

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

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

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To,

Shri S.J. Raza,
M/s Starcity Buildcon Pvt.Ltd,
Plot no- 16, Sector-135,
Noida, G.B. Nagar- 201305

Ref. No.....112...../Parya/SEAC/4709/2018

Date: 13 June, 2019

Sub: Terms of Reference for Proposed Residential Project at plot No. GH-14 Sector-01 Greater Noida, U.P. M/s Starcity Buildcon Private Limited.

Dear Sir,

Please refer to your application/letter dated 14-03-2019, 05-4-2019 & 29-04-2019 addressed to the Secretary, SEAC, Directorate of Environment, 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 01-05-2019 and SEIAA in its meeting dated 24-05-2019.

A presentation was made by the project proponent along with their consultant M/s JM Environet Pvt. Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The environmental clearance is sought for Residential Project at plot No. GH-14 Sector-01 Greater Noida, U.P. M/s Starcity Buildcon Private Limited.
2. Salient features of the project:

PARTICULARS	DETAILS
Project Name	Proposed Residential Project
Location	Plot No GH-14, Sector-01, Greater Noida, District Gautam Budh Nagar (U.P.)
Type of project	Townships and Area Development projects, Category 'B' [(As per EIA Notification 14.09.2006, Project or Activity-8 (b))]
Total Project area	33,400.34 sq. m.
Built up Area	1,93,350.22 sq. m. (F.A.R - 1,22,171.108 sq.m. + Non-F.A.R - 16,451.968sq.m. + Basement Area- 54,574.768 sq.m. + Elevation Feature - 152.376 sq.m.)
Ground coverage	Permissible Ground Coverage: 11,690.119 sq. m. (35 % of plot area) Proposed Ground Coverage: 11,457.547 sq.m. (34.3 % of plot area)
F.A.R Permissible & Proposed	Permissible F.A.R. for Residential: 1,22,746.25 sq.m.(@3.64), Proposed F.A.R. for Residential: 1,21,002.128 sq.m.(@3.62) Permissible F.A.R. for Commercial: 1169.00 sq.m. Proposed F.A.R. for Commercial: 1,168.98 sq.m.
Maximum height	Proposed Building Height: 96.68 M
Number of Towers	2 No. of Basement + 14 no of Towers + Community Hall + Convenient Shopping
Number of floors	2 No. of Basement + Ground+ 27 Upper Floors + Terrace
No. of Dwelling Units	736 Dwelling Units
Basement Area detail	54,574.768 sq. m (Parking Area = 39,192.954 sq.m. , Services Area = 15,381.814 sq.m.)
Parking Details	Required Parking - F.A.R/80 No. of ECS Required for Residential @ 1 ECS per 80 sq.m. =1,21,002.128 /80= 1512.53 Say 1512

	No. of ECS Required for Commercial @ 1 ECS per 50 sq.m. =1,168.98 /50= 23.39 Say 24 Total Parking Required= 1512 + 24 = 1536 ECS
Power requirement & source	Power requirement: Connected Load = 3825 KW, Demand/Essential Load= 2939 KVA, Source: NPCL
Power Backup (DG Sets Capacity)	DG Sets of total capacity– 4 Nos. DG Sets of total capacity 3270 KVA (1010 x 2 + 500 x 1 + 750 x 1 KVA)
Water requirement & source	Water requirement will be 551 KLD Fresh Water: 361 KLD Recycled Treated Water: 190 KLD
Sewage treatment Plant	Sewage treatment facility: STP of 500 KLD capacity Technology: MBBR
Sewage Generation	Total waste water generation: 403.8 KLD
Estimated population	Total population: 5673 Persons , Fixed population: 5016 Persons , Floating population: 657 Persons
Solid waste generation	2421.45 kg/day
Landscape / Green Area	Required Landscape Area @50% of Open Area = 21,942.79/2 = 10,971.396 sq.m. Proposed Landscape Area =11,013.154 m ² ((32.97 % of total project area). No. of trees Required =21,942.79/100= 219 428, Say 219 Trees No. of Tress Provided= 224 Trees (Out of which 50% will Evergreen Trees)
Cost Details	Project Cost = Rs. 265 Cr. (Approx.)

