

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

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To,

Shri Rajesh Jodhani,

Director,

H-95, Sector-63,

Noida, U.P.

Ref. No. GP-2/Parya/SEAC/2277/2014/AD(H)

Date: 07/9 August, 2015

Sub: Environmental Clearance for Expansion Of Group Housing Project "Galaxy North Avenue", GC-3, Gaur City, Sector-4, Noida, U.P. Regarding:

Dear Sir,

Please refer to your application/letters dated 05-05-2014, 28-08-2014, 12-01-2015, 22-01-2015 & 04-05-2015 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 EQMS India Pvt. Ltd. in the SEAC meeting dated 21/02/2015. 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 Expansion of Group Housing Project "Galaxy North Avenue" at plot no. GC-3, Gaur City-1, Sector-4, Noida, U.P. M/s Galaxy International Realtech (P) Ltd.
2. M/s Gaursons Hi-tech Infrastructure (P) Ltd. has taken environment clearance for development of the Project Integrated Township "Gaur City" at GH-01, Sector-4, Greater Noida, G.B. Nagar, U.P vide letter no. 470/SEAC/531/2010/AA(S)/ dated 11th January, 2011. M/s Gaursons has also obtained Consent to Establish from UPPCB for construction of the project vide letter no. F78749 C-1/N/N.O.C-686/2010/5 dated 12th January, 2011.
 - M/s Gaursons Hi-tech Infrastructure (P) Ltd. has allotted plot no. GC-03 (part of plot GH-01) to M/s Galaxy International Realtech (P) Ltd. for development of Group Housing Project "North Avenue-I".
 - M/s Galaxy International Realtech (P) Ltd. has developed group housing "North Avenue-I" at Plot No. GC-3, Gaur City-1, Plot No. GH-01, Sector-4, Greater Noida, Uttar Pradesh. Plot area of this project is 20000 sq.m (4.942 acres). Project comprises of development of living facility (Block A-F) and allied facilities like community building, rain water harvesting facility, power supply, landscaping, roads, water supply system and waste management system. Built-up area of 72846.836 sqm is constructed at the project site till date.
 - M/s Galaxy International Realtech (P) Ltd. has planned to expand the project by developing an additional Block G comprising of 225 dwelling units within the plot GC-03 to avail additional purchasable FAR of 75% with permission of GNIDA. Built-up area of the project after expansion will be 96852.071 sqm.

3. Area details of the project are as follows:

S. N.	Description	Existing Area (sq m)	Expansion Area (sq m)	Total Area (sq m)	Area Percentage (%)
1	Plot Area		20000		100%
2	Permissible Ground Coverage (@35% of plot area)		7000		--
3	Proposed Ground Coverage (@25.84% of plot area)	3922.789	1246.16	5168.949	25.84 %
4	Permissible FAR (@350% of plot		70000		--

EC for Environmental Clearance Of Expansion Of Group Housing Project "Gafar North Avenue", GC-3, Gaur City, Sector-4, Noida, U.P. Regarding

	area)				
5	Proposed FAR (@336.176% of plot area)	47877.933	19357.281	67235.214	--
6	Permissible 15% FAR		10500		--
7	Proposed 15% of FAR	5183.581	1454.73	6638.311	--
8	Community Hall (Included within FAR)	231.69	0	231.69	--
9	Stilt Area	3020.122	1181.224	4201.346	--
10	Podium	3501.70	0	3501.70	--
11	Basement Area	13264.2	2012.0	15276.2	--
12	Built-up Area	72847.536	24005.235	96852.771	--
13	Open Area		14831.051		74.16 %
14	Green Area (@50% of open area)		7416.0		37.08%
15	Area Under Roads		5168.593		25.84%
16	Other Paved Area		2246.458		11.24%
17	Maximum Height of Building		90 m		--
18	No. of dwelling units	590	225	815	--

