

10. Group Housing Project "Green Orchid" at Plot No-1, Sector-13, New Moradabad- Sri Anil Tomar, B-49, Mansarovar Colony, and Moradabad. File no- 2610 AD (H)

The committee noted that an application dated 14/10/2014 was made by the project proponent for environmental clearance of Group Housing "Green Orchid" at Plot No-1, Sector-13, New Moradabad- Sri Anil Tomar, B-49, Mansarovar Colony, and Moradabad. The committee noted that the matter was earlier discussed in SEAC meeting dated 27/08/2015 wherein the project proponent was directed submit following information:

1. Location of proposed site in Moradabad Master Plan.
2. Land use documents and Land/sale deed documents certifying the ownership of the land.
3. Copy of layout plan along with covering letter submitted to Moradabad Development Authority.
4. Details of Tower, no of blocks, Height of tower & no of dwelling units.
5. Details of Area Statements (Total area, residential, community and under road).
6. Details of approach road, Setback, Road width to be shown on site map specifically.
7. Total Road width including surface parking as per MDA bye-laws should be proposed.
8. NOC from Forest and Pollution Control Board authorities, Fire & Airport Authority of India and to all safety concerns should be applied and copy be submitted.
9. Submit all approved layout plan/building plan/service plans/sewerage plan/drainage plan prepared in accordance to Development Authority Bye-laws with the signature of an architect certifying that they are all in the conformity with the master plan.
10. For any extraction of ground water, prior permission from CGWB shall be taken, Plans for installation of water meter also the yield and the quality of groundwater which will be influenced by the number of tube wells that may be installed in the surrounding area in respect of the very project.
11. Plan for discharge of storm water. Permission from Development Authority regarding discharge untreated water into receiving System.
12. Use of reflecting paints on rooftops and side walls of the buildings.
13. Provision for organic waste convertor shall be made and an undertaking shall be submitted in the regards.
14. Parking and Landscape plan to be submitted.
15. Provision of water supply for firefighting is to be done as per fire NOC. Plan in this regard should be submitted.

16. Provision of 100% solar lighting along the road site, stair cases, common places.
17. STP to be re- located and it is to be shown on site Plan.
- ~~18. Affidavit regarding no construction started till date at project site.~~
19. Provision of alarm system, to timely notify the employees/residents, in case of occurrence of earthquake/other natural disasters/fire should be provided. A well defined evacuation plan should also be prepared and regular mock drills should be arranged for the residents.
20. Affidavit regarding estimation and costing with clear statement from the competent authority/Chartered accountant of the complete project.
21. Plans for Crèche, Dispensary, and convenient shopping centre.
22. Data base of population calculation as per by-laws.
23. Details of Power requirement, Source and Power back-up capacity.
24. Submit plan for solar street lighting.
25. Details of Municipal solid Waste and use of dewatered/dried sludge from STP, the allocated space on layout for the storage, prominent wind directions.
26. Plan for transportation of organic biodegradable wastes (waste vegetables, food etc.) to the nearest collection point and the measures to be taken for safe transport of the organic biodegradable wastes.
27. Commitment from Pachimanchal Vidut Nigam for Supply of Electricity.
28. The proponent was instructed to bring concerned Architect in the next meeting to explain and furnish necessary information on design of the building.
29. Structural design from Structural engineer counter sign by IIT all maps to be signed.
30. Total cost of the project Rs. 32.0 crore. Details of CSR Rs 50.0 Lakh or 2% of project cost and need based CSR with list of beneficiaries to be submitted along with photographs.

The project proponent submitted their replies through letter dated 08/03/2016. The matter was put up before 270th SEAC meeting dated 14/05/2016. A presentation was made by Shri Amit Tomar, project proponent along with their consultant Mr. A.K. Gupta M/s SETZ. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The Environmental Clearance is sought for Group Housing "Green Orchid" at Plot No-1, Sector-13, New Moradabad, U.P. M/s S.L. Group & Associates.
2. Area details of the project:

S. No.	Particulars	Area (in m ²)
1.	Total Plot Area	9529.51
2.	Permissible Ground Coverage (@ 35% of TPA)	3335.32
3.	Proposed Ground Coverage (@ 20.31 % of TPA)	1936.317
4.	Permissible FAR (@ 2.5 of TPA)	23823.775
5.	Permissible Purchasable FAR (@ 0.64 of TPA)	6098.88
6.	Total Permissible FAR (@ 3.139 of TPA)	29922.66
7.	Proposed FAR (@ 3.13 of TPA)	29849.431
	> Proposed FAR of Residential Towers	29490.415
	> Proposed FAR of Commercial area	119.014
	> Proposed FAR of Community area	240.002
8.	Non FAR Area	133.454
	Ø Area of Stilts	164.793
	Ø Area of Mumty, Machine Room, Water, Tank Area	683.998
	Ø Fire Stair Area	10.506
	Ø Guard Room Area	

