

Minutes of 254th SEAC Meeting Date 09/01/2016

The 254th meeting of SEAC was held in Directorate of Environment, U.P. on 09/01/2016. Following members were present in the meeting along with Secretary, SEAC:

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| 1. | Dr. M. S. Khan | Chairman |
| 2. | Dr. S.N. Singh | Member |
| 3. | Dr. Asheesh Kumar Singh | Member |
| 4. | Dr. D. C. Gupta, | Member |
| 5. | Shri Ajay Kumar Shukla, IAS, | Secretary, SEAC &
Director, Environment, UP |

The Chairman welcomed the members to the 254th SEAC meeting.

The Members of SEAC unanimously taken following decisions on the agenda points discussed:

1. Revision and Expansion of Group Housing Project “Aqua casa”, at Plot No-GH-05A, Sector-16, Greater Noida Sri Mukesh Khurana, Director, A-66, Sector-63, Noida. File no- 3274 AD(H)

The committee noted that the matter was earlier discussed in SEAC meeting dated 31-10-201. In the meeting a presentation was made by Shri Baidyanath Pandit, representative of project proponent along with consultant M/s GRC Creation India Pvt. Ltd. The committee noted that the Environment Clearance was issued earlier to the title project by the SEIAA vide its letter dated 12 Oct, 2013. Now the Environment Clearance is sought for Revision and Expansion of Group Housing Project “Aqua casa”, at Plot No-GH-05A, Sector-16, Greater Noida. The committee directed project proponent to submit the following information's:

1. Details regarding how much construction work have been done on the project proposal as per the Environment Clearance issued earlier for title project by the SEIAA vide its letter dated 12 Oct, 2013.
2. Area details along with and photographs of each tower demarking the nomenclature of each tower.
3. As Environment Clearance is now sought for the Revision and Expansion of Group Housing Project “Aqua casa”, at Plot No-GH-05A, Sector-16, Greater Noida. So that in how many towers the Revision and Expansion has been proposed. Details of towers, no of blocks, heights of the tower total no of units and detail of covered area.
4. EC issued for 19 towers. Comparative statement is to be submitted regarding details of all towers, their height, no of floors constructed in each towers with no of units. New no of units are being proposed with no of floor in each blocks.
5. Details of structural design prepared for no. of units and for no. of floors. Revised structural design for those blocks where construction work has not been started yet.
6. Details of all roads showing Right of way and Carriage way.
7. Revise lay out plan, building plan and all services plan approved by Competent Authority is to be submitted.

8. Evacuation routes and provision of alarming system is to be submitted.
9. Where the construction work has already started, the additional construction of tower is not to be permitted.
10. 100% provision of solar energy in all roads and common places. Use of reflecting paints on roof top and side walls to be provided.
11. NOC from Fire and Air Port Authority is to be submitted.
12. Total cost Rs. 262.0crore and CSR cost 2% of the total project. Details of CSR cost with need based project with list of beneficiaries and address and photographs is to be submitted.

The matter was considered in the SEAC meeting dated 09-01-2016. A presentation was made by Shri Baidyanath Pandit, representative of project proponent along with consultant M/s GRC Creation India Pvt Ltd. The committee noted that the Environment Clearance was issued earlier to the title project by the SEIAA vide its letter dated 12 Oct, 2013. Now the Environment Clearance is sought for Revision and Expansion of Group Housing Project “Aqua casa”, at Plot No-GH-05A, Sector-16, Greater Noida. In reference to the information sought by the SEAC in its meeting dated 30/10/2015 the following information has been presented by the in the meeting:-

1. Project Feature

PROJECT FEATURES	DESCRIPTION
Estimated Population	8859 persons (Residents = 7704, Staff = 385, Visitors = 770)
Estimated Water Requirement Operation Phase	789 KLD (Fresh water = 504 KLD) (Agency: GNIDA)
Project cost	INR 262 Crore (Land + Development cost)
Estimated wastewater generation	Approx. 603 KLD
Power Demand	6068 kVA
Power Back-up	7 DG Sets of 6560 kVA (6 x 1010 + 1 x 500 kVA) 50% of DG sets will be used and the remaining will be kept as standby
Source of Power	Noida Power Corporation Limited (NPCL)
Rain Water Harvesting Pits	4 Pits + 3 Tanks
Solid Waste Generation	4147 kg per day
Parking Facilities Required Proposed	As per MoEFCC norms: 1200 ECS As per GNIDA bye Laws : 1947 ECS Total = 2023 ECS (1081 ECS on Basement, 760 ECS on stilt parking & 182 ECS on open parking)

