



File No: 11142

State Environment Impact Assessment Authority (SEIAA), Uttar Pradesh

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)



Dated: 24/07/2026

To,

Shri Pramod Kumar Sachdeva
M/s ANANDHABITAT SAHIBABAD DOBT & CC PRIVATE LIMITED
C-60, First Floor, Double Storey, Ramesh Nagar, West Delhi - 110015, WEST, DELHI, 110015
anandhabitatsahibabad@gmail.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding Bus Terminal Cum Commercial Complex project located at A-18.19.20. Site -IV, Sahibabad, District-Ghaziabad, Uttar Pradesh by M/s Anandhabitat Sahibabad DOBT & CC Pvt. Ltd.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Development of Bus Terminal cum Commercial Complex submitted to Ministry vide proposal number SIA/UP/INFRA2/579795/2026 dated 21/05/2026.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC26C3802UP5369558N
(ii) File No.	11142
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Name of Project	Development of Bus Terminal cum Commercial Complex
(vii) Name of Company/Organization	ANANDHABITAT SAHIBABAD DOBT & CC PRIVATE LIMITED
(viii) Location of Project (District, State)	GHAZIABAD, UTTAR PRADESH
(ix) Issuing Authority	SEIAA
(x) Applicability of General Conditions	no
(xi) 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 17-06-2026 . 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 SEAC meeting are annexed to this EC as Annexure (2).

6. The SEAC, in its meeting held on 17-06-2026 based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC 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 10-07-2026 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 EC for instant proposal Pramod Kumar Sachdeva under the provisions of EIA Notification, 2006 and as amended thereof subject to stipulation of specific as detailed in Annexure (1).

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

9. The EC 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. General Instructions:-

a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of SEIAA website where it is displayed.

b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn must display the same for 30 days from the date of receipt.

c) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

d) The project proponent shall also ensure that the proposed site is not a part of any no-development zone as required/prescribed/identified under law. In case of violation, this permission shall liable to be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this clearance shall automatically deem to be cancelled.

e) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

f) The SEIAA reserves the right to revoke the environmental clearance, if conditions stipulated are not implemented to the satisfaction of SEIAA. SEIAA may impose additional environmental conditions or modify the existing ones, if necessary.

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

Copy To

1. The Deputy Director General, Regional Office, Integrated Regional Office Ministry Of Environment Forest And Climate Change Kendriya Bhawan 5th Floor Sector "H" Aliganj Lucknow – 226020 , Lucknow, Uttar Pradesh, roc.lko-mef@nic.in

2. The Member Secretary, SPCB/PCC, Uttar Pradesh Pollution Control Board Tc-12v Paryavaran Bhawan Vibhuti Khand Gomti Nagar Lucknow-226010 , Lucknow, Uttar Pradesh, ms@uppcb.in

3. The Monitoring Cell MoEFCC, Compliance & Monitoring Division, Indira Paryavaran Bhawan Jor Bagh Road New

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Environmental Attributes

S. No	EC Conditions
1.1	1. The project proponent shall obtain a No Objection Certificate (NOC) from the competent Ground Water Authority for extraction of groundwater before commencement of any construction activity at the project site. 2. The Project Proponent shall obtain prior permission from the competent authority before discharging any excess treated wastewater into the municipal sewer/drain. 3. Adequate queuing space shall be provided within the premises so that buses do not queue on public roads. 4. Real-time air quality monitoring may be installed near bus parking and terminal areas where warranted by project size. 5. Anti-idling signage and operational protocols shall be implemented to reduce emissions from buses. 6. Dedicated bays shall be provided for buses, taxis, auto-rickshaws, and app-based cabs to prevent traffic conflicts. 7. Proper oil and grease traps shall be installed in vehicle maintenance/washing areas, if any, before discharge to the STP. 8. Noise barriers or acoustic treatment shall be provided wherever necessary to minimize the impact on nearby residential areas. 9. Adequate pedestrian walkways, signage, and emergency evacuation routes shall be maintained throughout the operational life of the project. 10. The Project Proponent shall obtain Consent to Establish (CTE) and Consent to Operate (CTO) from the competent authority under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and the Air (Prevention and Control of Pollution) Act, 1981, as applicable. 11. The Project Proponent shall obtain all statutory approvals, including Fire NOC, Occupancy Certificate, and any other permission required from the competent authorities before commencement/operation of the project. 12. The Project Proponent shall ensure that the project is developed strictly within the approved plot area and in accordance with the sanctioned building plan. 13. An adequately designed Sewage Treatment Plant (STP) shall be installed, and treated wastewater shall be reused for flushing, HVAC cooling, landscaping, and other non-potable purposes. No treated or untreated wastewater shall be discharged outside the project premises. 14. Rainwater harvesting structures shall be provided as per the recommendations of the Central Ground Water Authority (CGWA)/State Ground Water Department and maintained throughout the project life.

