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# State Level Environment Impact Assessment Authority, Uttar Pradesh



## Directorate of Environment, U.P.

Vineet Khand-I, Gomti Nagar, Lucknow - 226 010

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To,

Mr. Tapan Sangal,  
Director,  
M/s Lotus Greens Construction Pvt. Ltd.,  
Lotus Business Park, 7 Floor,  
Tower-B, Plot no- 8,  
Sector-127, Noida, U.P.- 201301

Ref. No. 276/Parya/SEAC/2901/2016

Date: 07 October, 2016

**Sub: Bifurcation of E.C of Group Housing Project at Plot No-SC-02/A, Sector-150, Noida for proposed Group housing project at plot no- SC-02/A5, (Part of SC-02A), Sector-150, Noida of M/s Lotus Green Constriction Pvt. Ltd, Regarding.**

Dear Sir,

Please refer to your application/letters 20-06-2016, 16-08-2016, 02-09-2016 & 19-09-2016 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 project proponent alongwith their consultant M/s Ind Tech House Consult in the SEAC meeting dated 03-09-2016. The Project proponent, through documents (submitted to SEAC) and presentation made during meeting, has informed to the SEAC that:-

1. The environment clearance was accorded to M/S Lotus Greens Constructions Pvt. Ltd. Vide letter dated 28th of October, 2015, Ref. No./233/PARYA/ SEAC/2901/2014/AD(H).
2. Total Plot Area and total Built up Area of proposed project also continues to remain 647600 sq. m, 1986644 sq. m respectively.
3. Total number of Residential towers and other facilities continues to remain same:
  - 101 Residential Towers
  - 10 Villas
  - 08 Facility Blocks,
  - one sports club, swimming pool,
  - Parks and parking facility for residents & visitors also.
  - Total dwelling units remain 9314.
  - Total Estimated Cost of project remains Rs 3207 Crores.
4. That, vide its letter dated 06/06/2016, ref no. NOIDA/Commercial/ 2016/471, Noida Authority has bifurcated the said plot into 'Special Purpose Vehicles' (SPV) being 100% subsidiaries of M/S Lotus Greens Constructions Pvt. Ltd.
5. The said Plot SC02/A, bifurcated into 10 'Special Purpose Vehicles' (SPV), are SC02/A1 (83970 sqm), SC02/A2 (65331 sqm), SC02/A3 (27185 sqm), SC02/A4 (46846 sqm), SC02/A5 (8080 sqm), SC02/A6 (37915 sqm), SC02/A7 (50790 sqm), SC02/A8 (50560sqm), SC02/A9 (80857 sqm), SC02/A10 (94293 sqm) and the balance as SC02/A (101773 sqm) total admeasuring 647600 sq.m.
6. The above bifurcated 'Special Purpose Vehicles' (SPVs) are proposed to be developed under various National Brands under the development management model where in Lotus Greens continues to be the master developer.
7. Environmental & CRZ Clearance issued for setting up of Marine Facility at Salaya, Khambhaliya, Gujarat by M/s Essar Bulk Terminal (Salaya) Limited [F. No. 10-52/2007-IA-I II] vide letter No 10-52/2007-IA.III dated 17-08-2009 and letter No 10-52/2007-IA.III dated 25-11-2009 was bifurcated on the ground that there was no change in the environment impact and that the product was same and



the bifurcated company was adhering to all the terms and conditions of the earlier environment clearance.

