



गाजियाबाद विकास प्राधिकरण

(मानचित्र स्वीकृति पत्र)

मानचित्र संख्या: ५१ / १९१ / जून-६/१२-१३

दिनांक २२-६-२०१५

सेवा में,

मैसर्स शिप्रा एस्टेट लिंग
द्वारा अधिकृत श्री जतिन गोयल
शिप्रा मॉल प्लाट नं०- ०९,
वैभव खण्ड, इन्दिरापुरम, गाजियाबाद।

महोदय,

आपके प्रार्थना पत्र दिनांक ०८.१२.२०१४ के संदर्भ में पूर्व स्वीकृत मानचित्र संख्या-१९१/जून-६/१२-१३ दिनांक ३१.०७.२०१३ के अन्तर्गत भूखण्ड संख्या-१०, वैभव खण्ड, इन्दिरापुरम, गाजियाबाद के आंशिक भाग (१०/१, टाइप-सी) पर गुप्त हाउसिंग हेतु प्रस्तुत पुनरीक्षित मानचित्र पर, उपाध्यक्ष महोदय की स्वीकृति दिनांक २५.०४.२०१५ के कम में निम्नलिखित शर्तों पर स्वीकृति प्रदान की जाती है:-

- पूर्व स्वीकृत मानचित्र संख्या-१९१/जून-६/२०१२-१३ की समस्त शर्तें यथावत रहेंगी, जिनका अनुपालन सुनिश्चित करना होगा।
- यह मानचित्र स्वीकृति से केवल पॉच वर्ष तक वैध है।
- मानचित्र की इस स्वीकृत सम्बन्धित किसी भी शासकीय विभाग स्थानीय निकाय (जैसे नगर पालिका, जी.डी.ए.) किसी अन्य व्यक्ति का अधिकार तथा स्वामित्व किसी प्रकार से प्रभावित नहीं होता है।
- भवन मानचित्र जिस प्रयोजन हेतु स्वीकृत कराया गया है उसी प्रयोग में लाया जायेगा।
- यदि भविष्य में किसी कार्य हेतु कोई विकास व्यय मांगा जायेगा तो वह बिना किसी आपत्ति के देय होगा।
- जो भूमि विकास कार्य के उपयुक्त नहीं होगी उसे शासन अथवा किस स्थानीय निकाय/प्राधिकरण विकास करने की कोई जिम्मेदारी नहीं है।
- दरवाजे व खिड़कियां इस तरह से लगाये जायेंगे कि सड़क की ओर न खुले।
- विजली की लाईन से निर्धारित सीमा के अन्दर को निर्माण कार्य नहीं किया जायेगा।
- सड़क सर्विस लेन अथवा सरकारी भूमि पर कोई निर्माण सामग्री (बिल्डिंग मैट्रियल) नहीं रखी जायेगी तथा गन्दे पानी की निकासी का पूर्ण प्रबन्ध रखन्य करना होगा।
- स्वीकृत मानचित्रों का एक सैट स्थल पर रखना होगा ताकि उसकी मौके पर कभी भी जॉच की जा सके तथा निर्माण कार्य स्वीकृत मानचित्रों स्पेसिफिकेशन नियमों के अनुसार ही कराया जायेगा तथा भवन के स्वामित्व की भी जिम्मेदारी उन्हीं की होगी।
- यह मानचित्र उ०प्र० नगर योजना एवं विकास अधिनियम १९७३ की धारा १५ के अन्तर्गत किसी अन्य शर्त के साथ स्वीकार किये जाते हैं तो शर्त भी मान्य होगी।
- सड़क पर अथवा बैक लेन में निर्धारित से अधिक कोई रेम्प नहीं बनाये जायेंगे यह कार्य अपनी ही भूमि पर करेंगे।
- सुपरविजन एवं स्पेसिफिकेशन की नियम/शर्तों का पालन करना होगा।
- पक्ष द्वारा प्रस्तुत समस्त शपथ पत्रों का पालन करना होगा।
- पर्यावरण की दृष्टि से उ०प्र० राज्य वन नीति अधिनियम के अन्तर्गत कम से कम ५० पेड़ प्रति हेक्टेयर लगाना अनिवार्य है।
- स्वीकृत मानचित्र इसके साथ संलग्न है भवन कार्य समाप्त होने के एक माह के अन्दर निर्धारित प्रारूप में कार्य पूरा होने का प्रमाण पत्र प्राप्त करने के लिए आवेदन पत्र देना होगा तथा बिना आज्ञा व प्रमाण-पत्र लिये भवन को प्रयोग में न लायें।
- ३०० वर्गमीटर या उसके अधिक क्षेत्रफल के नवनिर्मित होने वाले समस्त प्रकृति के भवनों में रुफटोप हार्डिंग की व्यवस्था करना अनिवार्य है।
- १२.०० मीटर से अधिक ऊँचे समस्त प्रकृति के भवन तथा समस्त अवस्थापना सुविधाओं से सम्बन्धित भवनों में नियमानुसार भूकम्परोधी व्यवस्था करनी होगी।