S. No	EC Conditions
	15. If groundwater is proposed to be used, prior permission from the competent authority shall be obtained before extraction. 16. Dual plumbing systems shall be provided to facilitate the reuse of treated wastewater. 17. Adequate parking facilities shall be developed as per applicable building byelaws to avoid congestion on surrounding roads. 18. A comprehensive Traffic Management Plan, including separate entry and exit points for buses, private vehicles, commercial vehicles, pedestrians, and emergency vehicles, shall be implemented to minimize traffic congestion and ensure public safety. 19. Provision for electric vehicle (EV) charging stations shall be made as per applicable Government guidelines. 20. Solar energy systems shall be installed to the maximum feasible extent for common area lighting and other utilities to reduce conventional energy consumption. 21. The project shall comply with the provisions of the Energy Conservation Building Code (ECBC) and adopt energy-efficient lighting, HVAC systems, and other energy-saving measures. 22. Dust suppression measures, including water sprinkling, covering of construction materials, wheel-washing facilities, and barricading of the construction site, shall be implemented during construction. 23. DG sets shall be provided with adequate acoustic enclosures and stack heights as prescribed by the competent authority. The noise levels shall comply with the prescribed standards. 24. Ambient air quality and noise levels shall be monitored periodically, and the monitoring reports shall be maintained and made available to the regulatory authorities as and when required. 25. Solid waste shall be segregated at source into biodegradable, recyclable, and domestic hazardous waste. Biodegradable waste shall be processed through organic waste converters/composting facilities, while recyclable waste shall be handed over to authorized recyclers. 26. Hazardous waste, including used oil, waste batteries, e-waste, and spent lamps, shall be managed in accordance with the applicable rules and handed over only to authorized recyclers/handlers. 27. The Project Proponent shall ensure that no municipal solid waste is burnt within the project premises. 28. Green belt and landscaping shall be developed using native species, and the green area shall be maintained throughout the operational phase. 29. Construction and demolition waste shall be managed in accordance with the Construction and Demolition Waste Management Rules, 2016. 30. Adequate fire-fighting systems and emergency response measures shall be installed and maintained as per the recommendations of the Fire Department. 31. Universal accessibility features shall be provided for persons with disabilities in accordance with applicable statutory provisions. 32. The project shall incorporate adequate ventilation, daylighting, and indoor air quality measures for commercial and public areas. 33. Bus idling within the terminal shall be minimized, and appropriate operational measures shall be