8. Project Proponent will develop the approved project through 10 SPVs and self, without any change of environmental impacts and condition of EC as approved Vide letter, Ref. no./233/PARYA/SEAC/2901/2014/ AD(H) dated 28th of October, 2015
9. Compliances of the EC conditions will be complied by all the 'Special Purpose Vehicles' (SPVs)
10. Proposed Group Housing Project (Erstwhile Plot No-SC- 02/A, Sector-150. Noida and erstwhile project proponent M/S Lotus Green Construction Pvt. Ltd.), as approved by SEIAA, UP Vide letter dated 28th of October, 2015, Ref.No./233/PARYA/ SEAC/2901/2014/ AD(H) now, bifurcated as, SC 02/A1, SC 02/A2, SC 02/A3, SC 02/A4, SC 02/A5, SC 02/A6, SC 02/A7, SC 02/A8, SC 02/A9, SC 02/A10 & SC 02/A Sector-150. Noida will developed by 'Special Purpose Vehicles' (SPVs).
11. The project proponent requested to split the Environmental clearance issued to M/S Lotus Green Construction Pvt. Ltd. between the following 'Special Purpose Vehicles' (SPVs) as per the details given here after:
  - a) M/s Land Kart Builders Pvt. Ltd, SC – 02/A1, Sec–150, Noida - 83970 sq. mtr.
  - b) M/s Build Wall Builders Pvt. Ltd SC – 02/A2, Sec–150, Noida - 65,331 sq. mtr
  - c) M/s Wiztown Planners Pvt. Ltd, SC – 02/A3, Sec-150, Noida - 27,185 sq. mtr.
  - d) M/s Gray Wall Developers Pvt. Ltd SC – 02/A4, Sec-150, Noida - 46,846 sq. mtr.
  - e) M/s Gray Brick Developers Pvt. Ltd SC – 02/A5, Sec-150, Noida - 8,080 sq. mtr.
  - f) M/s Brick Town Developers Pvt. Ltd, SC – 02/A6, Sec-150, Noida - 37,915 sq. mtr.
  - g) M/s Strongbiz Propbuild Pvt. Ltd, SC – 02/A7, Sec-150, Noida - 50790 sq. mtr.
  - h) M/s Wish Land Buildzone Pvt. Ltd, SC – 02/A8, Sec-150, Noida - 50,560 sq. mtr.
  - i) M/s Wondrous Buildmart Pvt. Ltd, SC – 02/A9, Sec-150, Noida - 80857 sq. mtr.
  - j) M/s Escarpment Buildcraft Pvt. Ltd SC – 02/A10, Sec-150, Noida- 94,293 sq. mtr.
  - k) M/s Lotus Green Constructions Pvt. Ltd SC -02A, Sec–150, Noida - 1,01,773 sq. mtr.

12. Project Salient Features (Pocket Wise Bifurcation):

To be Develop ed & Market ed by	Land Kart Builders Pvt. Ltd	Build Wall Builders Pvt. Ltd	Wiz town Planners Pvt. Ltd.	Gray Wall Developers Pvt. Ltd	Gray Brick Developers Pvt. Ltd.	Brick Town Developers Pvt. Ltd.	Strongbiz Propbuild Pvt. Ltd	Wish Land Buildzone Pvt. Ltd	Wondrous Buildmart Pvt. Ltd	Escarpment Buildcraft Pvt. Ltd.	Lotus Greens Constructions Pvt. Ltd.	Grand Total of 1 to 11	Lotus Greens Constructions Pvt. Ltd.
	1	2	3	4	5	6	7	8	9	10	11	12	13
Descript ion	SC-02 /A 1	SC-02/ A2	SC-02/ A3	SC-02/ A4	SC-02/A5	SC-02/ A6	SC-02/ A7	SC-02/ A8	SC-02/ A9	SC-02/A 10	SC-02/A After Bifurcati on	Total of bifurcat ed part of plot s	As Originally Approved EC
<b>AREA DETAILS</b>													
Plot	83	653	271	468	8080	379	507	505	808	9429	101773	647	647600

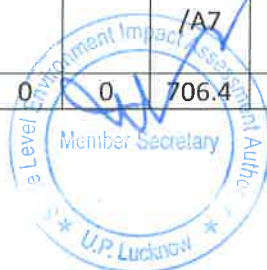
**Bifurcation of E.C of Group Housing Project at Plot No-SC-02/A, Sector-150, Noida for proposed Group housing project at plot no- SC-02/A5,  
(Part of SC-02A), Sector-150, Noida of M/s Lotus Green Constriction Pvt. Ltd, Regarding.**

Area (SQM)	970	31	85	46		15	90	60	57	3		600	
Proposed Built Up Area (SQM)	315755	208798	35534	254856	9807	164347	160086	172858	217114	145713	301776	1986644	1986644
Cost of The Project (CR)	510	337	57	411	17	265	258	279	350	235	488	3207	3207
Height of Tallest Tower (M)	96	78	20	78	25	78	78	78	78	96	96	96	96
No. of Floors (NOS)	B+ST/28	B+S T/22	B+G /3	B+S T/22	B+G/4	B+S T/22	B+S T/22	B+S T/22	B+S T/22	B+ST /28	B+ST/28	B+S T/28	B+ST/28
Total Permissible Ground Coverage (28% Residl. + 2% Facility) (SQM)-194280												194280	194280
Total Proposed Ground Coverag e (14%) (SQM)	11756	9146	6796	9369	2020	6825	6603	7078	8894	10383	11196	90066	90066
Permissible FAR Area 210 (200+ 5% for green rating) (SQM) 1359960												1359960	1359960
Total Proposed FAR Area (200.44) (SQM)	206376	136469	23225	166572	6001	107416	104632	112979	141904	95238	197239	1298051	1298051
Green Area Required (43.04% of Plot Area) (SQM) 278767												278767	278767
Total Green Area Proposed (54.95% of Plot Area) (SQM)	44504	32666	12233	21081	4040	17062	27935	27808	40429	56890	71239	355887	355887
Total No. of DU's	2268	792	Banquet Hall/Resta urent	968	Com munity	880	680	760	1716	234	1016	9314	9314



