

State Level Environment Impact Assessment Authority, Uttar Pradesh

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Directorate of Environment, U.P.

Vineet Khand-1, Gomti Nagar, Lucknow - 226 010

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To,

Mr. Nirmal Vaswani,
Executive Director,
M/s S.K. Contracts Pvt. Ltd.
A-14, Kailash Colony,
Near Metro Station, New Delhi-110048

Ref. No. 184 /Praya/SEAC/2180/2014/AD(VB)Date: 13/5
April, 2015

Sub: Environmental Clearance for proposed Special Development Zone at Plot No. 2A, Sector-17A, Yamuna Expressway, Greater Noida, U.P. by M/s S.K. Contracts Pvt. Ltd.

Dear Sir,

Please refer to your application/letter dated 11/03/2014, 25/09/2014 and 27/11/2014 addressed to the Director, Environment & Secretary, SEAC, Dr. Bhim Rao Ambedkar Paryavaran Parisar, Vineet Khand-1, Gomti Nagar, Lucknow on the subject as above.

A presentation was made by the representative of the project proponent with their Consultant M/s Ascenso Management and Consulting Services Pvt. Ltd. before the State Level Expert Appraisal Committee meeting dated 27/09/2014 and 31/01/2014 the committee was given to understand that:-

1. Water demand as per the population is as follows:

S. N.	Description	Population	Unit water consumption (liters)	Total water required (KLD)	water requirement for domestic use (KLD)	Flushing water (KLD)
1	Residential Apartment	1661	86	142.84	107.965	34.881
2	Service Apartments	329	86	28.29	21.385	6.909
3	Basement	214	45	9.63	3.210	6.42
4	Floating Population	199	15	2.98	1.19	1.79
5	Auditorium	1945	15	29.175	11.67	17.505
6	Exhibition hall	3948	45	177.66	59.22	118.44
7	Art Gallery	2957	15	44.355	17.742	26.613
8	Ticketing	142	45	6.39	2.13	4.26
9	Internet center	43	45	1.935	0.645	1.290
10	Entertainment zone	36	45	62	0.540	1.080
11	Canteen	111	70	7.77	4.662	3.108
12	Conference center	44	45	1.98	0.660	1.320
13	Exhibition hall	20	45	0.900	0.300	0.600
14	Convention center	187	45	8.415	2.805	5.610
15	Facility 1 (gym/club/Spa)	38	45	1.71	0.57	1.14
16	Facility 2 (resort)	48	180	8.64	5.76	2.88
A	Commercial, Residential & Core Activities	--	--	474.30	240.458	233.847
				Say 474	Say 240	Say 234
B	Swimming Pool	-----		8		
C	Horticulture	-----		40		
Total Water Requirement (A+B+C)				522		

2. The % of land use to total area is as follows:

Particulars	Area in Sq.m.	Percentage of land-use to the total plot area
Total Plot Area	1,01,075.700	
Plot Area for Residential Apartments	10065	9.95%
Plot Area for Commercial Apartments	10075.66	9.96%
Plot Area for Core Activity	80934.88	80.07%
Permissible Ground Coverage	30323.00	30%
Achieved Ground Coverage	22006.00	21.77%
Achieved Ground Coverage for Residential	1899.86	8.63%
Achieved Ground Coverage for Commercial	2871.046	13.04%
Achieved Ground Coverage for Core Activity	17234.870	78.31%
Permissible FAR% @ 175% of plot area	1,76,882	175%
Proposed FAR% @ 104%	96575	104%
Proposed FAR% for Residential	30187.122	31.257%
Proposed FAR% for Commercial	20147.694	20.862%
Proposed FAR% for Core Activity	46240.515	47.880%
Residential Area		
Plot Area for residential	10065	9.95% of total plot area
Permissible Ground Coverage @ 35% of residential plot area	3522.806	
Achieved Ground Coverage @ 18.88% of residential plot area	1899.863	1.87% of total plot area
Permissible FAR @ 300% of residential plot area	30195.480	
Proposed FAR @ 299% of the residential plot area	30187.122	
Permissible service area @ 15% of proposed FAR	4529.322	
Proposed Service area @ 8.93% of proposed FAR	2697.620	
Balcony area	4962.46	
Basement area	7614.488	7.53% of the total plot area
Total Built-up area for Residential apartment	45461.690	
Commercial Area		
Plot area for Commercial	10075.660	9.96% of total plot area
Permissible Ground Coverage @ 30% of commercial plot area	3022.698	
Proposed Ground Coverage @ 28.5% of commercial plot area	2871.046	2.84% of the total plot area
Permissible FAR @ 200% of commercial plot area	20151.320	
Proposed FAR @ 199% of commercial plot area	20147.694	
Balcony area	3193.650	
Permissible service area @ 15% of proposed FAR	3022.698	
Proposed Services area @ 12.10% of proposed FAR	2438.714	
Basement area	5695.013	5.63% of the total plot area
Built up Area of Commercial	31475.071	
Core Activity Area		
Plot Area for the core activity	80934.880	80.09% of total plot area
Permissible Ground Coverage @ 30% of core activity plot area	24280.464	
Proposed Ground Coverage @ 21.29 % of core activity plot area	17234.870	17.05% of the total plot area
Permissible FAR @ 150% of Core activity plot area	121402.320	
Proposed FAR @ 57% of core activity plot area	46240.515	
Permissible service area @ 15%	18210.348	
Proposed Services area @ 3.17%	3847.503	
Basement area	21634.103	21.40% of the total plot area
Built-up Area for Core Activities	71722.121	
Total Built-up Area (Residential + Commercial + Core Activity)	1,48,658.83	