S. No	EC Conditions
	adopted to reduce vehicular emissions. 34. Public toilets, drinking water facilities, and adequate sanitation infrastructure shall be provided and maintained in hygienic condition. 35. The Project Proponent shall install an Environmental Management Cell headed by a qualified environmental professional for implementation of all Environmental Clearance conditions and environmental monitoring. 36. A dedicated budget shall be earmarked for implementation of the Environmental Management Plan (EMP), and the expenditure shall not be diverted for any other purpose. 37. Six-monthly compliance reports of the Environmental Clearance conditions shall be submitted to the Regional Office of the Ministry of Environment, Forest and Climate Change (MoEF&CC)/SEIAA, as applicable, and uploaded on the Project Proponent's website. 38. The Environmental Clearance letter shall be prominently displayed at the project site and uploaded on the Project Proponent's website. 39. The Project Proponent shall comply with all applicable provisions of the Solid Waste Management Rules, 2016; Plastic Waste Management Rules, 2016; E-Waste Management Rules, 2022; Battery Waste Management Rules, 2022; and other environmental regulations in force.
1.2	1- In pursuance of MoEF&CC Notifications G.S.R. 702(E) and G.S.R. 703(E) dated 12.11.2024 and Office Memorandum dated 14.01.2025, the Project Proponent is exempted from obtaining Consent to Establish. However, the Project Proponent shall obtain the prescribed environmental safeguards for establishment of the project/activity from the concerned State Pollution Control Board. The said safeguards form an integral part of this Environmental Clearance, and compliance thereto shall be submitted along with the six-monthly compliance reports. 2. Project proponent shall obtain Consent/environmental safeguards from UPPCB in compliance of MoEF&CC OM no. Q-15012/2/2022-CPW (Part-I)/e-231973 dated 08.10.2025 if not received and ensure its compliance before starting of work. 3- The project proponent shall comply all orders/directions of Hon'ble Supreme Court, Hon'ble National Green Tribunal (NGT), Hon'ble High Court and guidelines/OM of the Govt. of India and Govt. of UP. The project proponent shall obtain all the necessary permissions/ approvals from the concerned Govt. Departments/ Authorities/Organizations. 4- Plantation of saplings shall be carried out in green belt area earmarked as per relevant building bye-laws and as a part of tree plantation campaign "Ek Ped Ma Ke Naam" and the details of the same shall be uploaded in the Meri LiFE Portal (https://merilife.nic.in) as per OM no. F.No.IA3-22/3/2024-IA.III (E-241594) dated 24.07.2024. 5- The CER activities should be related to mitigation of Environmental Pollution and creating environmental awareness for example creation of water harvesting pits and carbon sequestration parks etc. At least one school in the vicinity of project area should be provided with rooftop solar plant, toilets should be constructed in public place or in school of nearby villages and if there is a girl's school then girls toilet properly equipped with overhead water tank should be constructed. Name of the school adopted for installation of roof top solar plant should be displayed on the website of project proponent and should also be submitted with periodic compliance report. As part of CER activities, the project proponent shall conduct awareness camps and workshops in nearby habitations regarding maintenance of personal and community hygiene. First aid training should be given to school students in nearby vicinity. Details of such workshops shall be uploaded on the website of project and also submitted along with compliance report. 6- SEIAA opined that efforts should be made to maximize the use of the solar energy to the extent