**Bifurcation of E.C of Group Housing Project at Plot No-SC-02/A, Sector-150, Noida for proposed Group housing project at plot no- SC-02/A5, (Part of SC-02A), Sector-150, Noida of M/s Lotus Green Constriction Pvt. Ltd, Regarding.**

including villas (NOS)/Facility					Facility								
Residential Population	12524	4373		5345	-	4859	3755	4197	9476	1292	5610	56242	56242
Facilities Population	136	272	2503	136	383	136	137	234	136	504	234		
<b>TOTAL WATER REQUIREMENT</b>												<b>5200</b>	<b>5200</b>
Fresh Water Requirement (KLD)	749	260	35	319	8	290	220	248	565	80	331	<b>3105</b>	<b>3105</b>
Swimming Pool												<b>8</b>	<b>8</b>
Filter Back wash												<b>50</b>	<b>50</b>
Total Fresh Water Requirement (60.83% of total water) (KLD)						<b>3163</b>			<b>3163</b>				
Treated Water Requirement in Building (KLD)	248	90	21	110	5	102	80	88	198	32	116	<b>1090</b>	<b>1090</b>
Total Water Req'd for DG Cooling												<b>82</b>	<b>82</b>
Total Water Req for Gardening												<b>243</b>	<b>243</b>
Water req for Golf Course Irrigation												<b>562</b>	<b>562</b>
Air Conditioning												<b>60</b>	<b>60</b>
Total Treated Water Req.												<b>2037</b>	<b>2037</b>
Waste Water Generation (KLD)	853	302	46	365	10	330	258	285	645	95	385	<b>3574</b>	<b>3574</b>
STP Capacity (KLD) & Treatment at Shared STP	1020	475	965	0	0	0	0	1060	770	0	0	<b>4290</b>	<b>4290</b>
	.Dedicated STP	Will be shared by SC02/A10	Will be shared by SC02/A4 & SC02/A	Will share STP at SC02/A3	Will share STP at SC02/A8	Will share STP at SC02/A8	Will share STP at SC02/A8	Will be shared by SC02/A5, SC02/A6 & SC02/A7	.Dedicated STP	Will share STP at SC02/A2	Will share STP at SC02/A3		
Treated	682.	317.	636.	0	0	0	0	706.4	516	0	0	<b>2859</b>	<b>2859</b>



**Bifurcation of E.C of Group Housing Project at Plot No-SC-02/A, Sector-150, Noida for proposed Group housing project at plot no- SC-02/A5,  
(Part of SC-02A), Sector-150, Noida of M/s Lotus Green Constriction Pvt. Ltd, Regarding.**

Water Available for Reuse (KLD)	4	6	8										
Surplus Treated Water (KLD)												822	822
RAIN WATER HARVESTING PIT DETAILS													
No. of RWH Pits Proposed (NOS)	21	16	7	12	2	9	13	12	20	23	25	160	160
PARKING													
Parking required as /bylaws (ECS)	2580	1706	290	2082	75	1344	1308	1412	1774	1323	2465	16359	16359
Parking Proposed (incl. Visitors + Sports) (ECS)	3488	2023	730	2470	514	1695	1580	1717	2461	1284	2832	20794	20794
Proposed Parking on Surface (ECS)	724	420	151	512	107	352	328	356	510	266	589	4315	4315
Proposed Parking in Stilt + Podium (ECS)	609	353	127	431	90	296	276	300	430	224	494	3630	3630
Proposed Parking in Basement (ECS)	2155	1250	451	1526	318	1047	976	1061	1521	794	1481	12580	12580
Proposed Parking	-	-	269	-	-	-	-	-	-	-	-	269	269