3. Water calculation details:

S. No.	Particulars	Expected Population	Base of Calculation (lpcd)	Fresh Water (KLD)		Recycled Treated Water (KLD)		Total Water Consumption (KLD)
				Domestic	Others	Flushing	Others	
1.	Dwelling Units (736 DU)	3312@ 4.5 persons/DU	86	215.28	-	69.55	-	284.83
2.	Servant Units (736)	1656@2.25 Persons/Unit	86	107.64	-	34.78	-	142.42
3.	Visitors	332 @ 10% of total fixed population	28	2.32	-	6.97	-	9.29
4.	Community Hall (Club)	130 @10sq.m./person	28	0.91	-	2.73	-	3.64
5.	Commercial 24 Shops	Fixed=48 @2persons/shop	28	0.34	-	1.01	-	1.35
		Floating=195 @6	15	9.75	-	19.5	-	29.25

		sq.m./person						
6.	Filter Backwash	L.S.M	-	-	15	-	-	15.00
7.	Swimming Pool	L.S.M	-	-	10	-	-	10.00
8.	Green Belt/Landscaping area (Area 11,013.154 sq. m.)	@ 5 Ltr/sq. m.	-	-	-	-	55.06	55.06
Total		5673 Persons	-	336.24 say 336 KLD	25KLD	134.54 KLD Say 135 KLD	55 KLD	550.84 KLD Say 551 KLD
				361 KLD		190 KLD		

4. Parking details:

Particular	Area for ECS Parking (Sq. m.)	Service Area (Sq. m.)	Total Area	No. of Parking Provided
Open Surface Parking (@ 20 sq.m./ECS)	4880.15	-	4880.15	244.008 Say 244
Basement (@30 sq.m./ECS)	39192.954	-	39192.954	1306.43 Say 1306
Total				1550 ECS

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

The committee discussed the matter and recommended to issue the terms of reference (TOR) for the preparation of EIA regarding the project as follows:

1. All pages of technical documents/EIA/EMP etc. should be signed by the consultant and project proponent both.
2. Copy of all the analysis reports signed by analyst approved by NABL or MoEF&CC shall be annexed with the EIA report and original analysis reports should be presented at the time of presentation.
3. MOU signed between the project proponent and the consultant should be submitted.
4. Master plan of the area showing proposed project. Permissible uses of the proposed site as per zoning regulation.
5. Allotment letter from concerned development authority.
6. All approved drawings/maps alongwith approved services plans.
7. Structural design certificate signed by the architect and vetting authority should be submitted. All structural design drawings should be signed by architect and counter signed by vetting authority.
8. Area details showing proposed uses as residential, commercial, parks, parking, roads, other services, facilities of the project also in percentage.
9. Complete Gata/Khasra no. of the project alongwith soft and hard copy should be submitted in table format with proper calculation.
10. Physical features within 30 m of the project sites with their ownership.
11. Complete Details of facilities to be developed by the project proponent i.e. for which environment clearance is sought.
12. Use of reflecting paints on roof top and side walls.
13. Details of rain water harvesting are to be given.
14. Provision of 100% solar lighting along the road site, stair cases, common places.
15. Plan for EWS / LIG housing provision as per Development Authority bye-laws.

