

State Level Environment Impact Assessment Authority, Uttar Pradesh

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Directorate of Environment, U.P.

Vinod Khand-1, Gomti Nagar, Lucknow - 226 010

Phone : 91-522-2300 541, Fax : 91-522-2300 543

E-mail : docuplko@yahoo.com

Website : www.seiaaup.in, www.seiaaup.com

To,

Mr. Rajneesh Gupta,
H-38, Sector-63, Noida,
Uttar Pradesh-201301.

Ref. No. 246/Praya/SEAC/2204/2014-15/AD(Sub)

Date: 15 May, 2015

Sub: Environmental Clearance for Mixed use IT/ITES Project "Auriel Towne" at Plot No-31, Sector-KP-V, Greater Noida, G B Nagar, Sri Rajneesh Gupta, Director, H-38, Sector-63, Noida, U.P -Regarding.

Dear Sir,

Please refer to your application/letter dated 11/3/2014, 10/11/2014, 10/12/2014, and 18/2/2015 addressed to the Secretary, SEAC & Director, Directorate of Environment, Lucknow. The case was presented by the representative of the project proponent along with the project consultant M/s Ascenso Management And Consulting Services Pvt.-Ltd. in the State Level Expert Appraisal Committee (SEAC) meeting held on 15/11/2014 and 21/02/2015.

The proposal has been appraised as per prescribed procedure in the lights of provisions under the EIA Notification, 2006 as amended on the basis of the mandatory documents enclosed with the application viz. Form-1 & 1A, Conceptual Plan, & Layout plans. In addition clarifications furnished in response to the observations of the State Expert Appraisal Committee (SEAC) during presentations.

A presentation was made by the representative of the project proponent along with their consultant M/s Ascenso Management And Consulting Services Pvt. Ltd. The proponents submitted the reply of the queries made in the meeting held on 15.11.2014. The Committee has gone through the documents submitted and the presentation made that:-

- 1- The environmental clearance is sought for Mixed use IT/ITES Project "Auriel Towne" at Plot No-31, Sector-KP-V, Greater Noida, U.P. M/s Shubh Advisors Pvt. Ltd.
- 2- Detailed area statement of the project is as follows:

S. No	Particulars	Area (m ²)	In percentage
1	Total Plot Area	40,500.00	--
2	Permissible Ground Coverage	12,150.00	30% of Plot Area
3	Proposed Ground Coverage	11,956.25	29.52 % of Plot Area
4	Permissible FAR @ 2	81,000.00	200 % of Total Plot Area
5	5% FAR for Green Building	4,050.00	5% of Permissible FAR
6	Proposed FAR Area @1.99	80,933.40	199% of Total Plot Area
	Facility Area	10,464.61	12.92% of Proposed FAR
	IT Area	46,402.82	57.33 % of Proposed FAR
	Commercial Area	12,016.59	14.84 % of Proposed FAR

	Residential Area	12,049.00	
7	Service Area	8,150.10	14.88% of Proposed FAR
	• IT/ITES Area/ Commercial Area/Facility Area	6,392.77	10.06% of Permissible FAR
	• Residential	1,757.33	78.43% of service Area
8	Free FAR Area		21.56% of service Area
9	Stilt Area	1,653.48	2% of Permissible FAR
10	Basement Area	305.14	--
	Basement 1	54367.60	--
	Basement 2	34511.59	--
		19856.01	--
11	Built-up Area (5+6+7+8+9+10)	1,49,459.74	--
12	Open area	28,543.75	
13	Landscape Area	14,859.48	70.47 % of plot area
14	Height of Highest Tower	99.75 m	52 % of open area

3- Project details are as follows:

Name and Location of the Project	Mixed Use IT/ITES Project "Auriel Towne", at Plot no. 31, KP- V, Greater Noida, Distt- Gautam Budh Nagar, U.P.
Developers of the project	M/s. Shubh Advisors Pvt. Ltd.
Total Plot Area	40,500 m ²
Built-up Area (Proposed FAR + Basement area + Services area)	1,49,459.749 m ²
Total Water Consumption	505 KLD
Total Freshwater Requirement	184 KLD (Domestic water = 179 KLD + Swimming Pool water = 5 KLD)
Power Requirement	7.5 MVA Says 7500 KVA
Power Backup	6 DG Sets of total capacity of 8250 KVA (2 x 1250+ 3x 1500)
Total Parking provided	1 DG Sets of 1250 KVA is on standby
Solid Waste to be Generated	1635 ECS
No. of RWH Pits	6089.25 kg/day
	16

4- Population details of the project are as follows:

S. No.	Types	No of unit / Area in m sq	Person Per Unit	Population
1	Commercial Area	8,516.879	1 person/ 6 sq m	1419
2	Facility Area	10,464.614	1 person/ 6 sq m	1744
3	IT Block	46,402.82	1 person/10 sq m	4640
4	Group Housing	39 unit	4.5	175.5
5	Villas Type 1	50 unit	7	350
6	Villas Type 2	10 unit	7	70