**Bifurcation of E.C of Group Housing Project at Plot No-SC-02/A, Sector-150, Noida for proposed Group housing project at plot no- SC-02/A5,  
(Part of SC-02A), Sector-150, Noida of M/s Lotus Green Constriction Pvt. Ltd, Regarding.**

in Sport Club Basem ent (ECS)													
Municip al Solid Waste Generat ion (TPD)	5.8 2	2.06	0.34	2. 49	0.07	2.28	1.75	1.96	4.41	0.67	2.63	<b>24.48</b>	<b>24.48</b>
Quantit y of e- waste generati on (KG/DA Y)	38. 96	13.6 1	2.38	16 .6 3	1.18	15.1 2	11.6 8	13.0 6	29.4 8	4.02	13.89	<b>160</b>	<b>160</b>
Quantit y of Hazardo us Waste Generat ion (LTS/AN NUM)	101 0	606		18 18				161 6	1010			<b>6060</b>	<b>6060</b>
Quantit y of Sludge generat ed from STP (KG/DA Y)	313 .29	141. 72	264.5 7	0	0	0	0	329. 96	237. 04	0	0	<b>1286. 6</b>	<b>1286.6</b>
<b>POWER REQUIREMENT</b>													
Total Power Requir ement (KW)	667 5	4414	752	53 88	207	3475	338 4	365 4	4590	3081	6380	<b>4200 0</b>	<b>42000</b>
DG sets Backup (KVA)	481 6	3185	542	38 87	150	2507	244 2	263 6	3310	2222	4603	<b>3030 0</b>	<b>30300</b>
No of DG Sets of1010 kva	5	3		9				8	5			<b>30</b>	<b>30</b>



13. An environmental clearance was issued for M/s Lotus Greens Constructions Pvt. Ltd. at Plot No-SC-02/A, Sector-150, Noida, U.P. Now, for development purposes, the project proponent had sought to develop the project to 11 companies including 10 subsidiaries and 01 parent company.
14. The Noida Authority has issued the development of the said plot through 100% subsidiaries of M/s Lotus Greens Constructions Pvt. Ltd.
15. Overall plot area, built up area, cost of the project, ground coverage, FAR, green area, water requirement, waste water generation, parking, and power requirement etc. continuous to remain the same though developed through the above subsidiaries. The parent company (M/s Lotus Greens Constructions Pvt. Ltd) shall be responsible for all the common area, roads, site development and common services, CSR, STP, RWH, Green development.
16. The project proponent through affidavit dated 19/09/2016 has submitted that due to current market scenario and lack of confidence of the investors it was decided to develop the said project through its subsidiaries in phases so that investors exposure remain in that particular subsidiary only and that M/s Lotus Greens Constructions Pvt. Ltd. (LGCPL) will be solely responsible for CSR commitment and complete compliance of environmental conditions.
17. The project proponent submitted the Noida Authority letter dated 06/06/2016 through which Noida Authority has conditionally accepted application of LGCPL related to development of the project through M/s LGCPL and its 12 subsidiaries. A list of subsidiaries has been attached with letter dated 06/06/2016 of Noida.
18. An affidavit dated 02/09/2016 has been submitted by M/s Lotus Greens Constructions Pvt. Ltd. which clearly mentioned that the company alongwith 10 subsidiary is proposing to develop the said group housing project at plot no. SC-02/A, Sector-150, Noida and its sub divided plots and till date no constructions have been done on the entire project site.
19. Copy of certificate of incorporation of SPV companies has been submitted alongwith certificate of holding relationship between LGCPL and its 10 SPVs.
20. Memorandum of understanding among all 10 SPVs and M/s Lotus Greens Constructions Pvt. Ltd. that M/s LGCPL will develop and maintain the entire services of the project have been submitted.
21. These SPVS are registered with the Registrar of Company, Kanpur as the subsidiaries of the LGCPL.
22. Distribution of towers among developers SPC/SPV has been submitted as follows:

To be Developed & Marketed by		Land Kart Builders Pvt. Ltd	Build Wall Builders Pvt. Ltd	Wizt own Planners Pvt. Ltd.	Gray Wall Developers Pvt. Ltd	Gray Brick Developers Pvt. Ltd.	Brick Town Developers Pvt. Ltd.	Stron gbiz Propb uild Pvt. Ltd.	Wish Land Buildz one Pvt. Ltd	Won drous Build mart Pvt. Ltd	Escarp ment Buildc raft Pvt. Ltd.	Lotus Greens Constr uctions Pvt. Ltd.
		1	2	3	4	5	6	7	8	9	10	11
S N	Descri ption	SC-02/A1	SC-02/A2	SC-02/A3	SC-02/A4	SC-02/A5	SC-02/A6	SC-02/A7	SC-02/A8	SC-02/A9	SC-02/A10	SC-02/A After Bifurca tion
1	No. Residential Tower	20 Tower s + Club + Commercial	09 Tower s + Club + Commercial	F & B Bloc k + Retail	11 Tower s + Club + Commercial	Hospi tal	10 Tower s + Club + Commercial	07 Tower s + Club + Commercial	09 Tower s + Club + Commercial	17 Towe rs + Club	05 Tower s + 10 Villas/ F& B Block	13 Towers + Sports Club + F & B