For Saya Homes Pvt. Ltd.

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19. अस्पताल, नर्सिंगहोम, होटल, अतिथि गृह, विश्राम गृह, छात्रावास, महाविद्यालय, विश्व विद्यालय, प्राविधिक संस्थाएं प्रशिक्षण केन्द्र, सामुदायिक केन्द्र, बैंकवेट हॉल, बारात घर व 500 वर्ग मीटर से अधिक क्षेत्रफल के एकल आवासीय भवनों में सोलर वाटर हीटर संयंत्र की स्थापना करना तथा मानचित्र निर्गत होने से पूर्व अग्नि शमन प्रमाण पत्र जमा करना अनिवार्य होगा।

20. आवेदक/भू-स्वामी/निर्माणकर्ता द्वारा निर्माण लागत की 1 प्रतिशत धनराशि लेवर सैस मद में यू०पी०बिलिंग एण्ड अर्दस कन्सट्रक्शन वर्क्स वेलफेयर बोर्ड के नाम से बैंक ड्रापट जमा करना आवश्यक होगा।

21. निर्माण का स्ट्रक्चरल सेफटी, गुणवत्ता, वर्कमैनशिप एवं निर्माण के समय सुरक्षा आदि का समस्त उत्तरदायित्व भू-स्वामी/निर्माणकर्ता का होगा।

22. भवन मानचित्र उत्तर प्रदेश नगर योजना और विकास अधिनियम 1973 की धारा-15(3) के अन्तर्गत इस प्रतिबन्ध सहित स्वीकृत किया जाता है कि विकास प्राधिकरण भूमि विषयक भू-स्वामित्व के लिए विधित बाध्य नहीं है।

23. पूर्व स्वीकृत मानचित्र के क्रम में प्रश्नगत प्रस्तावित भाग पर फ्लैट विक्रय ना किये जाने के एवं मा० उच्च न्यायालय में विचाराधीन याचिका संख्या-63760/14 में अन्तिम आदेशों के पालन की शर्त के अधीन स्वीकृति प्रदान की गयी है।

24. पुनरीक्षित मानचित्र पर अग्नि शमन विभाग आदि से प्राप्त अनापत्ति प्रमाण पत्रों में उल्लेखित शर्तों का अनुपालन सुनिश्चित करना होगा।

25. मा० एन०जी०टी० द्वारा पारित दिशा निर्देशों का निर्माण स्थल पर अनुपालन करना सुनिश्चित होगा।

26. अवशेष क्य योग्य (1.5 से 2.5) एफ.ए.आर. की धनराशि रु० 1,17,26,89,430/- का भुगतान दो तिमाही किश्तों में निमानुसार प्राधिकरण कोष में जमा करना होगा:-

क्र० सं०	मूलधन	16.75 % ब्याज	किश्तों की धनराशि	देय तिथि
1.	58,63,44,715.00	4,83,73,439.00	63,47,18,154.00	16.09.2015
2.	58,63,44,715.00	2,41,86,720.00	61,05,31,435.00	16.12.2015