S. No	EC Conditions
	feasible. Additionally, a Battery Energy Storage System (BESS) of commensurate capacity should be installed to enhance renewable energy utilization and ensure reliable power supply. Other renewable source of energy like wind energy should also be explored. 7- The Project Proponent shall provide and maintain green roofs/roof-top landscaping on feasible roof areas using native or low water-demand plant species to reduce heat island effects, improve energy efficiency, and enhance the environmental sustainability of the project. 8- Electric Vehicle (EV) charging points shall be installed after obtaining the necessary approvals from the competent authority. 9- The project proponent shall ensure that waste water is properly treated in STP and treated water should be reused for gardening, flushing system, washing etc. For reuse of water, irrigation sprinkler and drip irrigation system shall be installed and maintained for proper functioning. Part of the treated sewage, if discharged to sewer line or into drain, shall meet the prescribed standards for the discharge under Environment Protection Rules and shall be done with necessary permissions from concerned authorities. 10- Under any circumstances untreated sewage shall not be discharged to municipal sewer line or any nearby water body or drain. 11- The project proponent shall install organic bio converter for safe disposal of municipal solid waste as per the provisions of Solid Waste Management Rules 2016 as amended. 12- The effluent from STP after tertiary treatment shall be subjected to ozonation or tertiary treatment to avoid foul smell and adverse impact on receiving environment. 13- A certificate signed by an officer not below the rank of ACF shall be obtained that the project does not lie with-in any protected area, National Park, Wild-Life Sanctuary and/or ESZ so declared as per the provisions of Wild-Life Protection Act 1972. 14- The project proponent shall obtain prior permission of Ground Water Department, Ministry of Jal Shakti, Uttar Pradesh/ CGWA for using ground water. 15- Provision for charging of electric vehicles as per the guidelines of GoI/GoUP should be implemented. 16- The project proponent shall explore the possibility of maximum solar electrification. 17- PP should display EC granted to them on their website. 18- EC is granted with the condition that EC is valid only for the building plan which has been submitted and the proposals for seeking EC. In case of any deviation this EC maybe cancelled. 19- In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs GOI and others) anti-smog guns shall be installed to reduce dust during constructions. 20- DG sets shall be based on approved fuel only and Guidelines issued by CAQM (Commission for Air Quality Management in NCR region and Adjoining Areas). 21- Project Proponent shall submit the Six-monthly Compliance on the Environment Clearance condition prescribed in the Prior Environment Clearance letter as per MoEF&CC OM F.no- IAS-22/01/2022-IA-III (E-172624) Dated 14-06-2022. 22. In case of violation of any EC conditions, this EC is liable to be cancelled based on report/recommendation of DM/IRO/UPPCB. Environmental safeguards conditions by UPPCB 1. The Project Proponent shall get the layout and drawings approved from competent authority before start of work. 2. Unit shall comply the Office Memorandum of Ministry of Environment, Forest and Climate Change issue vide F. No. 1A3-22/14/2025-1A.III (E-275538), Dated: 29.10.2025 for Green Belt Development. 3. The applicant shall make an application along with prescribed fee for renewal/trail consent (CTO) at least 30 days before the operation of unit. 4. Prior to abstraction of ground water, unit shall obtain a No Objection Certificate from U.P. Ground Water Authority for abstraction of ground water and project shall provide the NOC of UPGWD for extracting ground water within 03 month, if required. The PP will be used only

S. No	EC Conditions
	Municipal supply water as per proposal. 5. Project shall comply the provisions of Environment (Protection) Act 1986, Water (Prevention and Control of Pollution) Act, 1974 as amended, Air (Prevention and Control of Pollution) Act, 1981 as amended. 6. The project shall be obtained NOC from competent authority for disposal of treated water to nearby sewer line drain. 7. At the project site a display board size 4 X 6 Feet shall be installed to display the provisions of Construction and Demolition Rules 2016. 8. Project shall comply the provisions of notification dated. 07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation Gol. 9. Project shall not start gaseous emission & sewage generation without prior consent of the board. 10. All construction activities shall be according to authority guidelines and after approval or approved plan. 11. In case of any change in production capacity, process, raw materials use etc. the unit will have to intimate the Board. 12. Project shall comply with various Waste Management Rules as notified by MoEF& CC i.e. Plastic Waste Management Rules, 2016, Solid Waste Management Rules, 2016, Hazardous and Other Wastes (Management and Trans boundary) Rules, 2016, E-waste (Management) Rules, 2016, Construction and Demolition Waste Management Rules, 2016. 13. Project shall be developed/constructed as per approved map from competent authority and submit approved plan to Board. 14. Unit will put tarpaulin scaffolding around the area of construction and the building for effective and efficient control of dust emission generated during construction of the project. 15. Storage of any construction material particularly sand will not be done on any part of street and roads in the projects area. 16. The construction material of any kind stored on site will be fully covered in all respect so that it does not disperse in the air in any form. 17. All the construction material & debris will be carried in trucks or vehicles which are fully covered and protected so as to ensure that the construction debris or construction material does not get dispersed into the air or atmosphere in any form whatsoever. 18. The dust emission from the construction sites will be completely controlled and all precautions will be taken in that behalf. 19. Every worker working on the construction site and involved in loading, unloading and carriage of construction debris or construction material shall be provided with mask to prevent inhalation of dust particle. 20. All medical aid, investigation and treatment will be provided to the workers involved in the construction of building and carrying of construction of building and carrying of construction debris or construction material related to dust emission. 21. Fixing of sprinklers and creation of green air barriers will be done to control fugitive dust emission and improve environment. 22. Compulsory use of wet jet in grinding and stone cutting will be practiced. 23. Under the Noise Pollution (Regulation and Control) Rule 2000, the industry shall take adequate measures for control of noise from its own sources within the premises so as to maintain ambient air quality standards in respect of noise. 24. The project shall provide adequate arrangement for fighting the accidental leakages/discharge of any air pollutant/gas/liquid from the vessel, machinery etc. which are likely to cause fire hazard including environmental pollution. 25. Project shall ensure carbon offsetting as per Government Order (Environment Department) issued vide letter no. H17259/183/55-2-2018/09(writ)/2016 dated 15.03.2018. 26. A good housekeeping shall be maintained both within the project and in the premises. All hoods, pipes, valves, sewers and drains shall be leaking proof. Floor washings shall be admitted into the effluent collection system only and shall not be allowed to find their way into storm drains or

