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State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.
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To,

Shri Jayesh Sharma,
Director,
M/s Oasis Realtech Pvt. Ltd.,
A-77, Sector-2, Noida, U.P.-201301

Ref. No. 79 /Parya/SEAC/2602/2014/SPO(V) Date: 03 June, 2016

Sub: **Environmental Clearance for Group Housing Project at Plot No-GH-01-TS-01/B, Sector-22D,Yamuna Expressway Industrial Development Area, G. B. Nagar, U.P. M/s Oasis Realtech Pvt. Ltd.**

Dear Sir,

Please refer to your application/letter dated 01/10/2014, 13/08/2015, 10/08/2015, 11/08/2015, 18/11/2015, 10/02/2016, 19/05/2016 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 17/02/2016.

A presentation was made by Shri Nitin Kochar, 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 Group Housing Project at Plot No-GH-01-TS-01/B, Sector-22D, Yamuna Expressway Industrial Development Area, G. B. Nagar, M/s Oasis Realtech Pvt. Ltd.
2. Area details of the project is as follows:

S.No.	PARTICULARS	AREA (SQM)	PERCENTAGE
1	Plot Area	37,500	100
2	Permissible ground coverage @ 35% of Plot area	13,125	
3	Proposed ground coverage @ 21.05% of Plot Area	7,894.509	21.05
4	Total Permissible FAR (@ 3 of Plot Area)	1,12,500	
5	Total Proposed FAR (@ 2.9 of Plot Area)	1,08,873.118	
6	Balcony Area (Non FAR)	16,781.35	
7	Total Stilt & Podium Area • Stilt • Podium	25,688.32 585.86 25,102.46	
8	Permissible Facility area (15 % of FAR)	16,330.968	
9	Proposed Facility Area (12.96 % of Permissible FAR) • Club • Community • Fire Stair Case + Lift Lobby Area + Mumty Area + Machine Room Area + Lift Shaft Area + Services Shafts Area + Water Tank Area + Guard Room Area + E.S.S. Area + Cupboard Area)	14,581.30 1127.55 208.8 13,244.95	
10	Basement Area	32,722.40	
11	Built up Area	1,98,646.488	
12	Open Area	29,605.49	78.95
13	Proposed Green Area (@57.52% of open area) • Hardscape • Softscape	17,030.07 11,405.07 5,625	
14	Maximum Height of tallest building (Mumty/OHT Lvl.)	65.05 m	

3. Are calculation details:

S.No.	PARTICULARS	AREA (SQM)	PERCENTAGE
1	Plot Area	37,500	100
2	Permissible Ground coverage (35%)	13,125	
3	Proposed Ground coverage (21.05%)	7,894.509	21.05
4	Total Permissible FAR (@ 3 of Plot Area)	1,12,500	
5	FAR details		

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Total domestic water demand (a+b+c)					550.73 KLD Say **551 KLD**
B.	Horticulture	17,030.07 m^2		2.5 l/sqm/day	42.58
C.	DG Sets Cooling (3x750+3x600kVA)*	4,050 KVA		0.9 l/KVA/hr	22
D.	Swimming Pool				7
E.	Make up water for filter back wash				10
Grand Total (A+B+C+D) = 633 KLD					

8. Waste water details is as follows:

Domestic Water Requirement	551 KLD
Total Fresh Water (70% of domestic water + water for swimming pool + water for filter backwash)	386 + 7 + 10 = 403 KLD
Flushing (30% of domestic)	165 KLD
Wastewater Generated (80% fresh + 100% flushing + 90% swimming pool water + 90% filter backwash water)	309 + 165 + 6 + 9 = **489 KLD**

9. Solid waste generation details is as follows:

S. No.	Category	kg per capita per day	Waste generated (kg/day)
1.	Residents	0.50 kg/day	3094
2.	Staff	0.25 kg/day	77.25
3.	Visitors	0.15 kg/day	92.85
4.	Landscape waste (4.2 acre)	@ 0.2 kg/acre/day	0.84
5.	Sludge generated	0.35 (300- 10* 489) /1000	48.72
	TOTAL SOLID WASTE GENERATED		3,313.66 kg/day **Say 3,314 kg/day**

9. Parking details is as follows:

S.No.	Particular	Area proposed for Parking (m^2)	Area required /ECS	ECS Proposed
1.	Basement	26,880	32	840
2.	Podium	17,808	28	636
Total Parking Proposed				1,476
5% of the parking will be proposed for physically handicapped persons near staircases and lifts				

10. 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 (meetings held on dated 25/05/2016) 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. Impact of drainage pattern on environment should be provided.

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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 ad submitted with justification.
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 habilitation 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.

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10. Dual plumbing should be adopted. Recycling of water as proposed shall be undertaken with regular testing and monitoring of treated water.
11. 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.
12. Online monitoring on discharge point shall be undertaken.
13. Total project cost is Rs. 276.0 Cores Corporate Social Responsibility (CSR) cost is Rs. 5.61 Cores; need based project plan of phase wise work to be done along with budgetary provision should be prepared and approved by Board of Directors of the company. A copy of resolution as above shall be submitted to the authority. List of beneficiaries and address and photographs is to be submitted accordingly.
14. LEDs should be used in all common areas and corridors. 100% solar lighting is to be provided in the open areas/ stairs cases.
15. 25% of total power requirement shall be made for solar lighting provision instead of 10% as proposed.
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. Provision of separate room for senior citizen with proper amenities shall be made.
25. Protection shall be provided on the windows of the high rise flats for security of residents.
26. 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.
27. The project proponent shall ensure that the project site does not attract/infringe any buffer zone of no activity identified/declared under law.
28. For any extraction of ground water, prior permission from CGWB shall be taken.
29. Sprinkler to be used for curing and quenching and ready mix concrete may be used for construction.
30. 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.
31. 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.
32. Provision for a first-aid dispensary with a doctor should be made within the project premises for emergency situation.

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