Total Open Area (Plot area - Proposed Ground Coverage)	79069.921	78.2% of the total plot area
Required Green Area @ 50% of the open area	39534.961	
Proposed Green Area @ 50% of the open area	39534.961	39.11% of the plot area

3. The sewage, drainage, external electrification & parking plans have been submitted with the Initial environmental application. Apart from this all external street lights shall be solar powered.
4. After the grant of environmental clearance the project shall regularly submit 6 monthly compliance reports as stated in the point 10 of Environmental Impact Assessment Notification, 2006 and its amendments. Along with the compliance reports monitoring reports of Air, Water, Noise & soil quality at the project site during construction and operation phase shall be submitted to Uttar Pradesh Pollution Control Board and Regional Office, Ministry of Environment and Forest, Lucknow. The monitoring shall be carried out by NABL/MoEF accredited laboratories.
5. Water quality at the water distribution point and outlet of STP shall be monitored by MoEF/NABL accredited laboratories at regular intervals after the commissioning of the STP.
6. A 250 KL tank is provided for supply of water required for firefighting purposes. Location of tank is earmarked in the site water supply layout plan as presented in next slide. Over-head fire tanks are provided.
7. Currently the municipal connection is not being provided in the area. Though External Development Charges (EDC) are being paid to YEIDA @ Rs. 574/- per square meter. It is stated in the lease deed made with Yamuna Expressway Industrial Development Authority for Plot- 2A in sector 17A.

Based on the recommendations of the State Level Expert Appraisal Committee Meeting held on 31/01/2015 the State Level Environment Impact Assessment Authority in its Meeting held on 17/03/15 has decided to grant the Environmental Clearance to the project subject the following specific and general conditions:-

a. Specific Conditions:

1. Project falling within 5 Km. area of Wild Life Sanctuary is to obtain a clearance from National Board for Wild Life (NBWL) even if the eco-sensitive zone is not earmarked.
2. Approved site plan from authority to be submitted within 03 months from issuance of the Environmental Clearance.
3. Adequate green should be provided within the premises.
4. For the treatment for total sewage, a full-fledged STP is to be provided with 20% higher capacity than waste water generated during operation phase. 100% waste water is to be treated in captive STP conforming to prescribed standards of receiving body for designated use. Monitoring of STP to be done daily till its stabilization.
5. Recycled water shall be regularly monitored. Dedicated power supply for STPs is to be ensured during operation. Sludge of STP is to be used in house as manure and surplus manure should be managed by giving to end users.
6. SWM organic converter drawing, design and cost estimate has to be submitted within 03 months from issuance of the Environmental Clearance
7. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project profit shall be submitted. Physical and financial progress report of its execution approved by CA shall be submitted along with regular compliance report.
8. Isolated place for Municipal Solid Waste handling and the disposal shall be provided in accordance with Municipal Solid Waste (Management and Handling Rules), 2000 (as amended).
9. LEDs should be used in all common areas and corridors. 100% Solar lighting is to be provided in the open and common areas.