S. No	EC Conditions
	open areas. 27. Separate power connection with energy meter shall be provided for the Pollution Control Equipment's and record of power consumption and chemicals consumption for the operation of pollution control equipment shall be maintained separately. 28. The industry shall comply with ambient air quality standards of SO₂; NO_x, PM_{2.5}; PM₁₀; and other parameters as notified by MoEF& CC, Gol. 29. The project is liable to pay compensation for any environmental damage caused by it, as fixed by the Hon'ble Supreme Court, High Court, National Green Tribunal, Central Pollution Control Board and Uttar Pradesh Pollution Control Board. 30. Wind breaking wall will be constructed around the construction site. 31. All approach roads & in campus roads should be sprinkled with water to suppress the dust emission. 32. Project shall not establish Hot Mix/Ready Mix/Wet Mix Plant without prior permission of Board. 33. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) directions regarding DG sets and directions issued time to time regarding use of cleaner fuel. 34. Project shall install anti-smog guns and PTZ camera at site and ensure registration on dustapp.ucecp.in for self-declaration of dust control audit. 35. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) direction no. 75 regarding GRAP.

Standard EC Conditions for (Building / Construction)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

S. No	EC Conditions
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.

S. No	EC Conditions
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

S. No	EC Conditions
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.17	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

S. No	EC Conditions
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	Fly ash should be used as building material in the construction as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

7. Green Cover

S. No	EC Conditions
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
7.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.

S. No	EC Conditions
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.

9.

S. No	EC Conditions
9.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

10. Human Health Issues

S. No	EC Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking

S. No	EC Conditions
	water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection)

S. No	EC Conditions
	Rules, 1986, as amended subsequently and put on the website of the company.
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Annexure- 2

A presentation was made by the project proponent along with their M/s Aplinka Solutions & Technologies Pvt. Ltd to SEAC on 17-06-2026.

Project Details Informed by the Project Proponent and their Consultant

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

1. The environmental clearance is sought for Bus Terminal Cum Commercial Complex project located at A-18.19.20. Site -IV, Sahibabad, District-Ghaziabad, Uttar Pradesh by M/s Anandhabitat Sahibabad DOBT & CC Pvt. Ltd.
2. Total Plot Area of the project is 15,000 sqm and builtup area is 1,27,293.34 sqm.
3. Proposed facilities: 01 Towers till 5th Floor, 2 Towers beyond 5th to 20th Floors (including retail shops, offices and restaurants, food courts, Banquet Hall, Club, Service Apartments), Bus terminal, Basement, other services facilities.
4. Total Cost of the project is ₹264 Cr.
5. Area details of the project:

