

State Level Expert Appraisal Committee, Uttar Pradesh

Directorate of Environment

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To,

Mr. J.P. Gupta,
Project Director,
26/49, Birhana Road,
Kanpur, U.P. 208002

Ref. No. 367/Parya/SEAC/1494/2013/DDY

Date: 21 May, 2013

Sub: Environmental Clearance for "Mantora Golf Green City" at Singhpur Kachhar & Hindupur, Kanpur, U.P. M/s Assam Entrade Ltd.

Dear Sir,

Please refer to your application/letter 07/02/2013 and 26/02/2013 addressed to the Director, Directorate of Environment, Govt. of U.P., Lucknow on the subject as above. The matter was considered by the State Level Expert Appraisal Committee in its meeting held on dated 26/02/2013. A Presentation was made by the representatives of project proponents along with their consultant M/s Prakriti Consultants Services. The committee was given to understand that:

1. The environmental clearance is sought for "Mantora Golf Green City" at Singhpur Kachhar & Hindupur, Kanpur, U.P.
2. The total project/plot area and proposed built-up area of the project are respectively 137 acres and 511564.51 m². Net scheme area (excluding deduction for road widening) is 126.41 acres.
3. The project area details are as follows:

S.No.	Particulars	Area (Sqm)	Area (Acres)
A.	Total land area	554419.33	(137.00 acres)
B	Deduction for road widening		
i	Bandha Side	39337.85	
ii	Mainawati Marg side	3516.97	
B	Total	42854.82	(10.59 acres)
A-B	Net Scheme Area	511564.51	(126.41 acres)

4. Land use-wise area details :

S.No.	Particulars	Area (Sqm)
1.	Residential	264949.65 ✓
2.	Public /Semi public facilities	28098.9
3.	Open/Green at sector level	62470.81 ✓
4.	Road	59870.44
	Area of residential township	415389.8
5.	Affordable Housing land reserved	18607.77 ✓
6.	Industrial	18643.15
7.	Sector shopping	43575.54 ✓
8.	Entertainment	15348.25
	NET SCHEME AREA	511564.51

45311.3

5. Detail land-use of residential scheme:-

S.No.	Land use	Area (Sqm)	% of total
1.	Residential plots	95721.99	23.04
2.	Residential group housing	169227.66	40.74
3.	Public and semi public facility	28098.9	6.76
4.	Park/green at layout level	62470.81	15.04
5.	Road	59870.44	14.41
	Total	415389.8	100

6. Built-up area details are as follows:

S.No.	Items	FAR	BUA (sqm)
1.	Residential plots	0	0.00
2.	Residential group housing	3.33	563522.873
3.	Industrial	1.6	29828.7625
4.	Affordable housing land reserved	0	18607.5975
5.	Entertainment	0.2	3070.03902
6.	Commercial	3	130743.555
7.	Green area	0	62470.2295
8.	Public/semi public facility	0	28098.639
9.	Road	0	59861.7438
			8,96,203.5

- Plots, Golf Villas, Row Housing, Group Housing, EWS/LIG apartment, Hospital, Commercial shopping centers, Mall & Industry etc. are proposed in the project.
- Green area of the proposed project is 62470.81 mt sq i.e 15.4 % of the total plot area.
- The total water requirement is proposed as 2720 KLD from municipal supply. Total Fresh water requirement is proposed as 1765 KLD.
- The total waste water generation is proposed as 2000 KLD to be treated in STP of 3000 KLD. 1600 KLD water shall be reclaimed out of which 955 KLD shall be recycled.
- Total power requirement is proposed as 7252 KVA to be supplied by Panki Power Supply.
- 4x500 No of DG Sets are proposed for power supply/power backup.
- Quantity of MSW to be generated is proposed as 14347 kg/day
- Total no of proposed RWH pits are 25.
- All internal roads are proposed to be at least 09-12 meter wide.
- The Project proposal falls under category 8"b" of EIA Notification, 2006 (as amended).

The committee discussed the matter and recommended following TORs and general guidelines for conducting EIA studies regarding the proposals:

Additional TORs

- Status of ownership/approved landuses on the proposed site.
- Sensitivity Analysis including villages, their transportation routes, roads, water bodies, No-development zones declared/identified under any law, land used for local/customary fairs, monuments, eco-sensitive areas and all other parameters as desired under para 9 of Form-I

3. A site plan showing the project site and its surrounding with physical features, meteorology and topographical details, such as land use, contours and drainage pattern, along with photographs of the site from all four sides, should be included in background information.
4. Examine and submit details of buildings/facilities to be constructed with details of built up area.
5. Examine in detail the proposed site with reference to impact on existing infrastructure covering water supply, storm water drainage, sewerage, power, etc., and the disposal of treated/ raw wastes from the project on land and ground water or sewerage system.
6. Study the socio-economic situation of the project area and its surroundings and their impact on the project operation
7. Hydro-geological investigations be carried out and obtain permission from Central Ground Water Authority for withdrawal of ground water.
8. Consider soil characteristics and permeability for rainwater harvesting proposals, should be made to prevent ground water contamination. Maximize use of treated water by recycling and utilization of rainwater.
9. Make provision for safety against failure in the operation of wastewater treatment facilities. Identify acceptable outfall for treated effluent.
10. Details of green belt as a measure for mitigation of dust and noise and buffer between habitation and proposed project.
11. Landscape plan, green belts and open spaces may be described separately.
12. Study the existing flora and fauna of the area and the impact of the project on them.
13. Examine existing crèche, education, health facilities, police, post Office, Banks and other services and make adequate provisions in the proposal.
14. Assess soil erosion in view of the soil characteristics, topography and rainfall pattern.
15. Application of renewable energy/alternate energy, such as solar and wind energy may be described including solar water heating in the guidelines for entrepreneurs.
16. Consider solid wastes, including e-waste in addition to other solid wastes and their disposal.
17. Identification of recyclable wastes and waste utilization arrangements may be made.
18. Explore possibility of generating biogas from biodegradable wastes.
19. Arrangements for hazardous waste management may be described as also the common facilities for waste collection, treatment, recycling and disposal of all effluent, emission and refuse including MSW, biomedical and hazardous wastes. Special attention should be made with respect to bird menace.
20. Provisions made for safety in storage of materials, products and wastes may be described.
21. Disaster management plan should be prepared.
22. Traffic management plan including parking and loading/unloading areas may be described. Traffic survey should be carried out both on weekdays and weekend.
23. Parking provision is to be made for higher ECS worked out either as per state bye-laws or construction manual of the MoEF
24. Exclusive Parking area in the basement (excluding other facilities) and surface is to be clearly mentioned
25. Provide service road for entry and exit to project site.
26. Use of local building materials should be described
27. Consider provision of DG Flue Gas emissions to be treated in a scrubber. Stack

