

# State Level Environment Impact Assessment Authority, Uttar Pradesh

## Directorate of Environment, U.P.

Dr. Bhim Rao Ambedkar Paryavaran Parisar  
Vineet Khand-1, Gomti Nagar, Lucknow - 226 010  
Phone : 91-522-2300 541, Fax : 91-522-2300 543  
E-mail : doeuplko@yahoo.com  
Website : www.seiaaup.com

Ref: 710 /726/SEAC/2011/AA(S)

To,

Mr. Amit Jain, Director,  
M/s Mahagun India Pvt. Ltd.,  
A-19, Sector-63,  
Noida -201306

Dated: 31 March 2012

Sub: Regarding Environmental clearance for Group housing complex "My woods" at Plot No. GH-04, Sector-16 C, Noida Extension, Greater Noida, of M/s Mahagun India Pvt. Ltd, Noida,

Dear Sir,

Please refer to your undated letters addressed to the Secretary, SEAC, Vineet Khand-1, Gomti Nagar, Lucknow received in this office on dt.01-04-2011, dt. 19/07/2011, 20/9/2011 & letter dated 9/03/12 on the subject as above. The State Level Expert Appraisal Committee has considered the case in its 75<sup>th</sup> meeting held on 23/09/2011, 80<sup>th</sup> meeting held on 8/11/2011 and 89<sup>th</sup> meeting held on 26/3/2012 and has been given to understand that:

1. Environmental Clearance is sought for Group housing complex "My woods" at Plot No. GH-04, Sector-16 C, Noida Extension, Greater Noida., U.P.
2. The Plot area is 133690.00 sq.mt & total built up area is 663509.18 sq.mt.
3. The proposal is covered under category 8b of the EIA notification dated 14/9/2006 and the amendments thereof.
4. The Group housing complex Project consist Plotted housing, Group housing, EWS/ LIG (10% of total DU) commercial, Industrial, Public/ semi public & recreational areas.
5. Number of blocks- 27, proposed DU-4074, Maximum no. of floors- G+22, Total population-21036, Height of building- 72.55 M
6. Landscape area for the proposed project is 66868.13 sqm. which is approx 50% of the total plot area.
7. Total water demand- 1772 KLD, Fresh water requirement 1171 KLD. Fresh water is supplied by Noida municipal supply.
8. 1438 KLD waste water will be generated. 601 KLD waste water will be treated in STP of 800 KLD capacity & rest 837 KLD waste water will be discharge to sewer.
9. For RWH, 12 nos (4x4.5), of pits are proposed for 956 m<sup>3</sup>/ hr run off potential.
10. Approx.8655 kg/day of solid waste will be generated during operation phase. It will be collected and segregated into biodegradable, recyclable and others fractions and disposed off as per MSW Rules, 2000.
11. 43 kg/day e- waste will be generated during operation phase and e-Waste Handling rules be followed.
12. Total power requirement is 23413 KW, supplied by UPPCL. 6x1010 KVA, & 6x600 KVA DG sets will be provided for emergency services.
13. The total proposed parking for the project is 6641 ECS (upper basement-3085 ECS, lower basement- 3156 ECS, surface- 400).

Based on the recommendations of the State Level Expert Appraisal Committee (89<sup>th</sup> meeting held on 26/03/12) the State Level Environment Impact Assessment Authority (53<sup>rd</sup> meeting held on 29-3-12) has decided to grant the Environmental Clearance to the project subject to the effective implementation of the following 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 to 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.



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5. All tree-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. It shall be ensured to obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. It shall be ensured to 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 regard.
14. Suitable rainwater harvesting system as per designs of Ground Water 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 trees.
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. It is to 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. It is to ensure exploration of options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water and ground water etc.



28. It is to ensure usage of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. It shall be ensured to 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. It shall be ensured to prepare and present disaster management plan.
34. A report on the energy conservation measures conforming to energy conservation norms finalize by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
35. 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).
36. 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.
37. 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.
38. 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.
39. 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.
40. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity
41. High rise buildings should obtain clearance from aviation department or concerned authority of
42. 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.
43. 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.
44. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
45. 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.
46. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
47. 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.
48. 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.
49. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.



50. 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.
  51. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
  52. 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.
  53. 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.
  54. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
  55. 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.
  56. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
  57. 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.
  58. E-Waste Management should be done as per MoEF guidelines.
  59. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.
  60. The use of suitably processed plastic waste in the construction of roads should be considered.
  61. Displaced persons shall be suitably rehabilitated as per prescribed norms.
  62. Dispensary for first aid shall be provided.
  63. Health impacts, Socio-economic impacts, soil degradation factors and biodiversity indices should also be included in E.I.A. reports.
  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. Rapid EIA status should be undertaken for three months during the non monsoon period and the monitoring should be as per the latest norms of MoEF.
  71. Project proponent shall endeavor to obtain ISO:14001 certification. All general and specific conditions mentioned under this environmental manual to be prepared for the certification purpose and compliance.
  72. 2% of the total project cost should be utilized to create a Corpus of funds for implementing plan under Social, Corporate and Environmental Responsibility & proposals should be submitted within a month of issuance of Environment clearance.
- b. Specific Conditions:**
1. Internal roads should not be less than 9 mt wide.
  2. Explore the possibility of providing 10% EWS houses in the project scheme.
  3. No ground water will be used.
  4. STP should be installed at constriction phase also.
  5. 100% waste water will be treated in STP. No discharge to sewer line.



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6. Stack height of D.G. sets should be calculated on basis of combined DG sets capacity and should be higher than the tallest building.
7. Construction should be in conformity to Seismic zone norms for the area.
8. Explore the use of LED in the common areas and toilets.
9. Work out MGLC for the combined capacity of DG sets and submitted within 15 days.
10. Project Proponent will not start construction till NCRPB clears the master plan.

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. Failing this the environmental Clearance shall be deemed to be cancelled.

Necessary statutory clearances should be obtained and submitted before start of any construction activity. In the event of the violation of the condition the environmental clearance shall be automatically deemed to have been 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 matter as per provision of Gazette Notification No. S.O. 1533(E) dated 14.9.2006 and send regular compliance reports to the authority as prescribed in the aforesaid notification.

*(Dr. C.S. Bhatt)*  
Member Secretary, SEIAA

Copy for necessary action to:

1. The Secretary, Environment, U.P. Govt., Lucknow.
2. Dr. P.L. Ahuja Rai, Director, 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, SEIAA, U.P. P.C.B., PICUP Bhawan, Gomti Nagar, Lucknow.
5. District Magistrate, Gautam budha nagar.
6. Nodal Officer SEAC/SEIAA U.P., Lucknow
7. *Commissioner, NCR Planning Cell, U.P. Ghazipur*

*(O.P. Verma)*  
Director (I/c), Directorate of  
Environment & Secretary,  
SEAC