S. No.	Description	Area (sqm)	Percentage
1	Total Plot Area	15,000.00	100
2	Permissible Ground Coverage as per TOD Policy (@50% of plot area)	7,500.00	
3	Proposed Ground Coverage	7,374.04	49.16
4	Required Green Area @ 50% of Open Area	3,750.00	
5	Proposed Green Area (i+ii)	6,267.36	
i	Surface Green Area	2,096.23	13.97
ii	Terrace Green Area	4,171.13	
6	Surface Parking, Road and Paved area	5,529.73	36.86
7	Total Permissible FAR	63,000.00	
i	Permissible FAR as per TOD Policy (@4.0 of Plot Area)	60,000.00	
ii	Additional FAR under Green Building (@ 5% of Permissible FAR)	3,000.00	
8	Proposed FAR	62,469.50	
9	Proposed Non FAR	64,823.84	
10	Total Proposed Built up Area (8+9)	1,27,293.34	

6. Population details:

S. No.	Particulars	Area (sqm)/Unit	Density	No. of Individuals
A	Commercial Populations			
1	Retail Population (Lower & Ground Floor)	14271.54	1 person/3 sqm of FAR	4757
i	Staff population		10% of population	475
ii	Visitors Population		90% of population	4282
2	Retail Population (1st Floor)	5988.97	1 person/ 6 sqm of FAR	998
i	Staff population		10% of population	100
ii	Visitors Population		90% of population	898
3	Restaurant Population (2nd Floor)	620.60	1 person/1.8 sqm of FAR	345
4	Canteen Population (2nd Floor)	347.94	1 person/1.8 sqm of	193

			FAR	
5	Food Court Population (2nd Floor)	657.07	1 person/1.8 sqm of FAR	365
i	Staff population		10% of population	90
6	Banquet Hall Population (3rd Floor)	3913.38	1 person/1.8 sqm of FAR	2174
i	Staff population		10% of population	217
7	Club Population (5th Floor & 20 th Floor)	2,821.95	1 person/1.8 sqm of FAR	1567
i	Staff population		10% of population	156
ii	Visitors Population		90% of population	1411
B	Bus Terminal Population			
8	Crew Rest Room, Passenger Waiting Population (2nd Floor)	643.17	1 Person/12.5 sqm of FAR	51
9	Bus Terminal Offices Population (2nd Floor)	328.07	1 person/10 sqm of FAR	33
i	Office Employees		90% of population	30
ii	Visitors Population		10% of population	3
10	Passenger Population	105	50 persons/Bus	5250
11	Excess 15% Services Population	888.2	1 person/10 sqm of FAR	90
C	Service Apartment Population			
12	Service Apartment Population (6th - 19th Floors)	940 Units	2 persons/Apartment	1880
i	Staff population		10% of population	190
Total Estimated Population				18,200

7. Water requirement details:

CONSTRUCTION PHASE			
Water Requirement	End Use	Quantum	Source
Fresh Water	Labour + Site Staff	03 KLD	From local vendor through water tankers
Treated Water	Construction Activities + Dust Suppression	50 KLD	Treated water will be procured from nearby STP through tanker
OPERATION PHASE			
Water Requirement	End Use	Quantum	Source
Fresh Water	Service Apartment Residents + Staff + Visitors + Restaurant + Food Court	740 KLD	From municipal supply of UPSIDA
Treated Water	Flushing + Landscaping + HVAC + DG Cooling	654 KLD	Recycled Water from in-house STP

8. Waste water details:

- The Estimated Wastewater Generation during the Operation Phase of the Project will be 895 KLD.
- STP of 1,180 KLD of MBBR technology will be installed at the site to cater to the sewage load. The surplus treated water will be discharged into municipal sewer.

9. Solid waste details:

S. No.	Particular	Occupancy	Area (acres)	Waste Generated per	Waste Generation
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				kg/day	(Kg/day)
1	Service Apartment population	1880		0.5	940.00
2	Restaurant, Canteen, Food Court, Banquet Hall Population	3077		0.5	1538.50
3	Staff Population	1348		0.25	337.00
4	Visitors Population	11895		0.15	1784.25
5	Landscape Area		1.55	0.2 kg/acre/day	0.31
6	STP Sludge				62.65
Total (Round Off)					~ 4,660

10. Power requirement:

Parameters	Description
Power Demand	7638 kW
Source of Power Supply	Pashchimanchal Vidut Vitran Nigam Limited
Power Backup	3 x 2000 KVA + 1500 kVA + 500 kVA + 750 kVA+ 600 kVA
- The DG sets will be equipped with acoustic enclosures to minimize noise generation and adequate stack height for proper dispersion will be provided. - The DG sets will be used during power failure only and will generate noise level below 75 dB (A). - The DG sets will be installed with vibration pads to minimize the emission of vibrations from the generators. - It will be ensured that the proposed DG sets will be compliant as per latest CPCB Guidelines.	

