

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,
Authorized Signatory,
M/s Shridhara Infratech Pvt.Ltd.,
ATS Tower, Plot no- 16, Sector-135,
Noida, U.P- 201301.

Ref. No. 258...../Parya/SEAC/3901/2016

Date: 22 March, 2018

Sub: Terms of Reference for Group Housing Project "Happy Trails" at Plot No.-GH-02A , Sector-10, Greater Noida, U.P., M/s Shridhara Infratech Pvt. Ltd.

Dear Sir,

Please refer to your application/letter dated 14-11-2017, 08-12-2017 & 30-12-2017 addressed to the Member Secretary, SEIAA, 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 24/01/2018.

A presentation was made by Shri Shashank Maheshwari, representative of project proponent along with their consultant M/s Aplinka Solutions & Technologies Pvt. Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The environmental clearance is sought for Group Housing Project "Happy Trails" at Plot No.-GH-02A , Sector-10, Greater Noida, U.P., M/s Shridhara Infratech Pvt. Ltd.
2. The Group Housing Project consists of 12 residential towers having total 1239 dwelling units and a commercial & community building.
3. Salient feature details:

Sr. No.	PARTICULARS	DETAILS
1.	Total Plot Area	34,769 m ²
2.	Total Built up Area	2,12,781.49 m ²
3.	Landscape Area	14,046.86 m ²
4.	Maximum Height of Building	93.5 m
6	Dwelling Unit	1239
7.	Estimated Population	6429
8.	Total water requirement	572 KLD
9.	Wastewater generation	424 KLD
10.	STP capacity	430 KLD
11.	Total Power Requirement	4130.5 kW
12.	Total Power Backup	DG sets of capacity 2 x 1000 kVA, 1 x 625 kVA, 1 x 500 kVA
13.	Total solid waste generated	2946.14 kg/day
14.	No. of Rain water Harvestings pits	9 pits
15.	Parking Details (in ECS)	Parking reqd.: As per MoEF&CC norms = 1321 ECS As per Greater Noida Bye Laws = 1597 ECS

	Parking Proposed = 1614 ECS
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4. Area details of the project:

Sr. No.	Particular	Area (sqm)	Percentage (%)
1	Total Plot Area	34,769	
2	Permissible Ground Coverage (@35% of the total plot area)	12,169.15	
3	Proposed Ground Coverage	6708.85	19.30
4	Open Area	28,060.15	
5	Required Landscape Area (minimum 50 % of the open area)	14,030.08	
6	Proposed Landscape Area (@50% of the open area)	14,046.86	40.40
7	Area under surface parking (including circulation)	3410.70	9.81
8	Area under roads and pavements	10,602.59	30.49
9	Total Permissible FAR [9(a) + 9 (b) + 9 (c)]	1,46,029.81	
9(a)	Permissible FAR (@2.75 of the total plot area)	95,614.75	
9(b)	Purchasable FAR (0.75 of the total plot area)	26,076.75	
9 (c)	Ancillary FAR [@15% of 9(a) + 9(b)]	18,253.73	
9 (d)	Green Building Incentive FAR [@5% of 9(a) + 9(b)]	6,084.58	
10	Total Achieved FAR	1,45,385.1	
10(a)	Proposed FAR	1,27,424.51	
10(b)	Services FAR	17,960.59	
11	Non FAR	67,396.39	
11(a)	Tower Non-FAR	17,342.66	
11(b)	Stilt	4569.49	
11(c)	OHT	872.65	
11(d)	Basement	28,056.57	
11(e)	Podium	16,507.60	
11(f)	Guard Room, Meter Room & Tower Connection Building	47.42	
12	Built Up Area (10 + 11)	2,12,781.49	
13	Maximum Height	93.5 m	

5. Population details of the project:

Sr. No.	Particular	Dwelling Unit	FAR	Person per Unit /Density	Population
1	Residential Population	1239		4.5	5576
2	Visitors			10% of the residential population	558
3	Staff			5% of the residential population	279
4	Community & Commercial Area		2284.24	1/3rd of the FAR	762
4(a)	Staff for Community & Commercial Area			2 % of the community and commercial area population	16
	Total				6429

6. Water demand:

Sr. No	Particular	Population	Area (m2)	Per capita water	Fresh Water (KLD)	Treated Water (KLD)	Total Water Demand	Wastewater Generation

				demand (lpcd)			(KLD)	(KLD)
1	Residential Population	5576		86	362.43	117.10	479.536	407.05
2	Visitors	558		15	2.04	6.33	8.37	7.96
3	Staff	295		30	2.16	6.69	8.85	8.42
4	Landscap e		14,046.86	5.3 ltrs/sq m	0	74.93	74.93	0
Total					366.64~367	205.05~205	571.69~572	423.43~424