					+ Senior Living							Block
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The SEAC deliberated that there is no need to consider the project to issue the EC as fresh, however, in light of Noida Authority letter dated 06/06/2016 and submissions made by the proponent regarding the project alongwith documents like CSR commitment by M/s Lotus Greens Constructions Pvt. Ltd., Copy of certificate of incorporation of SPV companies alongwith certificate of holding relationship between LGCPL and its 10 SPVs, commitment by M/s Lotus Greens Constructions Pvt. Ltd. regarding compliance of conditions stipulated in EC dated 28/10/2015, details regarding distribution of towers among M/s Lotus Greens Constructions Pvt. Ltd. and its 10 SPVs. The SEAC has no objection in allowing use of EC dated 28/10/2015 granted by SEIAA to Shri Manmeet Singh Batra, Authorized Signatory, M/s Lotus Greens Constructions Pvt. Ltd. 1204, Sector-A, Pocket-A, Vasant Kunj, New Delhi-110070 by M/s Lotus Greens Constructions Pvt. Ltd. and its 10 subsidiary companies as per the details given above for the development/implementation purposes subject to following conditions:

1. No change in layout of the project and other parameters shall be done in the proposals for which EC dated 28/10/2015 was granted to M/s Lotus Greens Constructions Pvt. Ltd. for development of Group Housing Project at SC-02/A, Sector-150, Noida. If any change is proposed in the proposal the project proponent shall comply the provision of EIA notification, 14, sept, 2006 (as amended) regarding obtaining of fresh Environmental Clearance.
2. Complete responsibility of compliance of all general and specific conditions stipulated in EC dated 28/10/2015 shall lie with proponent M/s Lotus Greens Constructions Pvt. Ltd. along with compliance of CSR planning and activities.
3. The proponent shall submit first compliance report within 03 months period.
4. In case of, any violation and breach of commitment made and conditions imposed in EC dated 28/10/2015 by M/s Lotus Greens Constructions Pvt. Ltd. or by any one of their 10 partners, the EC dated 28/10/2015 will automatically deem to be cancelled and any construction work continued after that shall be treated as violation of EC and necessary action will be initiated as per provision in MoEF, Govt. of India.

The SEAC in its meeting dated 20/8/2016 recommended that decision in the matter as above may be communicated to M/s Lotus Greens Constructions Pvt. Ltd. Copy of the same should be made to Noida Authority, District Administration, MoEF&CC and the 10 SPVs as proposed in the proposal made by the project proponent.

The recommendations of the SEAC meeting dated 20/8/2016 regarding the matter was considered in the State level Environment Impact Assessment Authority, UP (SEIAA) meeting dated 29-09-2016 and the SEIAA agreed with recommendations of the SEAC to grant the prior Environmental Clearance to the proposed project along with all the conditions as suggested by the SEAC. The SEIAA also directed the project proponent that all the legal responsibility pertaining to the M/s Lotus Greens Constructions Pvt. Ltd and its all 10 SPVs shall lie with the M/s Lotus Greens Constructions Pvt. Ltd.

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 G.B. Nagar. 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 deemed to 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.



No..... /Parya/SEAC/2901/2016

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, G.B.Nagar.
7. New Okhla Industrial Development Authority Administrative Complex Sector 6, Noida.
8. M/s Land Kart Builders Pvt. Ltd, SC – 02/A1, Sec–150, Noida.
9. M/s Build Wall Builders Pvt. Ltd SC – 02/A2, Sec–150, Noida.
10. M/s Wiztown Planners Pvt. Ltd, SC – 02/A3, Sec-150, Noida.
11. M/s Gray Wall Developers Pvt. Ltd, SC – 02/A4, Sec-150, Noida.
12. M/s Gray Brick Developers Pvt. Ltd, SC – 02/A5, Sec-150, Noida.
13. M/s Brick Town Developers Pvt. Ltd, SC – 02/A6, Sec-150, Noida.
14. M/s Strongbiz Propbuild Pvt. Ltd, SC – 02/A7, Sec-150, Noida .
15. M/s Wish Land Buildzone Pvt. Ltd, SC – 02/A8, Sec-150, Noida.
16. M/s Wondrous Buildmart Pvt. Ltd, SC – 02/A9, Sec-150, Noida.
17. M/s Escarpment Buildcraft Pvt. Ltd, SC – 02/A10, Sec-150, Noida.
18. Copy to Web Master/ guard file.

(S.C. Yadav)  
Member Secretary, SEIAA