नियत तिथि पर किश्त जमा न करने की दशा में नियमानुसार 19.75% वार्षिक दण्ड ब्याज देय होगा।

For Saya Homes Pvt. Ltd.
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 Authorised Signatory

मुख्य नगर नियोजक
 गाजियाबाद विकास प्राधिकरण
 दिनांक

पृष्ठांकन : / / जून-6/12-13
 प्रतिलिपि : प्रवर्तन खण्ड को स्वीकृत मानचित्र सहित सूचनार्थ एवं आवश्यक कार्यवाही हेतु।

मुख्य नगर नियोजक
 गाजियाबाद विकास प्राधिकरण



Dr. R.S. Jangid
Professor

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Ref. No.: DRD/CE/RSJ-72/14-15
December 26, 2014

Ms. Shama Gupta
VP, Architecture
Saya Homes Pvt. Ltd.
Plot No. GH-11, Ahinsa Khand II,
Opp. Shipra Suncity, Indirapuram,
Ghaziabad - 201 010 (UP).

Subject:- Proof Checking of Structural Drawings and DBR of the Proposed Saya Gold Avenue at Plot No. 10 (10/1), Vaibhav Khand, Indirapuram, Ghaziabad, UP.

Dear Ms. Gupta,

This has reference to your letter No. SHPL/GOLD/14-15/0 1/IITVETTING dated 20-11-2014 on the above subject. I have gone through the analysis, design and drawings of the proposed Saya Gold Avenue at Plot No. 10 (10/1), Vaibhav Khand, Indirapuram, Ghaziabad, UP prepared by M/s Mahimtura Consultants Pvt Ltd. The analysis and design of the Buildings is found to be in order and in accordance with relevant Indian Standards. The associated design and drawings are countersigned by me which may be accepted for commencement of construction.

Please feel free to contact me if any clarification is required.

Yours sincerely,

R.S. Jangid

(R.S. Jangid)

Dr. R. S. JANGID
Professor
Department of Civil Engineering
I.I.T. Bombay, Powai, Mumbai 76

for Saya Homes Pvt. Ltd.

Seema
Authorised Signatory

State Level Environment Impact Assessment Authority, Uttar Pradesh

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www.seiaaup.in

To,

Mr. Manoj Jain,
 CFO,
 M/s Saya Homes Pvt. Ltd.,
 GH-11, Ahinsa Khand-II,
 Opp. Shipra City, Indrapuram,
 Ghaziabad, U.P.-110011

Directorate of Environment, U.P.
 Vineet Khand-1, Gomti Nagar, Lucknow - 226 010
 Phone : 91-522-2300 541, Fax : 91-522-2300 543
 E-mail : doeupiko@yahoo.com
 Website : www.seiaaup.in

Ref. No. 132/Parya/SEAC/3312/2015/DD(Sh)

Date: 24 June, 2016

Sub: Environmental Clearance for Revision of Group Housing Project "Saya Gold Avenue" at Plot No-10 (10/1), Vaibhav Khand, Indrapuram, Ghaziabad, U.P. M/s Saya Homes Pvt. Ltd.

Dear Sir,

Please refer to your application/letter dated 05/08/2015, 09/10/2015, 31/12/2015 and 08/02/2016 addressed to the Secretary, SEAC/Directorate of Environment, U.P., Lucknow on the subject as above. The matter was considered by the State Level Expert Appraisal Committee in its meeting dated 09/10/2015 and 17/02/2016.