9.	Total Basement Area	7258.551
10.	Total Built up Area	38100.733
11.	Total Landscape Area (50% of the Open area)	956.486
12.	Total Open Area	7593.193

3. Details of Tower, No of Blocks, Height of Tower and No. of dwelling units:

Tower	Description	Units	FAR Residential	FAR Commercial/Community	Height (mt)
A & B	Ground Floor	11	845.096	119.014	51.6
	First Floor	14	982.508	-	
	Second Floor	14	982.508	-	
	Third Floor	14	982.508	-	
	Fourth Floor	14	982.508	-	
	Fifth Floor	14	982.508	-	
	Sixth Floor	14	982.508	-	
	Seventh Floor	14	982.508	-	
	Eighth Floor	14	982.508	-	
	Ninth Floor	14	982.508	-	
	Tenth Floor	14	982.508	-	
	Eleventh Floor	14	982.508	-	
	Twelfth Floor	14	982.508	-	
	Thirteenth Floor	14	982.508	-	
	Fourteenth Floor	14	982.508	-	
	Fifteenth Floor	14	982.508	-	
	Sixteenth Floor	14	982.508	-	
Tower	Description	Units	FAR Residential	FAR Commercial/Community	Height (mt)
C	Ground Floor	5	546.263	240.002	51.6
	First Floor	8	773.683	-	
	Second Floor	8	773.683	-	
	Third Floor	8	773.683	-	
	Fourth Floor	8	773.683	-	
	Fifth Floor	8	773.683	-	
	Sixth Floor	8	773.683	-	
	Seventh Floor	8	773.683	-	
	Eighth Floor	8	773.683	-	
	Ninth Floor	8	773.683	-	
	Tenth Floor	8	773.683	-	
	Eleventh Floor	8	773.683	-	
	Twelfth Floor	8	773.683	-	
	Thirteenth Floor	8	773.683	-	
	Fourteenth Floor	8	773.683	-	
	Fifteenth Floor	8	773.683	-	
	Sixteenth Floor	8	773.683	-	

4. Water calculation details of the project:

S. No.	Description	Area ² (in m ²)	Total Occupancy	Rate of water demand (lpcd)	Total Water Requirement (KLD)
A.	Domestic Water				
1.	Apartments		1840	86	158.54
2.	Floating Population/Visitors@10% of Permanent population		184	15	2.76
3.	Staff @10% of Permanent population		184	30	5.52
4.	Commercial/ Shopping@1		40	30	1.20

	Person/3Sq.Mt.				
	> Staff				
5.	Community@1 Person/10 Sq. Mt.		24	30	0.72
	> Staff				
Sub Total (1+2+3+4+5)					168.74 or say 169 KLD
Total Domestic water (A)					169 KLD
B.	Horticulture and Landscape development	956.486		1 l/sqm	1 l/sqm
3.	Grand Total (A+B) = 169.696 KLD-or say 170 KLD				
C.	Water Requirement for Fire Fighting for Ist Fill		1% of Total Water Requirement		1.7 KL

5. Population details of the project:

S.No.	Unit Type	DU	Area (m ²)	PPU	Total Population
1.	Residential				
	Apartments	368		5	1840
2.	Floating Population/Visitors (@ 10% of Apartment/Permanent Population)				184
3.	Staff (@ 10% of Apartment/ Permanent Population)				184
4.	Commercial/Shopping@1 Person/3 Sq.mt. > Staff				40
5.	Community Population > Staff				24
Grand Total (1+2+3+4+5)					2272

6. Power requirement details of the project:

- The power supply shall be supplied by Paschimanchal Vidyut Vitran Nigam Limited (PVVNL). The connected load for the Group Housing Project will be approx. 2560 KVA.
- Power Back up:** 3 no. of DG sets of total 1800 KVA (i.e. 1 x 500 KVA, 1 x 1000 KVA & 1 x 300 KVA) capacity for power back up in the Group Housing Project.