4. Built-up details of the project are as follows:

Tower	Total Gr. Coverag e	Total FAR	15% permissible FAR	Non-FAR /Stilt Parking Area	Built up	No. of Floors	No. of Units/Floor	Total Dwelling Units
Block A	504.515	6365.382	609.935	478.611	7453.946	B+S+1 4	6	84
Block B	569.257	7268.604	600.782	541.016	8410.402	B+S+1 4	8	112
Block C	569.257	7268.604	600.782	541.016	8410.402	B+S+1 4	8	112
Block D	504.515	6365.382	609.935	478.611	7453.946	B+S+1 4	6	84
Block E	653.264	8582.446	858.052	590.228	10030.72 6	B+S+1 4	6	84
Block F	722.281	12027.51 5	1504.395	390.64	13922.55 5	B+S+1 9	6	114
Block G (Expansion)	1246.16	19357.28 1	1454.73	1181.224	21993.23 4	B+S+2 5	9	225
Podium	--	--	--	3501.70	3501.70	--	--	--
Basement	--	--	--	15276.2	15276.2	--	--	--
Staircase	37.00	--	37	--	37	--	--	--
LT HT	101.45	--	101.45	--	101.45	--	--	--
Meter Room								
Watchman Room	9.00	--	9	--	9	--	--	--
Water Tank	155.00	--	155	--	155	--	--	--
Platform for Transformer	72.25	--	72.25	--	72.25	--	--	--
HT meter room	25.00	--	25	--	25	--	--	--

	4	6	1
5. Salient feature of the project is as follows:			
S. No.	Description	Existing	Expansion
1.	Geographical coordinates of the Project Site	Latitude: 28°33'21.86" N, Longitude: 77°26'29.34" E	
2.	Plot Area	20,000.10 m ²	
3.	Estimated Population	3393	1294
4.	Built-up Area	72847.536 m ²	24005.235 m ²
5.	Solid Waste Generated	1556.65 kg/day	593.45 kg/day
6.	Electricity load (Noida Power Company Ltd.)	2733 KW	1025 KW
7.	Backup Power		2000 KVA
8.	No. of RWH pits	4 Pits	
9.	Parking proposed	947 ECS	
10.	Total Water Requirement	299 KLD	101 KLD
11.	Fresh Water Requirement	183 KLD	71 KLD
12.	Source of water	Municipal Supply	

5. Water requirement of the project is as follows:

Category	Water Req./capita (liters)	Existing Occupancy (Nos.)/ Area	Existing Water Req. (KLD)	Expansion Occupancy (Nos.)/ Area	Expansion Water Req. (KLD)	Total Occupancy (Nos.)/ Area	Total Water Req. (KLD)
Residents	86	2950	254	1125	97	4075	351
Staff	30	148	4	56	2	204	6
Visitors	15	295	4	113	2	408	6
Domestic Water Requirement		3393	262	1294	101	4687	363
Landscape	3 l/sq m	7416.0 sq m	22	--	--	7416.0 sq m	22
DG Cooling	0.9l/kVA/hr	2000 kVA	15	--	--	2000 kVA	15
Total Water Requirement		--	299	--	101	--	400

6. Waste water details of the project is as follows:

Category	Existing Quantity (KLD)	Expansion Quantity (KLD)	Total (Existing + Expansion) KLD
Total Water Requirement	299	101	400
Domestic Water Requirement	262	101	363
Fresh Water Requirement (@70% of dom. Water req.)	183	71	254
Flushing Water Requirement (@30% of dom. Water req.)	79	30	109
Sewage Generated (80% fresh water for domestic use + 100% flushing water)	225	87	312
Capacity of STP		375	
Recovered Water from STP		250	
• Flushing			
• DG Cooling			

• Landscaping	15.0
• Maintaining artificial water body/ fire-fighting/car & road washing/Municipal Sewer	22.0
	104.0

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

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 21/02/2015 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held on 09/07/2015 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 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.
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.

22. The project proponent shall ensure that the project site does not attract/infringe any buffer zone of no activity identified/declared under law.
23. 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.
24. Sprinkler to be used for curing and quenching and ready mix concrete may be used for construction.
25. Possibilities of use of treated waste water for irrigation purposes should be explored.
26. No fresh water will be used for irrigation purpose.
27. Mobile 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.

No construction/operation is to be started without obtaining Prior Environmental Clearance. Concealing factual data and information or submission of false/fabricated data and failure to comply with any of the conditions stipulated in the Prior Environmental Clearance attract action under the provision of Environmental (Protection) Act, 1986.

This Environmental Clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for Noida. In case of violation, it would not be effective and would automatically be stand cancelled.

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 be 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 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.

(J. S. Yadav)

Member Secretary, SEIAA

Dated: As above

No. /Parya/SEAC/2277/2014/AD(H)

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. Copy to Web Master/ guard file.

(Dr. A.A. Khan)
OSD(T)/Nodal officer,
SEIAA, U.P.