A presentation was made by Shri Jatin Goyal, project proponent along with their consultant M/s Grass Roots Research & Creation India (P) Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The Environmental Clearance is sought for Revision of Group Housing project "Saya Gold Avenue" at Plot No-10 (10/1), Vaibhav Khand, Indrapuram, Ghaziabad, U.P. M/s Saya Homes Pvt. Ltd.
2. Environmental clearance for the earlier proposal was issued through SEIAA letter no. 1960/Parya/SEAC/1327/2013/DD (Sh) dated 12th Oct., 2013 to Shipra Sun City located at plot no. 10, Vaibhav Khand, Indrapuram, Ghaziabad, M/s Shipra Estate Ltd.
3. Now, M/s Shipra Estate Ltd. has transferred plot 10/1 (type-C) measuring to 20036 sqm alongwith the sanctioned FAR to M/s Saya Homes Pvt. Ltd. by way of transferred deed duly registered in the office of sub registrar vide no. 1/29584/145-182/8688 dated 05/05/2015. M/s Shipra Estate Ltd. also submitted an undertaking that they have not started any kind of construction activity on any other land parcels on the said plot which is mentioned in EC. M/s Shipra Estate Ltd. further undertakes that they shall submit their revised proposal for environmental clearance before the start of construction on the balance land parcels comprised under plot no. 10, if required.
4. M/s Saya Homes Pvt. Ltd. has submitted that plot no. 10/1 is a part and parcel of plot no. 10, Vaibhav Khand, Indira Puram Ghaziabad for which an environmental clearance dated 12/10/2013 was obtained by M/s Shipra Estate Ltd. from SEIAA. The subject plot has now been transferred to M/s Saya Homes Pvt. Ltd. so they are presenting their case before SEAC for revised EC. Their building plans have been revised for which approval has been obtained from GDA. Structural stability study for the revised building plans has been done through IIT.
5. Area details of the project (plot 10/1) are as follows:

S. No.	Particulars	Area (in m ²)	In terms of %
1.	Plot Area	20,036	100



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 [Signature]

2.	Ground Coverage	4,267.377	21.30
3.	Permissible FAR (including community building)	1,62,473.869	
4.	Services FAR (5%)	8,123.668	
5.	Total Permissible FAR	1,70,597.537	
6.	Total Proposed FAR	1,69,979.955	
	• Residential FAR	1,59,253.259	
	• Community Building Area	2,500	
	• Service FAR	8,226.696	
7.	Total Basement Area (3 Nos.)	48,794.046	
	Basement-I	16,264.682	
	Basement-II	16,264.682	
	Basement-III	16,264.682	
8.	Stilt	11,958.980	
9.	Total Built Up Area (6+7+8)	2,30,732.981	
10.	Open Area (1-2)	15,768.623	
11.	Landscape Area (@ 51.65% of the open area)	8130.91	40.58
12.	Road Area	4,239.02	21.16
13.	Remaining Open area (1-2-11-12)	3,398.693	16.96
14.	Height of the tallest building (upto terrace)	144.25 mtrs	

6. Tower details of the project:

S. No.	Tower	Ground Coverage	FAR	Service FAR	Dwelling Units	Floors
1.	Tower-SG 1	504.508	16,749.550	717.527	204	S+P+34
2.	Tower-SG 2	593.087	20,909.974	520.640	250	S+P+36
3.	Tower-SG 3	430.7	16,936.736	1317.408	156	S+P+39
4.	Tower-SG 4	584.649	23,970.617	1049.059	164	S+P+41
5.	Tower-SG 5	584.649	24,223.953	1049.059	164	S+P+41
6.	Tower-SG 6	430.7	16,797.285	1317.408	156	S+P+39
7.	Tower-SG 7	634.577	22,947.886	1538.068	322	S+P+36
8.	Tower-SG 8	504.508	16,717.257	717.527	204	S+P+34
9.	Community Building		2,500			
	Total	4,267.37	1,61,753.258	8,226.696	1,620	

7. Built up area calculation details:

S. No.	Particulars	Area (in m ²)
1.	Proposed FAR	1,69,979.955 1,59,253.259
	• Residential FAR	8,226.696
	• Service FAR	2,500
	• Community Building Area	
2.	Basement Area (3 Nos.)	48,794.046
3.	Stilt Area	11,958.980
	Total Built Up Area	2,30,732.981m²

8. Salient features details of the project:

PROJECT FEATURES	DESCRIPTION
Estimated Population	9,565 Nos. (Residents, staffs and visitors)
Estimated Water Requirement	1150 ML (<i>Source: Treated water from nearby STP</i>)
Construction Phase	759 KLD (Fresh water = 532 KLD*) (<i>Source: Ghaziabad Development Authority</i>)
Operation Phase	
Estimated wastewater Generation	649 KLD
Power Demand	5,310 KVA
Source of Power	Paschimanchal Vidyut Vitran Nigam Limited (PVVNL)
Rain Water Harvesting Structures	2 Pits and 2 Tanks
Solid Waste Generation	4,921 kg/day
Parking Facilities	As per MoEF norms: 1,642 ECS

For Saya Homes Pvt. Ltd.