10. Parking guideline as per Greater Noida Authority should be followed.
 11. All entry/exit point should be bell mouth shaped.
 12. To discharge excess treated waste water into public drainage system permission from the competent authority to be taken prior to any discharge.
 13. 100 % provision of Rain Water Harvesting is to be made. RWH shall be initially done only from the roof top. RWH from green and other open areas shall be done only after permission from CGWB.
 14. Height of the stack should be provided as discussed based on combined DG sets capacity and be 6mt higher than the tallest building.
 15. Post project monitoring for air, water (surface+ ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines.
 16. Mobil toilets, safe drinking water facility, sanitation facility and eco friendly fuels etc. Shall be made available to the temporary residents/workers at the project site including the proper treatment and the disposal of the wastes.
 17. Provision of separate room for senior citizen with proper amenities.
 18. Parking for disabled persons should be explored.
 19. Protection shall be provided on the windows of the high rise flats for security of residents.
 20. Criteria/ norms provided by competent Authority regarding the seismic zone be followed for construction work.
 21. Dual plumbing should be adopted.
 22. Unless and until all the environmental issues are sorted out the occupancy will be restricted and would be only allowed after achieving the Permission from the competent authority.
 23. The project proponent shall ensure that the project site does not attract/infringe any buffer zone of no activity identified/declared under law.
 24. Ground water should not be extracted for the purpose of construction or otherwise. In case of default the Environmental Clearance will deem to be cancelled.
 25. No fresh water will be used for irrigation purpose.
 26. Rain water runoff from the open area of the project shall not be discharged outside but suitably collected in a pond and utilised for useful purposes.
 27. The project proponents shall declare/submit the running cost of STP and other environmental management services (e.g., Municipal Solid Waste Disposal, Green belt Maintenance, Water Management etc.) in their proposals and shall include them in allotment letters.
 28. The SEIAA also directed the project proponent that the proposal of CSR activity is also be submitted to District Magistrate/Chief Development Officers of District-Gautam Budha Nagar.
- b. 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 that 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 trees 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. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. 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 regards.
14. Suitable rainwater harvesting systems as per designs of groundwater 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 tree.
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.
25. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
26. 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. Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.
28. Ensure use of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.

29. 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. 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 of concerned authority.
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.
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. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
64. Diesel generating set stacks should be monitored for CO and HC.
65. 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.
66. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
67. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
68. An energy audit should be annually carried out during the operational phase and submitted to the authority.
69. 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 purposes and compliance.
70. Appropriate safety measures should be made for accidental fire.
71. Smoke meters should be installed as warning measures for accidental fires.
72. Project falling within 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.

This Environmental Clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for Greater Noida. In case of violation, it would not be effective and would automatically be stand cancelled.

You are also directed to 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 automatically deem to be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this clearance shall automatically deemed to be cancelled.

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. The SEIAA/MoEF reserves the right to revoke the environmental clearance, if conditions stipulated are not implemented to the satisfaction of SEIAA/MoEF. SEIAA may impose additional environmental conditions or modify the existing ones, if necessary. Necessary statutory clearances should be obtained and submitted before start of any construction activity.

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 the matter as per provision of Gazette Notification No. S.O. 1533(E) dated 14.9.2006, as amended and send half yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the SEIAA, U.P. on 1st June and 1st December of each calendar year.


(J. S. Yadav)

Member Secretary, SEIAA

Ref. No...../Praya/SEAC/2180/2014/AD(VB) Dated

Copy with enclosure for Information and necessary action to:

1. The Special Secretary, Department of Environment, Govt. of Uttar Pradesh, Lucknow.
2. Advisor, IA Division, Ministry of Environment & Forests, Govt. of India, Indira Paryavaran Bhawan, Jor Bagh Road, Aliganj, New Delhi-110003.
3. Chief Conservator, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. District Magistrate, G.B. Nagar, U.P.
5. The Member Secretary, U.P. Pollution Control Board, TC-12V, Vibhuti Khand, Gomti Nagar, Lucknow.
6. Copy to Web Master/ guard file.


(Dr. A.A. Khan)

OSD/Nodal Officer,
SEIAA