2. Construction Details :

Tower	Constructed (sq. m.)
T4	7,423
T5	7,408
T6	5,093
T7	6,898
T8	8,456
T9	6,898

S. No.	Towers	FAR (As per accorded EC)	Height (As per accorded EC)	Total FAR (After revision/expansion)	Total Height (After revision/expansion)	Total DU (After revision/expansion)
1.	T1	8162.614	S+18	9169.227	S+20	80
2.	T2	8162.614	S+18	9193.283	S+20	80
3.	T3	6688.36	S+18	7169.494	S+19	76
4.	T4	10455.839	S+20	10574.466	S+20	120
5.	T5	10432.719	S+20	10552.666	S+20	120
6.	T6	10455.839	S+20	10114.946	S+20	120
7.	T7	10455.839	S+20	10574.466	S+20	120
8.	T8	10432.719	S+20	10552.666	S+20	120

9.	T9	10455.839	S+20	10574.466	S+20	120
10	T10	6688.36	S+18	7186.174	S+19	76
11	T11	6688.36	S+18	7169.494	S+19	76
12	T12	8162.614	S+18	9193.283	S+20	80
13	T14	8162.614	S+18	9169.227	S+20	80
14	T15	410.153	S+4	2760.863	G+13	36
15	T16	0	0	12083.566	S+24	92
16	T17	0	0	12083.566	S+24	92
17	T18	0	0	7186.174	S+19	76

3. Earlier EC was issued for 14 no. of residential towers. After expansion no. of residential towers will increase to 17.
4. Approval of building layout and services plan (for 3.675 FAR) has been applied for.
5. Vertical expansion will not be carried out in those towers where construction has already started.
6. Reflecting paints will be used on roof top and side walls and 100% solar energy provision for all roads and common places will be provided.
7. AAI NOC has been obtained and Fire NOC is in progress.
8. Area details:

S. NO	Particulars	Values in accorded EC (m ²)	Expansion Area (m ²)	Revision Area (m ²)	Total Area (EC + Expansion - Revision) (m ²)	Percentage (%)
1	Total Plot Area	43,137.85	0.0	0.0	43,137.85	
2	Net Plot Area	43,105.85	0.0	0.0	43,105.85	100
3	Permissible Ground Coverage (@ 35 % of Plot Area)	15087.0475	0.0	0.0	15,087.048	
4	Proposed Ground Coverage (@ 22 % of net Plot Area)	8836.648	652.617	0.0	9489.265	22.01
5	Total Permissible (@ 3.675)	118541.0875	39872.912	0.0	158414	
6	Residential FAR (@3.62)	115814.483	39391.09	0.0	1,55,205.573	
	Commercial FAR (@0.04)	1181.749	320.17	0.0	1501.919	
	Community building FAR (@0.021)	1320.239	0.0	-431.438	888.801	
	Service area in FAR	0.0	686.592	0.0	686.592	
	Total Proposed FAR(@3.67)	1,18,316.471	40,397.852	- 431.438	1,58,282.885	
7	Total parking area	58870				
	Basement parking Area	32430				
	Stilt parking Area	22800				
	Open parking	3640				
8	Total Built-up Area(6+7+8+9)	1,96,403.992	51509.439	-555.274	2,47,358.157	
10	Open Area (@77.9% of net plot area)	34269.202	0.0	-652.617	33616.585	77.99
11	Proposed landscape Area (@50 % of open area)	20479.515	0.0	-3661.915	16817.600	

The committee discussed the matter and recommended following TORs and general guidelines for conducting EIA studies regarding the proposals:

Additional TORs :

1. Master plan of the area showing proposed project. Permissible uses of the proposed site as

per zoning regulation.