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Required	As per Ghaziabad Bye Laws: 2,439 ECS
Proposed	2,899 ECS

9. Population details of the project:

S. No.	Unit Type	Nos. /Area	PPU	Total Population
1.)	Residential			9,315
a.	Permanent Resident	1,620	@ 5 persons per unit	8100
b.	Staff	@ 5% of the residents		405
c.	Visitors	@10% of the residents		810
2.)	Community Center	2,500 m ²	@1 person /10sq.m.	250
a.	Staff		@ 10% of the community center population	25
b.	Visitors		@90% of the community center population	225
Total Population				9,565

10. Water calculation details:

S. No.	Unit Type	Occupancy/Area	Per capita demand	Total Water requirement (KLD)
A.	Domestic water			
1	Residential			
	Residents	8,100	86	696.6
	Staff	405	15	6.075
	Visitors	810	30	24.3
2	Commercial			
	Staff	25	30	0.75
	Visitors	225	15	3.375
Domestic Water Requirement (1+2)				731.1 KLD or 731 KLD
B.	Horticulture	8,130.91 m ²	1lt./sqm/day	8.1
C.	Filter Backwash			15
D.	Make up (recirculation) water for swimming pool			5
Total Water Requirement (A+B+C+D) = 759.2 or 759 KLD				

11. Waste water details:

Domestic Water Requirement	731 KLD
Fresh Water Requirement (@ 70 % of the domestic water)	512 KLD
Total Fresh Water Requirement	512+15+5 = 532 KLD
Flushing Water Requirement (@ 30% of the domestic water)	219 KLD
Wastewater Generated (@ 80% of the fresh water + 100% of the flushing water + 100% of filter backwash + 100% of swimming pool)	410+219+15+5= 649 KLD

12. Solid waste generation details:

S. No.	Category	Occupancy	kg / capita / day	Waste generated (kg/capita/day)
1.	Residents	9,315	@ 0.5 kg/capita/day	4,657.5
2.	Staff	430	@ 0.25 kg/capita/day	107.5
3.	Visitors population	1,035	@ 0.15 kg/capita/day	155.25
4.	Landscape waste (2.009acres)		@ 0.2 kg/acre/day	0.40
TOTAL SOLID WASTE GENERATED				4,920.65 say 4,921 kg/day
STP sludge				38.76 kg/day

13. Parking details of the project:

S.No	Particular	Area proposed for parking (m ²)	Area required/ECS	Parking Proposed (ECS)
				<i>for Saya Homes Pvt. Ltd.</i>



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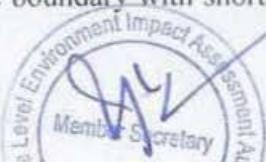
1.	Stilt	11,958.980	28	427
2.	Basement- I Parking	15,818.618	32	494.33 * 2 (Stack) = 989 ECS
3.	Basement-II Parking	15,818.618	32	494.33 * 2 (Stack) = 989 ECS
4.	Basement-III Parking	15,818.618	32	494
Total Parking Proposed				2,899

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

Based on the recommendations of the State Level Expert Appraisal Committee (meeting held on 17/02/2016), the State Level Environment Impact Assessment Authority (meeting held on 08/06/2016) has decided to grant the Environmental Clearance to the project subject to the effective implementation of the following specific and general conditions:

A. Specific Conditions:

- Identify the vendor, who will carry Solid waste for disposal and also the recyclable waste to the recycler for recycling within 15 days.
- All existing features within 30.0 metres from the periphery of proposed site, Submit a complete copy set of all the NOC's and approvals within 15 days.
- For the purpose of fire fighting OHT should be proposed/provided on each tower with fire hydrants in the park.
- Parking proposed 2899 where as is required only 2439 as per building bye laws. As such additional 460 numbers of parking is to be deleted from parking plan and revised map is to be submitted within 15 days.
- Parking guideline as per Development Authority should be followed. Parking for disabled persons should be explored.
- A set of all approved layout plan/building plan/service plans from the competent authority, Sectional details of all the roads alone with R/w and C/w and all services should be submitted within 15 days.
- Establish online monitoring for waste water with flow meter and record should be maintained.
- Establish online ambient air monitoring mechanism at the project site.
- Minimize the use of DG. Set operation.
- 03 m peripheral green shall be provided around the project inside the project boundary.
- Parking provisions as per Development Authority bye-laws should be made.
- Construction material should be recycled/utilized for internal roads.
- 15% area of the total plot area shall be compulsorily made available for the green belt development including the peripheral green belt.
- 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.
- 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.
- For the treatment for total sewage, 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.
- Dual plumbing should be adopted. Recycling of water as proposed shall be undertaken with regular testing and monitoring of treated water.
- 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. ~~and the maintenance~~ Saya Homes Pvt. Ltd.



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cost of the STP shall also be informed along with the compliance of the E-waste and municipal solid waste disposal.

19. Online monitoring on discharge point shall be undertaken.
20. Total cost of the project is Rs. 350 Cr., CSR of Rs. 2.0 Cr. Corporate Social Responsibility (CSR) 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. A list of beneficiaries with their mobile nos./address should be submitted along with six monthly compliance reports.
21. LEDs should be used in all common areas and corridors. 100% solar lighting is to be provided in the open areas/ stairs cases.
22. 25% of total power requirement shall be made for solar lighting provision instead of 10% as proposed.
23. All entry/exit point should be bell mouth shaped.
24. To discharge excess treated waste water into public drainage system, permission from the competent authority to be taken prior to any discharge.
25. 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.
26. An underground Pucca tank for collection/reuse of rain water may be constructed.
27. Height of the stack should be provided based on combined DG sets capacity and be 6mt higher than the tallest building.
28. Post project monitoring for air, water (surface + ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines.
29. Crèche to be provided during the construction/operation phase.
30. Provision of separate room for senior citizen with proper amenities shall be made.
31. Protection shall be provided on the windows of the high rise flats for security of residents.
32. 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.
33. The project proponent shall ensure that the project site does not attract/infringe any buffer zone of no activity identified/declared under law.
34. For any extraction of ground water, prior permission from CGWB shall be taken.
35. Sprinkler to be used for curing and quenching and ready mix concrete may be used for construction.
36. 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.
37. 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.
38. Provision for a first-aid dispensary with a doctor should be made within the project premises for emergency situation.
39. Responsibility for EMP service, implementation during the construction and as well as the operation phase should be fixed, agreement regarding to which should be submitted by the project proponent confirming to the services which shall be conducted between the sole and the various agencies.

B. 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.



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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. Impact of drainage pattern on environment should be provided.
8. Surface hydrology and water regime of the project area within 10 km should be provided.
9. 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.
10. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.
11. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
12. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
13. 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.
14. 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.
15. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
16. The emissions and effluents etc. from machines, Instruments and transport during construction and operation phases should be according to the prescribed standards. Necessary plans in this regard shall be submitted.
17. 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.
18. 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.
19. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
20. 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.
21. Hazardous/Solid wastes generated during construction and operation phases should be disposed off as prescribed under law. Necessary clearances in this regard shall be obtained.
22. Alternate technologies for solid waste disposals (like vermin-culture etc.) should be used in consultation with expert organizations.
23. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
24. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Fully impermeable pavements shall not be constructed. Construction of pavements around trees shall be as per scientifically accepted principles in order to provide suitable watering, aeration and nutrition to the tree.
25. 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.

