

State Level Environment Impact Assessment Authority, Uttar Pradesh

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Directorate of Environment, U.P.

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To,

Mr. Amit Gupta,
Managing Director,
M/s Orris Developers Pvt. Ltd.,
J-10/5, DLF Phase-II, M.G. Road,
Gurgaon, Haryana-122002

Ref. No.....197...../Parya/SEAC/2241/2014/AD(Sub)

Date: 13/5
April, 2015

Sub: Environmental Clearance for Residential Township "Curio-City" at Plot No-TS-2, Sector-22D, YEIDA, Greater Noida, U.P., M/s Orris Developers Pvt. Ltd.

Dear Sir,

Please refer to your letter dated 31/03/2014, 20/06/2014, 07/10/2014, 27/11/2014 and 13/02/2015 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 meetings held on dated 02/05/2014, 07/10/2014 and 31/01/2015.

A presentation was made by Shri Pravesh Kumar, authorized representative of project proponent along with their consultant M/s GRC India Pvt. Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The environmental clearance is sought for Residential Township "Curio-City" at Plot No-TS-2, Sector-22D, YEIDA, Greater Noida, U.P., M/s Orris Developers Pvt. Ltd.
2. As per building bye-laws, there is no mandate for provision of EWS houses and as such YEIDA have approved the layout without provision of EWS houses. Copy of notification no. 3111/77-3-09-8X/09 dated 20/12/2010 was also submitted. Provision for LIG houses in the plotted portion of the township has made. Detail of LIG plots is given below:

S.No.	Plot Name	No. of plots	Area of Plot (m ²)	Total Area (m ²)
1.	Type A-150 (LIG)	90	128	11,520
2.	Type B-200 (MIG)	44	171	7,524
3.	Type B1-200 (MIG)	4	274.86	1,099.44
4.	Type C-240 (HIG)	22	200	4,400
5.	Type C1-240 (HIG)	2	194.74	389.48
Total		162		24,932.92

3. Revised corrected statement of area alongwith percentage format is as follows:

S. No.	Particulars	Current development (m ²)	Future Expansion (m ²)	Total Area (m ²)
1.	Plot Area (A)		4,09,552.52	
	(i) Residential	24,932.92 (6.09%)	1,90,358.9(46.48%)	2,15,291.81
	• Plotted			
	• Group Housing	-		
	(ii) Institutional	-	4,198.56 (1.02%)	17,480.43
	• Nursery	-	12,189.889 (2.98%)	
	• School	-	1,091.08 (0.27)	
	• Creche			
	(iii) Facilities	800 (0.2%)	8,013.5 (1.95%)	16,964.53

	<ul style="list-style-type: none"> Community center Nursing Home Dispensary Taxi stand Police Chowki Religious Building Milk Booth (4 No.) 		4,082 (1%) 2,041 (0.5%) 500 (0.12%) 520 (0.13%) 1,008.03 (0.24%)	
	(iv) Utilities <ul style="list-style-type: none"> STP ESS 	0.62 % 1,340.939 1,199.75		2,540.69
(v)	Commercial (Convenient shopping) <ul style="list-style-type: none"> CS-1 CS-2 	-	(2.46%) 5,030.417 5,033.628	10,064.05
(vi)	Landscape area <ul style="list-style-type: none"> Green park 1 Green park-2 Green park-3 Green park-4 Water Body 	19.01% 75,863.76 508.907 296.116 508.938 686.039	-	77,863.76
(vii)	Road area	69,347.26 (16.93%)	-	69,347.26
2.	Area under current development	1,91,649.14 (47%)		1,91,649.14
3.	Area under future expansion		2,17,903 (53%)	2,17,903.38
4.	Permissible FAR (@ 2 of plotted area)	49,865.82	-	49,865.82
5.	Proposed FAR (@ 1.8 of plotted area)	44,879.238	-	44,879.238
6.	Built Up Area	44,879.238	-	44,879.238
7.	Open area			1,47,211.02
8.	Landscape area (@ 50% of open area)			77,863.76

- Total 23 rain water harvesting pits have been proposed.
- YEIDA through their letter dated 03/11/2014 has informed the proponent that a provision of supply of water from River Ganga has been made, which shall be phase wise started after release of water by Irrigation Department.
- Detailed proposals of area statement with plotted development area, constructed area (block/floor wise) is as follows:

PARTICULARS	PERCENTAGE	AREA (in m ²)	TOTAL AREA (in m ²)
Plotted	6.09 %	24,932.92	24,932.92
Group Housing	46.48 %		1,90,358.9
• GH-1		37,239.874	
• GH-2		31,879.511	
• GH-3		24,296.437	
• GH-4		26,617.139	
• GH-5		19,584.985	