details with provisos of sampling port for monitoring be described.

28. Work out MGLC for the combined capacity of DG sets.
29. Provide for conservation of resources, energy efficiency and use of renewable sources of energy in the light of ECBC code.
30. **Drawing 1 - location in Kanpur Master plan** be described. Project affected persons should be identified and rehabilitation and resettlement plan should be prepared.
31. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan.
32. Environment Corporate Responsibility (ECR) plan along with budgetary provision of minimum 2% of total project cost shall be submitted on need base assessment study in the study area. Income generating measures which can help in up-liftment of weaker section of society consistent with the traditional skills of the people identified. The programme can include activities such as development of fodder farm, fruit bearing orchards, vocational training etc. In addition, vocational training for individuals shall be imparted so that poor section of society can take up self employment and jobs. Separate budget for community development activities and income generating programmes shall be specified.
33. Base line data as per EIA annexure- 4.
34. Criteria/ norms provided by competent Authority regarding the seismic zone are followed.
35. Details of all internal and peripheral roads width.
36. Source and quantity of required water during construction and management of generated waste water.
37. Project falling within in 10 Km. area of Wild Life Sanctuary is to obtain a clearance from National Board Wild Life (NBWL) even if the eco- sensitive zone is not earmarked.


38. Details of Khazra No alongwith landownership (current status)
General Guidelines

- a. A legal affidavit by the Project proponent on Rs. 100/- non-judicial Stamp Paper, duly attested by Public Notary, stating that:
 - I. "There is no litigation pending against the project and/or land in which the project is proposed to be set up (please give name & ownership etc. of the project) and that for any such litigation what so ever, the sole responsibility will be borne by the Project proponent."
 - II. "No activity relating to this project (i.e. name of the project) including civil construction has been undertaken at site except fencing of the site to protect it from getting encroached and construction of temporary shed(s) for the guard(s). (if fencing has not been done, then the same may be deleted).
 - III. "I/We hereby give undertaking that the data and information given in the application, enclosures and other documents are true to the best of my knowledge and belief and I/We am/are aware that if any part of the data and information submitted is found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the Project will be revoked at our risk and cost."
- b. Another legal affidavit by the consultant stating "(a) that the prescribed TORs have been complied with (to be deleted if not applicable) & (b) that details and the data presented are factually correct", as per MoEF circular dated 04.08.2009 is also to be submitted along with EIA.

- c. Current, site photographs viewing towards the project area from four directions indicating date of photograph taken, direction from which taken, name of the project, and signature of Project proponent along with consultant with seal should be submitted, so as to ensure that no construction has been started before the grant of EC.
- d. EIA should strictly follow the guidelines prescribed in annexure-III to the EIA notification of 2006 and the Methods of Monitoring and analysis (Annexure-IV): Guidance for assessment of representativeness and reliability of baseline environmental attributes detailed under EIA manual January, 2001 and other guidelines in the matter.
- e. The status of accreditation of the EIA consultant with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.
- f. On the front page of EIA/EMP reports, the name of the consultant/consultancy firm along with their complete details including their accreditation, if any shall be indicated.
- g. While submitting the EIA/EMP reports, the name of the experts associated with/involvement in the preparation of these reports and the Name of laboratory through which the samples have been got analysed should be stated in the report. It shall clearly be indicated whether said laboratory is accredited by NABL or approved under the Environment (Protection) Act, 1986 (Please refer MoEF office memorandum dated 4th August, 2009). The name project leader of the EIA study shall also be mentioned.
- h. The EIA document shall be printed on both sides, as far as possible.

The Information's no (a I, II, III & c) asked under the general guidelines is to be submitted within 15 days from the date of receipt of the letter and remaining of the information's is to be submitted along with the EIA.


This is to request you to take further necessary action in the matter as per provision of Gazette Notification No. S.O. 1533(E) dated 14.9.2006, as amended.


 (O.P. Varma)
 Director (I/c)/Secretary, SEAC

No. /Parva/1494/ SEAC/2013/DDY Dated: As above

Copy for Information and necessary action to:

1. The Principal Secretary, Department of Environment, Govt. of Uttar Pradesh, Lucknow.
2. Advisor, IA Division, Ministry of Environment & Forests, Govt. of India, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
3. Chief Conservator, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.
5. District Magistrate, Kanpur.
6. Copy for Web Master/Guard file.


 (O.P. Varma)
 Director (I/c)/Secretary, SEAC