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26. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
27. Ensure usage of dual flush systems for flush cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.
28. Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.
29. Ensure use of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
30. 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.
31. Make separate provision for segregation, collection, transport and disposal of e-waste.
32. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.
33. 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.
34. Prepare and present disaster management plan.
35. The project proponents shall ensure that no construction activity is undertaken without obtaining pre-environmental clearance.
36. A report on the energy conservation measures confirming to energy conservation norms finalize by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
37. 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).
38. The DG sets to be used during construction phase should use low sulphur diesel type and should conform to E.P. rules prescribed for air and noise emission standards.
39. Alternate technologies to Chlorination (for disinfection of waste water) including methods like Ultra Violet radiation, Ozonation etc. shall be examined and a report submitted with justification for selected technology.
40. The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.
41. The construction of the building and the consequent increased traffic load should be such that the micro climate of the area is not adversely affected.
42. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
43. High rise buildings should obtain clearance from aviation department or concerned authority.
44. Suitable measures shall be taken to restrain the development of small commercial activities or slums in the vicinity of the complex. All commercial activities should be restricted to special areas earmarked for the purpose.
45. It is suggested that literacy program for weaker sections of society/women/adults (including domestic help) and under privileged children could be provided in a formal way.
46. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
47. It shall be ensured that all Street and park lighting is solar powered. 50% of the same may be provided with dual (solar/electrical) alternatives.
48. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.



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49. Treated effluents shall be maximally reused to aim for zero discharge. Where ever not possible, a detailed management plan for disposal should be provided with quantities and quality of waste water.
50. 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.
51. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
52. All necessary statutory clearances should be obtained and submitted before start of any construction activity and if this condition is violated the clearance, if and when given, shall be automatically deemed to have been cancelled.
53. Parking areas should be in accordance with the norms of MoEF, Government of India. Plans may be drawn up accordingly and submitted.
54. The location of the STP should be such that it is away from human habitation and does not cause problem of odor. Odorless technology options should be examined and a report submitted.
55. The Environment Management plan should also include the break up costs on various activities and the management issues also so that the residents also participate in the implementation of the environment management plan.
56. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
57. Status of the project as on date shall be submitted along with photographs from North, South, West and East side facing camera and adjoining areas should be provided.
58. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
59. The DG sets shall be so installed so as to conform to prescribed stack heights and regulations and also to the noise standards as prescribed. Details should be submitted.
60. E-Waste Management should be done as per MoEF guidelines.
61. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.
62. The use of suitably processed plastic waste in the construction of roads should be considered.
63. Displaced persons shall be suitably rehabilitated as per prescribed norms.
64. Dispensary for first aid shall be provided.
65. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
66. Diesel generating set stacks should be monitored for CO and HC.
67. Ground Water downstream of Rain Water Harvesting pit nearest to STP should be monitored for bacterial contamination. Necessary Hand Pumps should be provided for sampling. The monitoring is to be done both in pre and post monsoon, seasons.
68. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
69. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
70. An energy audit should be annually carried out during the operational phase and submitted to the authority.
71. 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.
72. Appropriate safety measures should be made for accidental fire.
73. Smoke meters should be installed as warning measures for accidental fires.
74. Plan for safe disposal of R.O. reject is to be submitted.



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The SEIAA also directed the project proponent to install STP (20% extra capacity) for the proposed project, if GDA does not accept project sewage discharge at any point of time and the STP conditions imposed as above shall be effective.

This environmental clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for Ghaziabad by the competent Authority. In case of violation, it would not be effective and would automatically 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.

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 deem to 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.



Member Secretary, SEIAA, U.P.

Dated: As above

Ref. No...../Parva/SEAC/3312/2015/DD(Sh)

Copy for Information and necessary action to:

1. The Principal Secretary, Environment, U.P. Govt., 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, Ministry of Environment & Forests, Regional Office (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. Chief Conservator of Forest, Govt. of U.P.
5. The Member Secretary, U.P. Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow.
6. District Magistrate, Ghaziabad, U.P.
7. R.O. UPPCB, Ghaziabad, U.P.
8. Copy for Web Master/Guard file.

For Saya Homes Pvt. Ltd.
S. C. Yadav
Authorised Signatory

(S. C. Yadav)
Member Secretary, SEIAA, U.P.