

F. No.21-153/2017-IA-III  
Government of India  
Ministry of Environment, Forest and Climate Change  
(IA.III Section)

Indira Paryavaran Bhawan,  
Jor Bagh Road, New Delhi - 3

Date <sup>28</sup> July, 2017

To,

**Mr. Umashankar Sharma**  
Gulshan Homes and Infrastructure Pvt Ltd,  
121-Hargovind Enclave, Delhi-92,  
Email: [r.sohal@gulshanhomz.com](mailto:r.sohal@gulshanhomz.com)

**Subject: Group Housing Project 'Gulshan Botnia' at GH-03C, Sector-144, Gautam Budh Nagar (U.P.) by M/s Gulshan Homes and Infrastructure Pvt. Ltd- Environmental Clearance - reg.**

Sir,

This has reference to your online proposal No. IA/UP/NCP/64298/2017 dated 1<sup>st</sup> May, 2017, submitted to this Ministry for grant of Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project 'Group Housing Project 'Gulshan Botnia' at GH-03C, Sector-144, Gautam Budh Nagar (U.P.) promoted by M/s Gulshan Homes and Infrastructure Pvt. Ltd was considered by the Expert Appraisal Committee (Infra-2) in its meetings held on 25<sup>th</sup>-27<sup>th</sup> May, 2017. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting, are under:-

- (i) The project proposal is for development of a Group Housing Project 'Gulshan Botnia' at GH-03C, Sector-144, Gautam Budh Nagar (U.P.) by M/s Gulshan Homes and Infrastructure Pvt. Ltd. Project is located at 28°33'25.35"N Latitude and 77°23'56.16"E Longitude.
- (ii) Project is new and the total plot area is 21,494.800 sqm with proposed FAR/FSI is 62,061.98 sqm with total construction area of 1,03,408.931 sqm. The project will comprise of 12 (Residential) + 2 (commercial & community) buildings. Total 764 flats shall be developed. Maximum height of the building is (S+19) 70.325 mtrs.
- (iii) During construction phase, total water requirement is expected to be 517 ML which will be met by private water tanker. During the construction phase, soak pits and septic tanks will be provided for disposal of waste water. Temporary sanitary toilets will be provided during peak labor force.
- (iv) During operational phase, total water demand of the project is expected to be 363 KLD and the same will be met by the Municipal authority. Sewage will be treated in the STP based on MBBR technology. 229 KLD water will be recycled, which will be reused for flushing (86 KLD), Landscaping (24 KLD) extra treated wastewater of 119 KLD during Dry Season and 143 KLD during Monsoon season will be discharged in municipal drain.
- (v) About 1.872 TPD solid wastes will be generated in the project. The biodegradable waste (1.123 TPD) will be processed in OWC and the non-biodegradable waste generated (0.561TPD) will be handed over to authorized local vendor.

- (vi) The total power requirement during cooperation phase is 2,370 KVA and will be met from NPCL.
- (vii) Rooftop rainwater of buildings will be collected in 5 RWH tanks of total 135.65 KLD capacities for harvesting after filtration.
- (viii) Parking facility: Total 774 ECS is proposed to be provided against the requirement of 626 ECS (as per MoEF) and 776 ECS respectively (according to as per by the Noida bye Laws).
- (ix) There is no court case pending against the project.
- (x) Cost of the project is Rs. 340 Crore.
- (xi) Employment potential: During construction phase 50-100 workers.
- (xii) **Benefits of the project:** Environmental benefits- It is IGBC rated green building project, Developing Green belt and STP Facility for wastewater treatment. Social Benefits- Having adequate parking facility, Neighborhood shopping facility, Development of total infrastructure with all the amenities and it will provide healthy, green and safe premises for the residents.

3. The EAC, in its meeting held on 25<sup>th</sup> -27<sup>th</sup> May, 2017, after detailed deliberations on the proposal, has recommended for grant of Environmental Clearance to the project. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the project Affordable Housing Project 'Group Housing Project 'Gulshan Botnia' at GH-03C, Sector-144, Gautam Budh Nagar (U.P.) promoted by M/s Gulshan Homes and Infrastructure Pvt. Ltd, under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

#### **PART A – SPECIFIC CONDITIONS:**

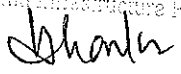
##### **I. Construction Phase**

- (i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- (ii) All the recommendations and conditions stipulated by SEAC, Uttar Pradesh for this project in its 296<sup>th</sup> meeting held on 28.10.2016 shall be complied with.
- (iii) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- (iv) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to

causing dust pollution at the site as well as taking out debris from the site. Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution. Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

- (v) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules, 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
- (vi) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
- (vii) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC. Outdoor and common area lighting shall be LED. Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- (viii) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
- (ix) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- (x) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- (xi) Sewage shall be treated in the STP based on MBBR technology (with tertiary treatment i.e. Ultra Filtration). The treated effluent from STP shall be recycled/re-used for flushing, horticulture & DG cooling.
- (xii) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed, 2 RWH pits of total 73.6 KLD capacity shall be provided for storm water recharging to ground as per CGWB guidelines.
- (xiii) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. Adequate space shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.

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- (xiv) Solar based electric power shall be provided to each unit for at least two bulbs/light and one fan. As proposed, central lighting and street lighting shall also be based on solar power.
- (xv) A First Aid Room shall be provided in the project both during construction and operations of the project.
- (xvi) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.
- (xvii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- (xviii) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
- (xix) Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
- (xx) As proposed, no ground water shall be used during construction/ operation phase of the project.
- (xxi) Approval of the CGWA require before any dewatering for basements.
- (xxii) The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.
- (xxiii) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (xxiv) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during non-peak hours.
- (xxv) Ambient noise levels shall conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- (xxvi) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials. 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 27<sup>th</sup> August, 2003 and 25<sup>th</sup> January, 2016. Ready mixed concrete must be used in building construction.
- (xxvii) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private