• GH-6		24,903.135	
• GH-7		25,837.835	
Convenient shopping	2.46 %		10,064.05
• CS-1		5,030.417	
• CS-2		5,033.628	
Community center	1.95 %		8,013.5
• CC-1		4,006.75	
• CC-2		4,006.75	
Nursing Home	1 %		4,082
• NH-1		1,020.5	
• NH-2		1,020.5	
• NH-3		1,020.5	
• NH-4		1,020.5	
Dispensary	0.5 %		2,041
• Dispensary-1		1,020.5	
• Dispensary-2		1,020.5	
Nursery	1.02 %		4,198.56
• Nursery-1		1,007.75	
• Nursery-2		1,007.75	
• Nursery-3		1,091.98	
• Nursery-4		1,091.08	
School	2.98 %		12,189.889
• Primary school -1		2,057.002	
• Primary school-2		2,058.606	
• Sr. secondary school		8,074.281	
Crèche	0.27 %	1,091.08	1,091.08
Taxi stand	0.12 %	500	500
Police Chowki	0.13 %	520	520
Religious Building	0.24 %	1008.03	1008.03
Milk Booth (4 No.)	0.2 %	800	800
Utilities	0.62 %		2,540.689
• STP		1340.939	
• ESS		1199.75	
Landscape area	19.01%	75,863.76	77,863.76
• Green park 1		508.907	
• Green park-2		296.116	
• Green park-3		508.938	
• Green park-4			
Road and other area	16.93%	69,347.26	69,347.26

7. Plan for provision for facilities like convenient shops, play school, community hall, Police station, Post office, etc.:

S.No.	Particulars	Minimum Area per unit (Ha) As per YEIDA Bye laws 2010	Provided (Ha.)
1	Convenient shopping	0.50	0.50 x 2
2	Nursery	0.10	0.10 x 4
	Primary School	0.20	0.20 x 2
	Sr. Secondary school	0.80	0.80

	Creche	0.10	0.10
3	Community center	0.40	0.40 x 2
4	Police chowki	0.05	0.05
5	Milk Booth	0.02	0.08 x 4
6	Religious building	0.1	0.10
7	Nursing Home	0.10	0.10 x 4
8	Dispensary	0.10	0.10 x 2
9	Taxi Stand	0.05	0.05
10	ESS	0.05	0.11

8. The Project proposal falls under Category -8(a) of EIA Notification, 2006 (as amended).

Based on the recommendations of the State Level Expert Appraisal Committee (meeting held on 31/01/2015), the State Level Environment Impact Assessment Authority (meeting held on 17/03/2015) has decided to grant the Environmental Clearance to the project subject to the effective implementation of the following general and specific conditions:

A. General Conditions:

1. This environmental clearance does not create or verify any claim of applicant on the proposed site/activity.
2. 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.
3. It shall be ensured that obtain the no objection certificate from the U P pollution control board before start of construction.
4. 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.
5. 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.
6. 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.
7. 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.
8. Measures shall be undertaken to recycle and reuse treated effluents for horticulture, DG cooling, HVAC purposes, plantation etc.
9. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
10. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
11. 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.
12. 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.
13. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.

14. 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.
15. 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.
16. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
17. 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.
18. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
19. 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.
20. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
21. 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.
22. Make separate provision for segregation, collection, transport and disposal of e-waste.
23. 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.
24. 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).
25. 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.
26. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
27. An energy audit should be annually carried out during the operational phase and submitted to the authority.
28. 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.
29. Smoke meters should be installed as warning measures for accidental fires.

B. Specific Conditions:

1. The E.C. is for the category 8(b) i.e. area development and the separate E C shall be taken for individual construction project having the built up area of 20000 sq.mts.
2. An affidavit is to be submitted showing the name and address of approved Vendors for disposal of Solid Waste.
3. Project falling within 05 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.

4. Approved site plan from authority to be submitted within 03 months from issuance of the Environmental Clearance.
5. Adequate green should be provided within the premises.
6. 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.
7. 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.
8. SWM organic converter drawing, design and cost estimate has to be submitted within 03 months from issuance of the Environmental Clearance
9. 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.
10. Use of reflecting paints on roof top and side walls to be provided.
11. 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).
12. LEDs should be used in all common areas and corridors. 100% Solar lighting is to be provided in the open and common areas.
13. Parking guideline as per YEIDA should be followed.
14. All entry/exit point should be bell mouth shaped.
15. To discharge excess treated waste water into public drainage system permission from the competent authority to be taken prior to any discharge.
16. 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.
17. Height of the stack should be provided as discussed based on combined DG sets capacity and be 6mt higher than the tallest building.
18. Post project monitoring for air, water (surface+ ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines.
19. 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.
20. Provision of separate room for senior citizen with proper amenities.
21. Parking for disabled persons should be explored.
22. Protection shall be provided on the windows of the high rise flats for security of residents.
23. Criteria/ norms provided by competent Authority regarding the seismic zone be followed for construction work.
24. Dual plumbing should be adopted.
25. 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.
26. The project proponent shall ensure that the project site does not attract/infringe any buffer zone of no activity identified/declared under law.
27. 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.
28. No fresh water will be used for irrigation purpose.
29. 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.

30. 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.

The SEIAA also directed the project proponent that the proposal of CSR activity is also be submitted to District Magistrate/Chief Development Officer of District-Gautam Budh Nagar.

This environmental clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for Gautam Budh Nagar by the competent Authority. In case of violation, it would not be effective and would automatically stand 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.

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 deem to be cancelled.

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 regular compliance reports to the authority as prescribed in the aforesaid notification.


(J.S. Yadav)

Member Secretary, SEIAA

No...../Parya/SEAC/2241/2014/AD(Sub) Dated: As above

Copy for Information and necessary action to:

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


(Dr. A. A. Khan)

Nodal Officer, SEIAA, UP,
Directorate of Environment, U.P.