11. Parking details:

Particulars	Basis	ECS
Basement 1	18 sqm /ECS (Mechanical Parking)	602
Basement 2	18 sqm /ECS (Mechanical Parking)	602
Basement 3	18 sqm /ECS (Mechanical Parking)	602
Total Parking		1,806

12. Landscape details:

S. No.	Description	Area (sqm)
1	Total Plot Area	15,000.00
2	Proposed Ground Coverage	7,374.04
3	Proposed Green Area	6,267.36
4	Surface Parking, Road and Paved area	5,529.73

13. Action Plan as per Ministry's O.M. dated 30/09/2020 (as per discussion in the meeting with PP):

S. No.	Activities	Proposed Locations	Capital Cost (₹ in Lakhs)				Total cost (₹ in Lakhs)
			1st Year	2nd Year	3rd Year	4th Year	
1.	Adoption of nearby Villages: • Development & maintenance of village roads	- Mahmoodpur Village, Loni Block, Ghaziabad - Nagla pala	15.00	20.00	10.00	15.00	60.00

	• Development & maintenance of toilets & sanitation facility • Pond rejuvenation & maintenance – Sarkari Johad. Nagla and Mahmoodpur village pond	Sahibabad, Ghaziabad					
2.	GGIC, Loni, Ghaziabad	Strengthening School Infrastructure, Including installation of smart classrooms & computers along with table & chairs, school building maintenance, Solar Panel, sports facilities, renovation of boys & girls toilet	5.0	5.0	5.0	5.0	20.0
3.	Adoption of Govt. schools: • Installation of Smart Boards, desktops, computers etc. in schools • Renovation & maintenance of support infrastructure in schools– desks, table-chairs, labs etc. • Installation & maintenance of RO water coolers in schools • Renovation of boys & girls toilet • Installation of solar panel	• Govt. primary School, Gali no. 1, Shyam park Main Sahibabad, UP • GBSS/GGSS School, Near Sarkari School Road, harsh Vihar, Sahibabad, UP	20.00	20.00	20.00	20.00	80.00
4.	Adoption of Govt. healthcare centres: • Upgradation of hospital infrastructure including OPD facilities, Provision of ambulance support; patient care and transport equipment (stretchers, wheelchairs);	• Urban Primary Health Center, Prahlad Garhi, Vasundhara, Pocket B, Sector 16, Vasundhara	20.00	30.00	20.00	30.00	100.00

	procurement of medical and diagnostic equipment; maintenance of toilets; provision of drinking water and sanitation facilities; • Installation & maintenance of Solar panels	Ghaziabad, UP • ESIC Hospital Sahibabad, Sector 2, Rajendra Nagar, Block B, Shalimar Garden, Sahibabad, UP					
Total Budget							260.00

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

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

1. Principal Secretary, Department of Environment, Forest and Climate Change, Government of Uttar Pradesh, Lucknow (email – psforest2015@gmail.com)
2. Joint Secretary, Ministry of Environment, Forest and Climate Change, Government of India, 3rd Floor, Prithvi-Block, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003 (email – sudheer.ch@gov.in)
3. Deputy Director General of Forests (C), Integrated Regional Office, Ministry of Environment, Forest and Climate Change, Kendriya Bhawan, 5th Floor, Sector “H”, Aliganj, Lucknow – 226020 (email – rocz.lko-mef@nic.in)
4. District Magistrate, Ghaziabad.
5. Member Secretary, Uttar Pradesh Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow-226010 (email – ms@uppcb.in)
6. Copy for Guard File.

(Manish Mittal (IFS))
Member Secretary, SEIAA