

State Level Environment Impact Assessment Authority, Uttar Pradesh

To,

Mr. Umesh Sharma,
Director
M/s Today Homes & Infrastructure Pvt. Ltd.
Statesman House 8th floor, Barakhamba Road,
New Delhi- 110001

Directorate of Environment, U.P.

Dr. Bhim Rao Ambedkar Paryavaran Parisar
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Ref: 3153/praya/SEAC/1271/2012/DD(D)

Date : 05/3 February, 2013

Sub: Environmental Clearance for proposed Group Housing Complex Kings Park at Plot No. BRS-07, Sector-omega-1, Grater Noida.U.P. M/s Today Homes & Infrastructure Pvt. Ltd- Regarding.

Dear Sir,

Please refer to your letter Dated 05/07/2012 & 06-08-2012 addressed to the Secretary SEAC & Director, Directorate of Environment Govt. of U.P. Dr. Bhimrao Ambedkar Paryavaran Parisar, Vineet Khand-1, Gomti Nagar, Lucknow on the subject as above. The case was presented by the consultant Mrs. Rachna Bhargava, M/s Perfect Enviro Solution Pvt. Ltd. and Mr. Dharamveer Singh Panwar representative of project proponent was also present in the State Level Expert Appraisal Committee (SEAC) meeting held on 17/10/2012 meeting and the committee was given to understand that :-

- 1- The Environmental clearance for title project was previously issued through letter no. 167/SEAC/352/2009/AA(S) dated 29/01/2012 by SEIAA, U.P. with built up are 72793.43 m².
- 2- The project proponent vide letter dated 05-07-2012 informed that during finalization of building plan the built-up area has increased to 83764.351 m² so a revision of Environmental Clearance is requested.
- 3- The project proposal after revised FAR has been as follows:-

Descriptions	Details on which EC was granted	Revised Details (As per proponent)	Impact
Plot Area	20944.73 m ²	20944.73 m ²	NIL
Ground Coverage (permissible)	6283.41m ² (30%)	7330.655 m ²	Increase
Ground Coverage (proposed)	6126.79 m ²	6179.217 m ²	Increase
FAR (permissible)	57598.00 m ² (2.75)	57598.00 m ² (2.75)	Nil
FAR (proposed)	57560.30 m ² (2.74)	57536.637 m ²	Decrease
Total Basement Area	14146.85 m ²	20736.61 m ² (lower-9590.41) (upper-11146.20)	Increase
Non FAR area (if any)	Stilt- 1266.28 m ²	5491.104 m ²	Increase
Built up Area (FAR + Non FAR + Basement area)	57560.30 + 1266.28 + 14146.85 = 72793.43 m ²	57536.637 + 5491.104 + 20736.61 = 83764.351 m ²	Increase
Green Area	8020.07 m ²	7752.31 m ²	Decrease
No. of basements	1 nos.	2 nos.	Increase
No. of blocks	11 nos.	11 nos.	Nil
No. of Dwelling Units	640 nos.	678 nos.	Increase
No. of servant units/ EWS	Nil	24 nos.	Increase
Population	4500 persons	4110 persons	Decrease
Population	4500 persons	4110 persons	Decrease
Height of the building	54.7 meters	55.2 meters	Increase
Max. no. of Floors	Max G + 17	Max G + 17	Increase

	Min G + 3	Min G + 12	
Cost of the project	Rs. 129.78 crores	130 crores	Increase
Total Electric Load	2550 kVA	3458 kVA	Increase
DG sets proposed	4 Nos. (3 × 500 KVA, 1 X 320 KVA) = 1820 KVA	4 Nos. of × 500 KVA = 2000 KVA	Increase
Water Requirement	372 KLD	327 KLD	Decrease
Waste Water Discharge	296 KLD	273 KLD	Decrease
STP	Nil (Permission for water discharge to Public Sewer)	Nil (Permission for water discharge to Public Sewer)	Nil
Solid Waste	1827 kg/day	1644 kg/day	Decrease
Parking Requirement	576 ECS	720 ECS	Increase

Based on the recommendations of the Committee (meeting dated 17/10/2012), the State Level Environment Impact Assessment Authority (meeting dated 17/12/2012 & 28-01-2013) 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. 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 conforming to energy conservation norms finalized 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 of
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 and 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.
 75. 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.
- B. Specific Conditions**
1. 100% LED light should be used in all common area and street light as agreed during presentation.
 2. All entry and exit should be bell mouth shaped.
 3. Internal and peripheral roads should not be less than 9 m. wide.
 4. No ground water shall be extracted during construction and operation phase from project site.
 5. Bio-Medical waste disposal arrangements should be undertaken as per Bio Medical Rules.
 6. Permission from Noida Authority shall be taken to release treated waste water into sewage system.
 7. Manure from organic waste converter will be utilized in house and surplus will be properly managed by giving it to other users.
 8. Social Corporate Responsibility (SCR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted 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 programme can include activities such as 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 programs shall be specified. A detailed plan to be submitted within one month failing which will be deemed to be cancelled.
 9. No allotment of the flats be made till the Environmental Clearance is granted and completion certificate issued by the NOIDA.
 10. Proper Rain Water Harvesting system is provided for storm water runoff after making a provision of grit and oil removal. Only rooftop shall be used for rain water harvesting purposes initially. Rain water harvesting from surface and green area should be done only after CGWB permission.
 11. Crèche, convenient shopping provision shall be provided during the operation construction phase.

12. The issuances of this amended Environmental Clearance shall supersede the earlier Environmental Clearance 167/SEAC/352/2009/AA(S) dated 29th January 2010 granted to the title project.

13. Temporary storage of MSW before final storage.

14. 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.

The above stipulated conditions will be enforced inter-alia, under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and the Public Liability Insurance Act, 1991 along-with their amendments and rules made there under and also any other orders passed by the Hon'ble Courts of Law relating to the subject matter.

The project proponent will have to submit approved plans and proposals incorporating the conditions specified in the Environmental Clearance within 03 months of issuance of this 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.

This is to request you to take further necessary action in the matter as per provisions of Gazette Notification No. S.O. 1533(E) dated 14-09-2006, as amended and send regular compliance reports to the authority as prescribed in the aforesaid notification.


(Dr. J.S. Yadav)

Member Secretary, SEIAA

No..... /SEAC/1271/2012/DD(D) Dated: As above

Copy for Information and necessary action to:

1. The Principal Secretary, Department of Environment, Govt. of Uttar Pradesh, Lucknow.
2. Dr. P.L. Ahuja Rai, Advisor, IA Division, Ministry of Environment & Forests, Govt. of India, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
3. Chief Conservator, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.
5. District Magistrate, G.B.Nagar, U.P.
6. Dy. Director, Regional office, Directorate of Environment, Panchayat Bhawan, Kesar Ganj, Meerut.
7. Copy for guard file.


(O.P. Varma)

Director In-Charge/Secretary, SEAC