearing observations/comments should be submitted to the committee for further consideration of the matter.

11. You are advised to submit the EIA-EMP report incorporating recommendations of public hearing for further consideration of the matter as per procedure laid down in the Gazette Notification SO 1533(E) dated 14.09.2006 as amended. The matter will not be considered pending till your reply or EIA/EMP report is received.

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

Annexure 1

Specific Terms of Reference for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Environmental Attributes

S. No	Terms of Reference
1.1	<p>1- All pages of technical documents/EIA/EMP etc. should be signed by the consultant and project proponent both.</p> <p>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.</p> <p>3- MOU signed between the project proponent and the consultant should be submitted.</p> <p>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.</p> <p>5- Provision for charging of electric vehicles as per the guidelines of GoI / GoUP should be submitted.</p> <p>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.</p>

S. No	Terms of Reference
	<p>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.</p> <p>8- 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) proposal for anti-smog guns to reduce dust shall be submitted.</p> <p>9- 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 submitted.</p>
1.2	<p>1. 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.</p> <p>2. 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.</p> <p>3. Green area details along with photographs should be presented at the time of EIA presentation.</p>

Standard Terms of Reference for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Project Details

S. No	Terms of Reference
1.1	Need and benefits of the project.
1.2	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].
1.3	The cost of the Project (capital cost and recurring cost) as well as the cost towards implementation of EMP should be clearly spelt out.

2. Land Environment

S. No	Terms of Reference
2.1	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.

3. Land Acquisition And R&r

S. No	Terms of Reference
3.1	Submit details of environmentally sensitive places, land acquisition status, rehabilitation of communities/villages and present status of such activities.

4. Environmental Monitoring And Management

S. No	Terms of Reference
4.1	Examine baseline environmental quality along with projected incremental load due to the project.
4.2	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.
4.3	Submit Roles and responsibility of the developer etc for compliance of environmental regulations under the provisions of EP Act.
4.4	Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan with cost and parameters.
4.5	Possible carbon footprint contribution from each activities and mitigation measures proposed shall be included as part of Environment Management Plan.

5. Drainage

S. No	Terms of Reference
5.1	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.

6. Forest

S. No	Terms of Reference
6.1	Submit the details of the trees to be felled for the project, if any .
6.2	Submit the present land use and permission required for any conversion such as forest, agriculture etc.

7. Water Environment

S. No	Terms of Reference
7.1	Ground water classification as per the Central Ground Water Authority.

8. Water Management

S. No	Terms of Reference
8.1	Examine the details of Source of water, water requirement, use of treated waste water and prepare a water balance chart.
8.2	Rain water harvesting proposals should be made with due safeguards for ground water quality.

S. No	Terms of Reference
8.3	Maximize recycling of water and utilization of rain water. Examine details.
8.4	Examine soil characteristics and depth of ground water table for rainwater harvesting
8.5	Permission from CGWA for abstraction of groundwater, if any, including dewatering during basement excavation.

9. Waste Management

S. No	Terms of Reference
9.1	Examine details of solid waste generation treatment and its disposal.
9.2	Construction & Demolition Waste Management Plan shall be prepared as part of EMP providing details of demolition activities involved along with quantification and disposal mechanism.

10. Energy Requirements

S. No	Terms of Reference
10.1	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project.
10.2	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.
10.3	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.

11. Road And Traffic

S. No	Terms of Reference
11.1	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.
11.2	A detailed traffic and transportation study should be made for existing and projected passenger and cargo traffic.
11.3	Examine the details of transport of materials for construction which should include source and availability.