2. Allotment letter from concerned development authority.
3. All approved drawings/maps alongwith all approved services plans.
4. Revised form-1, 1A and conceptual plan with corrected data as discussed in committee.
5. Structural design certificate signed by architect and vetting authority should be submitted. All structural design drawings should be signed by architect and counter signed by vetting authority.
6. Area details showing proposed uses as residential, commercial, parks, parking, roads, other services, facilities of the project also in percentage.
7. Physical features within 30 m of the project sites with their ownership.
8. Complete Details of facilities to be developed by the project proponent i.e. for which environment clearance is sought.
9. The No's of basement should be informed, Tree Plantation area should be increased minimum up to 15% of the plot area, and accordingly revised lay out plan should be submitted. Internal road should be minimum 9.0 m.
10. Provision of a water body and water supply from the housing board instead of the tube wells should be made.
11. Use of reflecting paints on roof top and side walls.
12. Details of rain water harvesting are to be given.
13. Provision of 100% solar lighting along the road site, stair cases, common places.
14. Plan for EWS / LIG housing provision as per Development Authority bye-laws.
15. Examine in detail the proposed site with reference to impact on infrastructure covering water supply, storm water drainage, sewerage, power, etc., and the disposal of treated/raw wastes from the complex on land/water body and into sewerage system. Consider soil characteristics and permeability for rainwater harvesting proposals, should be made to prevent ground water contamination. Maximize use of treated water by recycling and utilization of rainwater.
16. Water requirement and water management plan along with necessary permissions for discharge.
17. An underground Pucca tank for collection/reuse of rain water may be constructed.
18. Hydro-geological investigations be carried out and obtain permission from Central Ground Water Authority for withdrawal of ground water.
19. Make provision for safety against failure in the operation of wastewater treatment facilities. Identify acceptable outfall for treated effluent.
20. Details of green belt as a measure for mitigation of dust and noise and buffer between habitation and proposed project.
21. Landscape plan, green belts and open spaces may be described separately.
22. Study the existing flora and fauna of the area and the impact of the project on them. There should be no basement below 15 m setback. Accordingly Plan should be revised and submitted.
23. Section of all internal roads should be provided. Right of way and carriage way width should be clearly marked on the map. Avoid entry/exit at point of junction of roads. Traffic movement plan in and out should be shown.
24. Examine existing crèche, education, health facilities, police, post Office, Banks and other services and make adequate provisions in the proposal.
25. Assess soil erosion in view of the soil characteristics, topography and rainfall pattern.

26. Application of renewable energy/alternate energy, such as solar and wind energy may be described including solar water heating in the guidelines for entrepreneurs.
27. Consider solid wastes, including e-waste in addition to other solid wastes and their disposal.
28. Identification of recyclable wastes and waste utilization arrangements may be made.
29. Explore possibility of generating biogas from biodegradable wastes.
30. Arrangements for hazardous waste management may be described as also the common facilities for waste collection, treatment, recycling and disposal of all effluent, emission and refuse including MSW, biomedical and hazardous wastes. Special attention should be made with respect to bird menace.
31. Provisions made for safety in storage of materials, products and wastes may be described.
32. Disaster management plan should be prepared.
33. Traffic management plan including parking and loading/unloading areas may be described. Traffic survey should be carried out both on weekdays and weekend.
34. Parking provision is to be made for higher ECS worked out either as per state bye-laws or construction manual of the MoEF. Additional parking more than required nos. as per norms will not be permitted.
35. Exclusive Parking area in the basement (excluding other facilities) and surface is to be clearly mentioned.
36. Provide service road for entry and exit to project site.
37. Use of local building materials should be described.
38. Consider provision of DG Flue Gas emissions to be treated in a scrubber. Stack details with provisos of sampling port for monitoring be described. Power backup should be restricted to 50-60 % of power requirement. Plan should be revised and submitted.
39. Work out MGLC for the combined capacity of DG sets.
40. Provide for conservation of resources, energy efficiency and use of renewable sources of energy in the light of ECBC code.
41. Application of resettlement and rehabilitation policy may be described. Project affected persons should be identified and rehabilitation and resettlement plan should be prepared.
42. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan.
43. Corporate Social Responsibility (CSR) plan along with budgetary provision amounting to 2% of project cost shall be prepared and approved by Board of Directors of the company. A copy of resolution as above shall be submitted to the authority along with list of beneficiaries with their mobile nos./address.
44. Required no of trees should be proposed @ 01 tree/80 sqm, submit plan.
45. Project falling within 10 Km. 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.
46. Declare/submit the running cost of STP and other environmental management services (e.g., Municipal Solid Waste Disposal, Green belt Maintenance, Water Management etc.) in the proposals which are to be including in the allotment letters. Vendors should be identified for Municipal Solid Waste Management and submitted.
47. The proponent will submit the schedule of monitoring/data collection programme to the Office of Directorate, Member Secretary, UP Pollution Control Board and District Magistrate of related District.

