

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 Urvi Homes Pvt.Ltd,
Flat no- G-25, Ground Floor,
Block-C, Gaur Global village,
Crossing Republic,
Ghaziabad, U.P- 201016

Ref. No. 261/Parya/SEAC/3633/2016

Date: 16 September, 2016

Sub: Environmental Clearance for "IT/ITES" at Plot No-A2/3, Sector-132, Noida, District- G.B. Nagar, U.P. M/s Urvi Homes Pvt. Ltd. Regarding.

Dear Sir,

Please refer to your application/letters 01-03-2016 & 18-07-2016 addressed to the Secretary, State Level Expert Appraisal Committee (SEAC) and Director, Directorate of Environment Govt. of UP on the subject as above. A presentation was made by the representative of the project proponent along with their consultant M/s J M EnviroNet Pvt. Ltd, in the SEAC meeting dated 21-07-2016.

The Project proponent, through documents (submitted to SEAC) and presentation made during meeting, has informed to the SEAC that:-

1. The environmental clearance is sought for "IT/ITES" at Plot No-A2/3, Sector-132, Noida.U.P. M/s Urvi Homes Pvt. Ltd.
2. Project details:

Particulars				
Project Name	Proposed "IT/ITES" Building Project at Plot No. – A2/2, Sector – 132, Noida, District - Gautam Budh Nagar, Uttar Pradesh.			
Location	At Plot No. – A2/2, Sector – 132, Noida, District - Gautam Budh Nagar, Uttar Pradesh			
Type of project	IT/ITES Building Project			
Total Project area	30363.900 sq. m. (7.50 Acres)			
Built up	107304.82 sq. m (F.A.R- 63747.93 sq. m + Area Under Services – 9033.10 sq. m (including 1504.4 sq.mt basement services area) + Basement Area- 34523.79 sq. m)			
Ground coverage	Permissible: 9109.17 sq. m (30 % of plot area) Proposed: 7700.45 sq. m (25.36% of plot area)			
F.A.R Permissible	Permissible: 63764.19 sq. m			
F.A.R Proposed	Proposed: 63747.93 sq. m			
Maximum height	Tower-A,B ,C- 69.0 M Shopping Complex- 14.9 M			
Number of Towers	3 Tower			
Number of floors	2 Basement + Ground + Upper 16 Floor			
Basement Area detail	Particular	Parking Area	Service Area	Total Area in sq. m
	Lower Basement	15388.23 sq.m.	1182.07 sq.m.	16570.3 sq.m.
	Upper Basement	19135.56 sq.m.	322.33 sq.m.	19457.89
	Total	34523.79 sq. m	1504.4 sq.m.	36028.19 sq.m.
Parking	Required Parking- F.A.R/50 = 63747.93 /50 = 1274.95 say 1275 Total Required Parking = 1275 ECS Proposed Parking-			



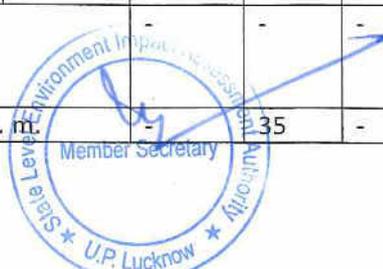
Particular	Area for ECS Parking	Area for Car Parking	No. of Parking Provided
Surface Parking (@ 20 sq.m./ECS)	3444.00 Sq.m.	2365.00 Sq.m.	172 Cars
Lower Basement (@ 30 sq.m./ECS)	15388.23 Sq.m.	6902.50 Sq.m.	502 Cars
Upper Basement (@ 30 sq.m./ECS)	19135.56 Sq.m.	8470.00 Sq.m.	616 Cars
Total			1290 Cars
Power requirement & source	Power requirement : 7607 KW, Source: Local grid supply of Noida, UP		
Power backup	DG Sets of total capacity 8000 KVA (3x2000KVA +1x1500 KVA + 1x500 KVA) shall be provided for power back up in case of power failure.		
Water requirement & source	Water requirement will be 627 KLD Fresh water : 411 KLD Recycled Treated Water: 216 KLD		
Sewage treatment & disposal	Sewage treatment facility: STP of 250 KLD capacity Sewage discharge: No untreated sewage will be discharged outside the project site. The sewage water will be treated and utilized for flushing; and Green area irrigation. Effluent discharge: No waste or treated water will be discharged outside the project site, the project will be zero-discharge project as all the treated water will be utilized with-in the project site.		
Estimated population	Total population: 7335 Persons Fixed population: 4895 persons Floating 2440 persons		
Solid waste generation	1833.75 kg/day		
Green Area	Green Area Provided – 11939 m2 (39.31% of total plot area)		
Connectivity	The project site is well connected to other parts of City through service roads.		
Project Cost	130 Crore		
Cost of EMP	Capital Cost 120.5 lacs & Recurring cost 20.65 lacs		
CSR Cost	1.55 Crore		

3. Parking details:

Particular	Area for ECS Parking	Area for Car Parking	No. of Parking Provided
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Total			1290 Cars

4. Water demand calculation:

S. No.	Particulars	Type of Population	Expected Population	Base Calculation of (KLD)		Recycled Treated Water (KLD)		Fresh Water (KLD)		Total Water Consumption (KLD)
				Flushing	Domestic	Flushing	Others	Domestic	Others	
1.	Retail Block	Fixed	512	30	15	15.36	-	7.68	-	23.04
		Floating	1021	10	5	10.21	-	5.105	-	15.315
2.	Office Block Tower (A+B+C)	Fixed	4383	30	15	131.49	-	65.745	-	197.235
		Floating	1419	10	5	14.19	-	7.095	-	21.285
3.	HVAC+ DG Cooling	-	-	LSM		-	-	-	300	300
4.	Green	-	-	5 Ltr/Sq. m.		-	35	-	25	60