7. Parking details:

Particular	Area(m ²)	Density (@ 1 ECS per area)	ECS
Surface Parking	3410.70	20	170
Stilt/Podium Parking	18,171.67	30	606
Basement Parking	25,143.037	30	838
Total			1614

8. Power requirement:

Parameters	Operation Phase
Power requirement	4130.50 kW
Supply by	Noida Power Corporation Ltd/Paschimanchal Vidyut Vitran Nigam Ltd
Back-up power supply	DG sets of capacity : 2 x 1000 kVA + 1 x 625 kVA + 1 x 500 kVA

9. Solid waste generation:

Sr. No.	Description	Occupancy	kg per capita per day	Waste Generated (kg/day)
1	Residential Population	5576	0.5	2788.00
2	Staff	295	0.25	73.75
3	Visitors	558	0.15	83.70
4	Horticultural Waste (3.47 acres)	@ 0.2 kg/acre/day		0.694
Total Solid Waste Generation				2946.14 ~ 2946 kg/day

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

11. For the preparation of EIA report, the request was made by the project proponent to consider the baseline data for the period of October to December, 2017 vide letter dated 30/12/2017.

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 24/01/2018 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held on 30-01-2018 decided to issue the terms of reference (TOR) for the preparation of EIA as mentioned in MoEFCC, OM No. J-11013/41/2008-IA-II(I) (Part) dated 29/08/2017:-

Additional TORs :

1. Master plan of the area showing proposed project. Permissible uses of the proposed site as per zoning regulation.
2. Allotment letter from concerned development authority.
3. All approved drawings/maps along with approved services plans.
4. Structural design certificate signed by architect and vetting authority should be submitted. All structural design drawings should be signed by architect and counter signed by vetting authority.
5. Area details showing proposed uses as residential, commercial, parks, parking, roads, other services, facilities of the project also in percentage.
6. Physical features within 30 m of the project sites with their ownership.
7. Complete Details of facilities to be developed by the project proponent i.e. for which

environment clearance is sought.

8. Use of reflecting paints on roof top and side walls.
9. Details of rain-water-harvesting are to be given.
10. Provision of 100% solar lighting along the road site, stair cases, common places.
11. Plan for EWS / LIG housing provision as per Development Authority bye-laws.
12. 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.
13. Water requirement and water management plan along with necessary permissions for discharge.
14. An underground Pucca tank for collection/reuse of rain water may be constructed.
15. Hydro-geological investigations be carried out and obtain permission from Central Ground Water Authority for withdrawal of ground water.
16. Make provision for safety against failure in the operation of wastewater treatment facilities. Identify acceptable outfall for treated effluent.
17. Details of green belt as a measure for mitigation of dust and noise and buffer between habitation and proposed project.
18. Landscape plan, green belts and open spaces may be described separately.
19. 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 Plan should be revised and submitted.
20. 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.
21. Examine existing crèche, education, health facilities, police, post Office, Banks and other services and make adequate provisions in the proposal.
22. Assess soil erosion in view of the soil characteristics, topography and rainfall pattern.
23. Application of renewable energy/alternate energy, such as solar and wind energy may be described including solar water heating in the guidelines for entrepreneurs.
24. Consider solid wastes, including e-waste in addition to other solid wastes and their disposal.
25. Identification of recyclable wastes and waste utilization arrangements may be made.
26. Explore possibility of generating biogas from biodegradable wastes.
27. 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.
28. Provisions made for safety in storage of materials, products and wastes may be described.
29. Disaster management plan should be prepared.
30. Traffic management plan including parking and loading/unloading areas may be described. Traffic survey should be carried out both on weekdays and weekend.
31. 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.
32. Exclusive Parking area in the basement (excluding other facilities) and surface is to be clearly mentioned.
33. Provide service road for entry and exit to project site.
34. Use of local building materials should be described.
35. Consider provision of DG Flue Gas emissions to be treated in a scrubber. Stack details with provisos of sampling port for monitoring be described. Power backup should be restricted to 50-60 % of power requirement. Plan should be revised and submitted.
36. Work out MGLC for the combined capacity of DG sets.
37. Provide for conservation of resources, energy efficiency and use of renewable sources of energy in the light of ECBC code.

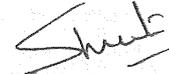
38. Application of resettlement and rehabilitation policy may be described. Project affected persons should be identified and rehabilitation and resettlement plan should be prepared.
39. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan.
40. Corporate Social Responsibility (CSR) plan along with budgetary provision amounting to 2% of project cost shall be prepared and approved by Board of Directors of the company. A copy of resolution as above shall be submitted to the authority along with list of beneficiaries with their mobile nos./address.
41. Required no of trees should be proposed @ 01 tree/80 sqm, submit plan.
42. 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.
43. 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 included in the allotment letters. Vendors should be identified for Municipal Solid Waste Management and submitted.
44. 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.



(Shruti Shukla)
Nodal, SEIAA/
Deputy Director

No..... /Parya/SEAC/3901/2016

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