16. Examine in detail the proposed site with reference to impact on infrastructure covering water supply, storm water drainage, sewerage, power, etc., and the disposal of treated/raw wastes from the complex on land/water body and into sewerage system. 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.
17. Water requirement and its management plan along with necessary permissions for discharge.
18. An underground Pucca tank with kaccha base for collection/reuse of rain water may be constructed.
19. Hydro-geological investigations to be carried out and obtain permission from Central Ground Water Authority for withdrawal of ground water.
20. Make provision for safety against failure in the operation of wastewater treatment facilities. Identify acceptable outfall for treated effluent.
21. Details of green belt as a measure for mitigation of dust and noise and buffer between habitation and proposed project.
22. Landscape plan, green belts and open spaces may be described separately.
23. Study the existing flora and fauna of the area and the impact of the project on them. There should be no basement below 15 m setback. Accordingly, the Plan should be revised and submitted.
24. Section of all internal roads should be provided. Right of way and carriage way width should be clearly marked on the map. Avoid entry/exit at point of junction of roads. Traffic movement plan in and out should be shown.
25. Examine existing crèche, education, health facilities, police, post Office, Banks and other services and make adequate provisions in the proposal.
26. Assess soil erosion in view of the soil characteristics, topography and rainfall pattern.
27. Application of renewable energy/alternate energy, such as solar and wind energy may be described including solar water heating in the guidelines for entrepreneurs.
28. Consider solid wastes, including e-waste in addition to other solid wastes and their disposal.
29. Identification of recyclable wastes and waste utilization arrangements may be made.
30. Explore possibility of generating biogas from biodegradable wastes.
31. 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.
32. Provisions made for safety in storage of materials, products and wastes may be described.
33. Disaster management plan should be prepared.
34. Traffic management plan including parking and loading/unloading areas may be described. Traffic survey should be carried out both on weekdays and weekend.
35. Parking provision is to be made for higher ECS worked out either as per state bye-laws or construction manual of the MoEF. Additional parking (more than required nos. as per norms) will not be permitted.
36. Exclusive Parking area in the basement (excluding other facilities) and surface is to be clearly mentioned.
37. Provide service road for entry and exit to project site.
38. Use of local building materials should be described.
39. Consider provision of DG Flue Gas emissions to be treated in a scrubber. Stack details with provisions of sampling port for monitoring to be described. Power backup should be restricted to 50-60 % of power requirement. Plan should be revised and submitted.
40. Work out MGLC for the combined capacity of DG sets.
41. Provide for conservation of resources, energy efficiency and use of renewable sources of energy in the light of ECBC code.
42. Application of resettlement and rehabilitation policy may be described. Project affected

- persons should be identified and rehabilitation and resettlement plan should be prepared.
43. Examine separately the details for construction and operation phases both for Environmental Monitoring Plan and Environmental Management Plan.
 44. Corporate Environmental Responsibility (CER) shall be prepared by the project proponent and the details of the various heads of expenditure to be submitted as per the guidelines provided in the recent CER notification No. 22-65/2017-IA.III dated 01/05/2018. A copy of resolution as above shall be submitted to the authority along with list of beneficiaries with their mobile nos./address.
 45. Required no of trees should be proposed @ 01 tree/80 m², submit plan.
 46. 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.
 47. 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 the proposals which are to be including in the allotment letters. Vendors should be identified for Municipal Solid Waste Management and submitted.
 48. The proponent will submit the schedule of monitoring/data collection programme to the Office of Directorate, Member Secretary, UP Pollution Control Board and District Magistrate of related District.

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."
 - iv. Project does not fall under any buffer zone of no-development as declared /identified under any law.
- 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/involved 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 matter as per provisions of Gazette Notification No. S.O. 1533(E) dated 14/09/2006, as amended. You are advised to submit the EIA/EMP for further consideration of the matter as per procedure laid down in the Gazette Notification SO 1533(E) dated 14/09/2006 as amended. The matter will not be considered pending till your reply as above is received.



(Shruti Shukla)
Nodal, SEIAA/
Deputy Director

No...../Parya/SEAC/4709/2018 Dated: As above

Copy with enclosure 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 & Climate Change, Govt. of India, Indira Paryavaran Bhawan, Jor Bagh Road, Aliganj, New Delhi.
3. Additional Director, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. District Magistrate, G.B. Nagar.
5. The Member Secretary, U.P. Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow.
6. Copy to Web Master/ guard file.



(Shruti Shukla)
Nodal, SEIAA/
Deputy Director