	Area (11966.3 6 sq.m.)								
5.	Road Washing	-	-	LSM	-	10	-	-	10
Total		-	7335 Persons	-	171.25 KLD say 171 KLD	45 KLD	85.625 KLD say 86 KLD	325	626.875 KLD say 627 KLD
				216 KLD		411 KLD			

5. Water requirement:

TOTAL WATER REQUIREMENT (FRESH 411 KLD + RECYCLED 216 KLD)	627 KLD
TOTAL FRESH WATER REQUIREMENT	411 KLD
FRESH DOMESTIC WATER REQUIREMENT	86 KLD
WATER REQUIRED FOR GREEN AREA DEVELOPMENT	60 KLD
TOTAL WASTE WATER GENERATION	240 KLD
TREATED WATER RECOVER FROM STP	216 KLD

6. Rain water harvesting calculation:

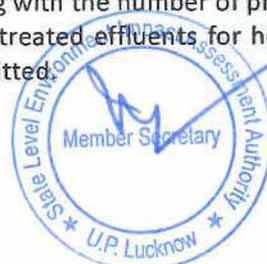
S. No.	Type of Surface	Catchment's Area		Run off Coeff. [C]	Intensity of Rainfall (mm/hr)	Discharge (Run Off) [Q=10CIA] m3/hr	Total (m3/hr) [Q]
		sq. m	Ha.				
1	Building (Terrace)						
(a)	Area	7700.45	0.770045	0.50	35	10X0.50X35X0.770045	134.75
2	Paved Surface / Road Surface						
(a)	Area	10724.45	1.072445	0.65	35	10X0.65X35X1.072445	243.98
3	Natural Ground & Greens Area						
(a)	Area	11939	1.1939	0.15	35	10X0.15X35X1.1939	62.67
Grand Total (1+2+3)							441.4 say 441

7. The project proposals are covered under category 8"a" of EIA Notification, 2006, as amended.

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 21-07-2016 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held on 26-08-2016 decided to grant the Environmental Clearance to the project subject to the effective implementation of the following general and specific conditions:-

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.



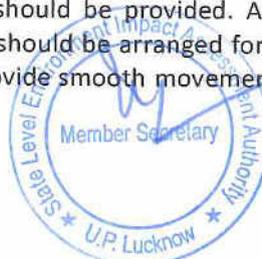
34. The project proponents shall ensure that no construction activity is undertaken without obtaining pre-environmental clearance.
35. A report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
36. 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).
37. 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.
38. 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.
39. 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.
40. 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.
41. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
42. High rise buildings should obtain clearance from aviation department or concerned authority.
43. 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.
44. 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.
45. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
46. 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.
47. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
48. 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.
49. 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.
50. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
51. 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.
52. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
53. 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.
54. 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.
55. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
56. 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.
57. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.



58. 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.
59. E-Waste Management should be done as per MoEF guidelines.
60. Electrical waste should be segregated & disposed suitably as not to impose Environmental Risk.
61. The use of suitably processed plastic waste in the construction of roads should be considered.
62. Displaced persons shall be suitably rehabilitated as per prescribed norms.
63. Dispensary for first aid shall be provided.
64. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
65. Diesel generating set stacks should be monitored for CO and HC.
66. 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.
67. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
68. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
69. An energy audit should be annually carried out during the operational phase and submitted to the authority.
70. 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.
71. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within the month) on need base assessment study in the study area. Income generating measures which can help in up-liftment of weaker section of society consistent with the traditional skills of the people identified. The program me can include activities such as old age homes, rain water harvesting provisions in nearby areas, development of fodder farm, fruit bearing orchards, vocational training etc. In addition, vocational training for individuals shall be imparted so that poor section of society can take up self employment and jobs. Separate budget for community development activities and income generating programmers shall be specified. Revised ECR plan is to be submitted within 3 month. Failing which, the environmental Clearance shall be deemed to be cancelled.
72. Appropriate safety measures should be made for accidental fire.
73. Smoke meters should be installed as warning measures for accidental fires.
74. Plan for safe disposal of R.O reject is to be submitted.

Specific Conditions:

1. No further vertical expansion shall be allowed.
2. Section of all roads with services is to be submitted.
3. Revise the one time water demand showing maximum usage of treated waste water.
4. Provision of parking should be restricted to 1008 ECS as required under Development Authority bye-laws.
5. Provision of setback on all sides should be made as per the approved map by Development Authority.
6. Copy of all NOCs from different Departments shall be obtained prior to start of construction.
7. Necessary planning for any anticipated expansion should be incorporated in present design in view of structural stability.
8. An underground water reservoir shall be planned within the premises for storage of rain water.
9. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2000 (as amended).
10. 15% area of the total plot area shall be compulsorily made available for the green belt development including the peripheral green belt of 30 m width.
11. Project falling within in norm 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.
12. Criteria/ norms provided by competent Authority regarding the seismic zone be followed for construction work. Provision of alarm system, to timely notify the residents, in case of occurrence of earthquake/other natural disasters/fire should be provided. A well defined evacuation plan should also be prepared and regular mock drills should be arranged for the residents. Rise of stairs should be constructed in a way, so that it should provide smooth movement.



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

(S.C. Yadav)

Member Secretary, SEIAA

No. 261 /Parya/SEAC/3633/2016

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. Chief Conservator, 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. Regional Officers, Regional Office, UP Pollution Control Board, Noida, District- G.B. Nagar.
7. Copy to Web Master/ guard file.


Member Secretary
(S.C. Yadav)
Member Secretary, SEIAA
U.P. Lucknow