7	Studio Apartments	96 unit	3	288
8	Visitor (10 % of overall Project)			868
Total Population				9,555

5- Water calculation details are as follows:

S. N.	Description	Population	Unit water consumption (liters)	Total water required (KLD)	Water requirement for Domestic Use (KLD)	Flushing Water (KLD)
A	Residential Population	883	86	75.93	57.39	18.54
B	Staff/Servants	7803	45	351.13	117.04	234.09
C	Visitor	868	15	13.02	5.20	7.812
D	Swimming Pool	---	---	5	---	---
E	Horticulture (14859.48 m ²)	---	1 liter	14.85	---	---
F	DG Set Cooling (3*1250+ 3*1500)	---	0.9 kVA/h	45	---	---
Total				505 KLD	179 KLD	260 KLD

6- Solid waste calculation details are as follows:

Category of Solid Waste	Waste Generation	Average	Occupancy	Waste generated
Residential	0.3 to 0.6 kg/cap/day	0.45	1751	787.95
Commercial Area	0.1 to 0.2 kg/cap/day	1.5	1419	2128.5
Facility Area	0.1 to 0.2 kg/cap/day	1.5	1744	2616
IT Area	0.05 to 0.2 kg/cap/day	0.12	4640	556.8
Total waste generated				6,089.25

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

Based on the recommendations of the State Level Expert Appraisal Committee Meeting held on 15/11/2014 and 21/02/2015 the State Level Environment Impact Assessment Authority in its Meeting held on 17/3/2015 has decided to grant the Environmental Clearance to the project subject to the effective implementation of the following general and specific conditions:-

A. General Conditions:

1. This environmental clearance does not create or verify any claim of applicant on the proposed site/activity.

2. 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.
3. It shall be ensured that obtain the no objection certificate from the U P pollution control board before start of construction.
4. 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.
5. 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.
6. 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.
7. 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.
8. Measures shall be undertaken to recycle and reuse treated effluents for horticulture, DG cooling, HVAC purposes, plantation etc.
9. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
10. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
11. 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.
12. 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.
13. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
14. 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.
15. 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.
16. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
17. 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.
18. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
19. 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.

20. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
21. 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.
22. Make separate provision for segregation, collection, transport and disposal of e-waste.
23. 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.
24. 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).
25. 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.
26. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
27. An energy audit should be annually carried out during the operational phase and submitted to the authority.
28. 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.
29. Smoke meters should be installed as warning measures for accidental fires.

B. Specific Conditions:

1. Adequate green cover not less than 33% of the plotted area should be provided within the premises.
2. 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.
3. Recycling of water as proposed shall be undertaken with regular testing and monitoring of treated water.
4. 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.
5. Copy of Green building Certificate to be submitted regarding extra FAR.
6. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total 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.

7. Isolated place for Municipal Solid Waste handling and the disposal shall be provided in accordance with Municipal Solid Waste (Management and Handling Rules), 2000 (as amended).
8. Organic waste converter for solid waste management shall be installed and plan submitted.
9. LEDs should be used in all common areas and corridors. 100% Solar lighting is to be provided in the common areas/common stairs.
10. Parking guideline as per Greater Noida Development Authority should be followed. Parking for disabled persons should be explored.
11. All entry/exit point should be bell mouth shaped.
12. To discharge excess treated waste water into public drainage system, permission from the competent authority to be taken prior to any discharge.
13. 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.
14. Height of the stack should be provided as discussed based on combined DG sets capacity and be 6mt higher than the tallest building.
15. Post project monitoring for air, water (surface+ ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines.
16. Crèche to be provided during the construction/operation phase.
17. Provision of separate room for senior citizen with proper amenities shall be made.
18. Protection shall be provided on the windows of the high rise flats for security of residents.
19. Criteria/ norms provided by competent Authority regarding the seismic zone be followed for construction work.
20. Dual plumbing should be adopted.
21. 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.
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.

The SEIAA also directed the project proponent that the proposal of CSR activity is also be submitted to District Magistrate/Chief development officer of District- Gautam Budh Nagar.

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

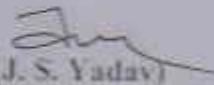
The project proponent will have to submit approved plans and proposals incorporating the conditions specified in the Environmental Clearance within 03 months of issue of the clearance. The SEIAA/MoEF reserves the right to revoke the environmental clearance, if conditions stipulated are not implemented 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.

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 be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this clearance shall automatically be cancelled.

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

No. _____ /Parya/SEAC/2204/2014-15/AD(Sub)

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, Govt. of India, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
3. Chief Conservator, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-II, Aliganj, Lucknow.
4. District Magistrate, G.B.Nagar, U.P.
5. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.
6. Deputy Director, Regional office, Meerut, Directorate of Environment.
7. Copy to Web Master/ guard file.


(Dr. A.A.Khan)
Nodal Officer, SEIAA,UP,
Director of Environment, U.P.