General Guidelines:

- a. A legal affidavit by the Project proponent on Rs. 100/- non-judicial Stamp Paper, duly attested by Public Notary, stating that:
 - I. “There is no litigation pending against the project and/or land in which the project is proposed to be set up (please give name & ownership etc. of the project) and that for any such litigation what so ever, the sole responsibility will be borne by the Project proponent.”
 - II. “No activity relating to this project (i.e. name of the project) including civil construction has been undertaken at site except fencing of the site to protect it from getting encroached and construction of temporary shed(s) for the guard(s). (if fencing has not been done, then the same may be deleted).
 - III. “I/We hereby give undertaking that the data and information given in the application, enclosures and other documents are true to the best of my knowledge and belief and I/We am/are aware that if any part of the data and information submitted is found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the Project will be revoked at our risk and cost.”
 - IV. Project does not fall under any buffer zone of no-development as declared /identified under any law.
- b. Another legal affidavit by the consultant stating “(a) that the prescribed TORs have been complied with (to be deleted if not applicable) & (b) that details and the data presented are factually correct”, as per MoEF circular dated 04.08.2009 is also to be submitted along with EIA.
- c. Current, site photographs viewing towards the project area from four directions indicating date of photograph taken, direction from which taken, name of the project, and signature of Project proponent along with consultant with seal should be submitted, so as to ensure that no construction has been started before the grant of EC.
- d. EIA should strictly follow the guidelines prescribed in annexure-III to the EIA notification of 2006 and the Methods of Monitoring and analysis (Annexure-IV): Guidance for assessment of representativeness and reliability of baseline environmental attributes detailed under EIA manual January, 2001 and other guidelines in the matter.
- e. The status of accreditation of the EIA consultant with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.
- f. On the front page of EIA/EMP reports, the name of the consultant/consultancy firm along with their complete details including their accreditation, if any shall be indicated.
- g. While submitting the EIA/EMP reports, the name of the experts associated with/involved in the preparation of these reports and the Name of laboratory through which the samples have been got analysed should be stated in the report. It shall clearly be indicated whether said laboratory is accredited by NABL or approved under the Environment (Protection) Act, 1986 (Please refer MoEF office memorandum dated 4th August, 2009). The name project leader of the EIA study shall also be mentioned.
- h. The EIA document shall be printed on both sides, as far as possible.

The Information's no (a I , II, III & c) asked under the general guidelines is to be submitted within 15 days from the date of receipt of the letter and remaining of the information's is to be submitted along with the EIA.

In the above reference the committee directed the project proponent that such information which are sought by the SEAC in its meeting dated 30/10/2015 and not submitted by the project proponent should be included in the TOR and the EIA report should be submitted accordingly. The SEAC also directed the project proponent to submit the point wise definite compliance Specific condition of earlier EC issued regarding the matter.

2. Group Housing “Vega Homz” at Plot No-GH-02A, Sector-10, Greater Noida- M/s Shridhara Infratech Pvt.Ltd., B-122, Sector-67, Noida. File No. 2634/DD-Y

The project proponent did not appear in the meeting but requested through email to consider the matter in the next meeting. The committee discussed and deliberated that project is to be considered in next SEAC meeting. The file shall not be treated as pending at SEIAA/SEAC.

3. Group Housing “VVIP Addresses” at Khasra No-826, 1111-1113, 1117, 1119, 1120, 1125, 1126,1144m, 1146, 1147, Vill-Noor Nagar, Ghaziabad. Sri B K Jain, CEO, 58, Rajnagar Extension, Ghaziabad. File No. 3091/OSD-T

The committee noted that the terms of reference were prescribed in SEAC meeting dated 27/06/2015. Final EIA was submitted by the project proponent through letter dated 03/08/2015. The matter was earlier discussed in SEAC meeting dated 09-10-2015 wherein the project proponent was directed as follows:

1. There is a change in area statements of ToRs approved in SEAC meeting dated 21/06/2015 and the area statement submitted along with EIA report. A detailed explanation/clarification should be submitted.
2. Sanctioned letter submitted but the copy of maps/drawing showing FAR, proposed built up area details under the expansion scheme should also be made available.
3. The project proponent should submit an affidavit that there is no change in the proposals submitted for scoping and proposals being presented before the committee for appraisal/EIA.
4. No change in basement area and stilt area in the existing/previously issued EC, however proposal for additional basement as per the sanctioned maps can be undertaken as committed by project proponent.
5. No podium area is proposed under the project as committed by project proponent.
6. NOC from Fire Department and Airport Authority of India/copy applied should be submitted.
7. Structural design certificate signed by architect and vetting authority should be submitted.
8. Project proponent submitted that external drain is being constructed by GDA. The committee directed that if it does not complete prior to completion of project, the project proponent shall make their own provision for safe discharge of treated waste water. In no case, water logging situation should arise. An affidavit in this regard shall be submitted by the project proponent.
9. Corporate Social Responsibility (CSR) plan along with budgetary provision amounting to 2% of project cost (Rs. 1.64 Crore) shall be prepared and approved by Board of Directors of the company. A copy of resolution as above shall be submitted to the authority along with list of beneficiaries with their mobile nos./address.