7. Solid waste generation details of the project:

S. No.	Category	kg per capita per day	Waste generated (kg/day)
1.	Residents	1840 @ 0.5 kg/day	920.00
2.	Staff	184 @ 0.25 kg/day	46.00
3.	Commercial/ shopping > Staff	40 @ 0.25 kg/day	10.00
4.	Community > Staff	24 @ 0.25 kg/day	6.00
3.	Floating population/Visitors	184 @ 0.15 kg/day	27.60
4.	Landscape waste	0.10 acre @ 0.2 kg/acre/day	0.02
TOTAL SOLID WASTE GENERATED			1009.62 or 1010 kg/day

8. The project proposals are covered under category 8"a" of EIA Notification, 2006.

The committee discussed the matter and recommended grant of environmental clearance on the project proposals alongwith general conditions as earlier prescribed by the authority for construction project and following specific conditions:

- NOC from fire department and NOC from Airport Authority of India shall be submitted with one month from the date of issuance of EC.

2. Project proponent will be responsible for implementation of environmental management plan during construction phase and operation phase till handing over to the society.
3. Provision of setback on all sides should be made as per Development Authority bye-laws.
4. Copy of all NOCs as obtained from different Department should be submitted.
5. Necessary planning for any anticipated expansion should be incorporated in present design in view of structural stability.
6. An underground water body shall be planned within the premises for storage of rain water.
7. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2000 (as amended).
8. 03 m peripheral green shall be provided around the project inside the project boundary.
9. 15% area of the total plot area shall be compulsorily made available for the green belt development including the peripheral green belt.
10. Project falling within in norm 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.
11. Criteria/ norms provided by competent Authority regarding the seismic zone be followed for construction work. Provision of alarm system, to timely notify the residents, in case of occurrence of earthquake/other natural disasters/fire should be provided. A well defined evacuation plan should also be prepared and regular mock drills should be arranged for the residents. Rise of stairs should be constructed in a way, so that it should provide smooth movement.
12. For the treatment for total sewage, a full-fledged STP is to be provided with 20% more capacity than waste water generated during operation phase. 100% waste water is to be treated in captive STP conforming to prescribed standards of receiving body for designated use. Monitoring of STP to be done daily till its stabilization.
13. Dual plumbing should be adopted. Recycling of water as proposed shall be undertaken with regular testing and monitoring of treated water.
14. Dedicated power supply for STPs is to be ensured during operation. Sludge of STP is to be used in-house as manure and surplus manure should be managed by giving it to end users. STP shall be suitably located nearest to back side boundary with shortest out let. Operation and the maintenance cost of the STP shall also be informed along with the compliance of the E-waste and municipal solid waste disposal.
15. Total cost of the project is 58.82 Cr. Corporate Social Responsibility (CSR) plan along with budgetary provision amounting to Rs. 65.0 Lakh shall be prepared and approved by Board of Directors of the company. A copy of resolution as above shall be submitted to the authority. A list of beneficiaries with their mobile nos./address should be submitted alongwith six monthly compliance reports.
16. Parking guideline as per Development Authority should be followed. Parking for disabled persons should be explored.
17. All entry/exit point should be bell mouth shaped.
18. To discharge excess treated waste water into public drainage system, permission from the competent authority to be taken prior to any discharge.
19. 100 % provision of Rain Water Harvesting is to be made. RWH shall be initially done only from the roof top. RWH from green and other open areas shall be done only after permission from CGWB.
20. An underground Pucca tank for collection/reuse of rain water may be constructed.
21. Height of the stack should be provided based on combined DG sets capacity and be 6mt higher than the tallest building.

22. Post project monitoring for air, water (surface + ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines.
23. Crèche to be provided during the construction/operation phase.
24. LIG & EWS housing to be provided as per U.P. Govt. Orders and building bye laws.
25. Provision of separate room for senior citizen with proper amenities shall be made.
26. Protection shall be provided on the windows of the high rise flats for security of residents.
27. Unless and until all the environmental issues are sorted out the occupancy will be restricted and would be only allowed after achieving the Permission from the competent authority.
28. The project proponent shall ensure that the project site does not attract/infringe any buffer zone of no activity identified/declared under law.
29. For any extraction of ground water, prior permission from CGWB shall be taken.
30. Sprinkler to be used for curing and quenching and ready mix concrete may be used for construction.
31. Possibilities of use of treated waste water for irrigation purposes should be explored. Drip irrigation should be tried upto extent possible. No fresh water will be used for irrigation purpose.
32. 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.
33. 10% of solar light of total power requirement of the project has to be provided.