12. Disaster Management Plan

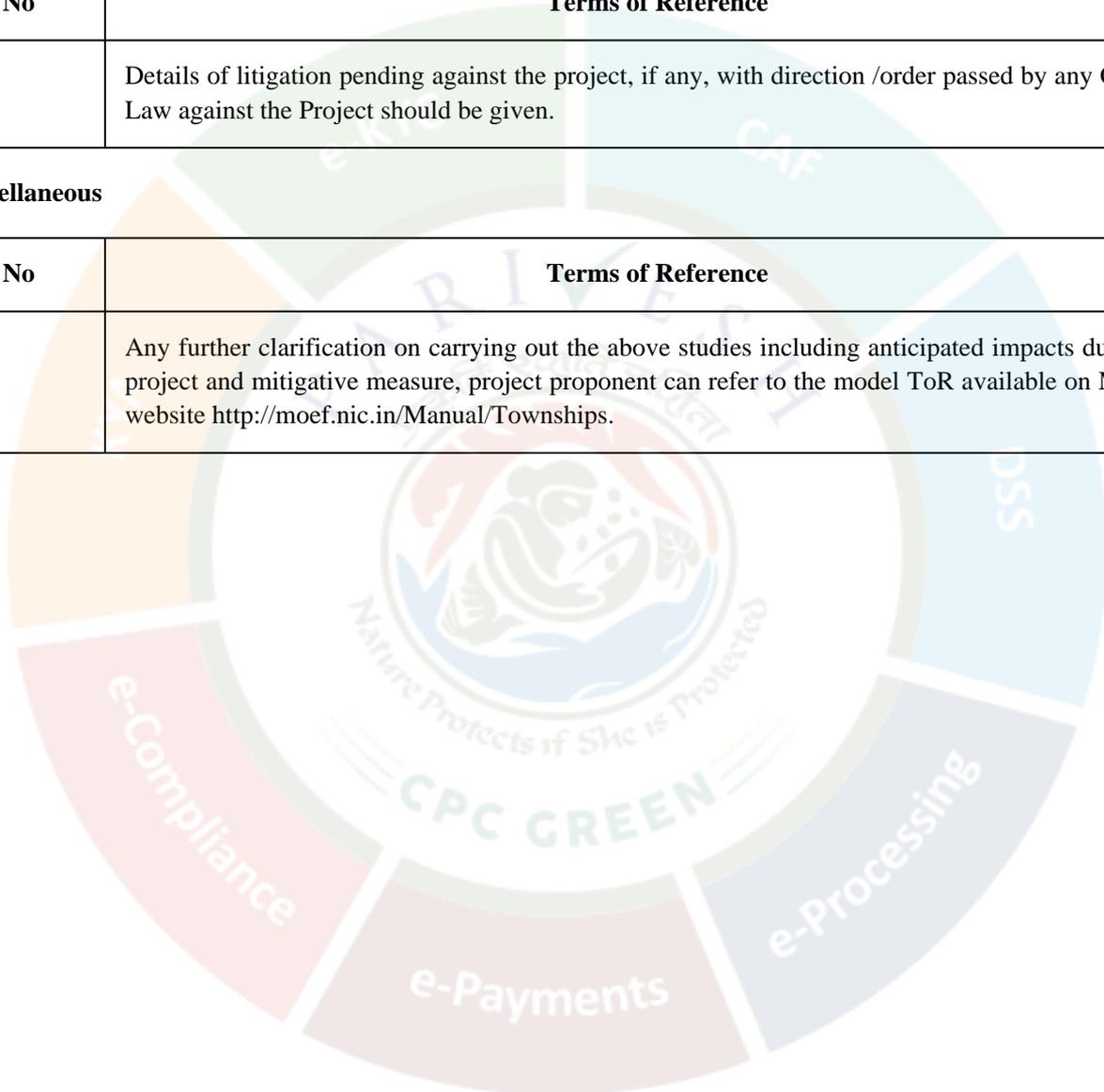
S. No	Terms of Reference
12.1	Submit details of a comprehensive Disaster Management Plan including emergency evacuation during natural and man-made disaster. This should cover details of vulnerabilities due to natural and manmade hazards (earthquake, flooding, cyclone, landslides, fire etc.) and details 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.

13. Court Cases

S. No	Terms of Reference
13.1	Details of litigation pending against the project, if any, with direction /order passed by any Court of Law against the Project should be given.

14. Miscellaneous

S. No	Terms of Reference
14.1	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 .



Annexure- 2

A presentation was made by the project proponent along with their consultant M/s Perfect Enviro Solutions Pvt. Ltd to SEAC on 18-05-2024.

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 terms of reference is sought for Group Housing Complex Project at Sector-117, Noida, District- G.B. Nagar, M/s Unitech Limited.
2. Earlier Environmental Clearance for the project was granted by SEIAA, U.P. vide Ref. no.84/SEAC/354/2009/DD(S)/dated 12.01.2010 for plot area of 2,61,612.78 m² and built-up area of 5,22,699.20 m²
3. Partial construction with Built up area of 2,17,762 m² (approx. 35 %) has been done within the validity of Environmental Clearance.
4. Due to certain changes in planning the Plot area of the project will remain same i.e. 2,61,612.78 m² and Built-up area will increase from 5,22,699.20 m² to 6,25,863.05 m²
5. Comparative details of existing and expansion proposal:

Particulars	Unit	As per EC, (12.01.2010)	Area details after expansion
Total Plot area	m ²	261612.78	261612.78
Ground Coverage			
Ground Coverage (Permissible)	m ²	-	91564.473
Ground Coverage (Proposed)	m ²	-	44456.198
F.A.R			
FAR Permissible (200 %)	m ²	-	5,23,225.56
Additional Permissible FAR of 15 %	m ²	-	39,241.92
Total FAR Permissible	m ²	-	5,62,467.48
FAR Proposed	m ²	-	4,70,584.85
NON F.A.R (Basement Area+Service Area)			
Basement Area	m ²	-	115,205.76
Level -1 basement	m ²	-	57640.43
Level -II Basement	m ²	-	57565.33
Service Area	m ²	-	31423.704
Stilt Area	m ²	-	8648.74
Total Area NON FAR (Basement +Service+stilt Area)	m ²	-	155,278.20
Built-up Area (FAR + Total Non FAR)	m ²	5,22,699.20	625,863.05
Total Green Area	m ²	-	112850.01
Road Area	m ²	-	51431.06
Total Open Area	m ²	-	52875.51
Towers	No.	78	59
No. of Floors	No.	-	2B+S/G+17
Max. height of building	m	m	61.5
Dwelling Units	No.	3808	4272

6. Salient features of the project:

Particular	Unit	Area details after expansion
WASTE WATER, RWH DETAILS & SOLID WASTE		
Total water requirement	KLD	3355
Fresh water requirement	KLD	1819
Waste water generation	KLD	2421
STP Capacity	KLD	2905

		(250 KLD STP already installed)
Treated water reused	KLD	1536
Excess treated water will be given nearby green area and parks	KLD	643
Rain water Harvesting pits	No.	19
Total Solid waste	kg/day	9972
Biodegradable waste	kg/day	6082.0
Non-Biodegradable waste	kg/day	3890
Particular	Unit	Area details after expansion
POWER REQUIREMENT		
Power Source	-	Paschimanchal Vidyut Vitran Nigam Limited.
Power load	kVA	14500
Generator sets	kVA	19 no. 5x750, 1x625,4x500, 3x380, 3x320, 3x250
PARKING DETAILS		
Parking required	ECS	6024
Parking Proposed	ECS	6285

7. Population details:

Population details	Unit	Factor	Occupancy
Residents	No.	4.5 person per Unit	19224
Staff	No.		300
Visitors	No.		1922
Community	No.	1587.0 sqm/ 1.8	894
Staff	No.		89
Visitors	No.		805
Convenient Shopping (Commercial)	No.	FAR/6	5192
Staff	No.		519
Visitors	No.		4673
School	No.		500
Nursing Home	No.		250
Total Population			28282

8. Water requirement details:

Particular	Population	Factor	Water requirement KLD	Domestic KLD	Flushing KLD	Waste water generation KLD
Resident	19224	135	2595	1730	865	
Staff	300	45	14	8.0	6.0	
Visitor	1922	15	29	10	19	
Community - Staff	89	45	4.0	2.0	2.0	
Community - Visitors	805	15	12	4.0	8.0	
Convenient Shopping - Staff	519	45	23	13	10	
Convenient Shopping - Visitors	4673	15	70	23	47	
School	500	45	23	13	10	
Nursing Home	250	45	11	6.0	5.0	
Sub Total	28282		2,781	1809	972	
Waste water			-	1447	972	2419

Swimming Pool			10			2.0
Gardening	1,12,850	5 l/sqm	564			Nil
Total requirement	Water		3355			2421

9. Waste generation details:

Type of Waste	Category	Disposal Method	Total Waste (kg/ day)
Biodegradable	Organic waste	The waste will be treated in an organic waste converter and converted to manure.	6082.0
Recyclable waste	In Organic waste	Approved recycler	2722.0
Plastic waste	In Organic waste	Approved recycler	1168.0
Total			9972.0

Type of Waste	Total Waste	Disposal Method
Bio Medical Waste	94 Kg/day	Will be sent to CBMWTF through a proper agreement
Hazardous Waste-Used Oil (Schedule 5.1)	70 lit/Month	Used oil will be given Approved vendor as per Hazardous Waste and management Rules 2016
E- Waste	02-04 kg/day	Will be given to Approved vendor as per E-Waste (Management) Rules, 2022

10. Parking details:

Particular	Basement Area (m ²)	Service Area (m ²)	Parking Area (m ²)	Space required for each ECS	Parking provided ECS
Basement Level 1	57,640.43	7422.91	50,217.52	30	1674
Basement Level 2	57,565.33	7188.05	50,377.28	30	1679
Stilt parking			8648.74	30	288
surface parking			52,875.51	20	2644
Total car parking					6285

11. 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, G.B. Nagar.**
5. **Member Secretary, Uttar Pradesh Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow-226010 (email – ms@uppcb.in)**
6. **Copy for Guard File.**

(Sanjeev Kumar Singh)
Member Secretary, SEIAA