

C/11921

# State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

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Ref. No. 2721/Parya/SEAC/613/2011/TA(J)  
To,

Date: 15 December, 2011

Sri Aamir Sikandar,  
Manager,  
M/s Aims Max Gardenia Developers Pvt. Ltd.  
GH-001, Sector-46, Noida.

Sub: Regarding Environmental Clearance for Golf City Township at Eco-City at plot no- 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 12 A, 14, 15, 16, 17, 18, Sector-75, Noida, U.P. M/s Aims Max Gardenia Developers Pvt. Ltd.

Dear Sir,

Please refer to your letter Dated nil-addressed to the SEAC, UP, Directorate of Environment, Govt. of U.P., Vineet Khand-1, Gomti Nagar, Lucknow on the subject as above. The State Level Expert Appraisal Committee has considered the matter and has been given to understand by your representatives present in the meeting that:

1. The environmental clearance is sought for "Eco-Township" at plot no- 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 12A, 14, 15, 16, 17, 18, Sector-75, Noida, U.P.
2. The built-up area as 18, 20,918 sq m, the total land area as 6, 00,000 sq m & Green area as 264109.8 sq m have been proposed.
3. The total water requirement as 4977 KLD and fresh water requirement as 31960 KLD sourced from Noida Authority supply has been proposed.
4. 4137 KLD Waste water to be generated out of which 1600 KLD will be treated in STP capacity of 1920 KLD. About 430 KGP/D dried sludge will be generated from STP and used as manure.
5. The 24709 KGP/D Municipal waste is estimated to be generated.
6. The Energy Requirement 42190 KVA is estimated which will be met through the UPSEB. The Backup power met by the D.G. sets (200 KVA, 320 KVA, 500 KVA, 540KVA, 600 KVA and 650 KVA).
7. 22466 ECS parking for group housing have been proposed.
8. Project is covered under category 8b of EIA notification, 2006 as amended.

Based on the recommendations of the State Level Expert Appraisal Committee (meeting held on 03/11/2011) on the above said project, the State Level Environment Impact Assessment Authority (meeting held on 29/11/2011) has decided to grant the Environmental Clearance to the project subject to the effective implementation of the following conditions:

**A. General Conditions:**

1. 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.

2. 2% of total project cost should be reserved to create a corpus of funds for implementing plan under social, corporate and environmental responsibility and proposals submitted within a month of issuance of environmental clearance failing which the clearance shall be deemed to be canceled.
3. 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.
4. It shall be ensured that obtain the no objection certificate from the U P pollution control board before start of construction.
5. 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.
6. 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.
7. 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.
8. Impact of drainage pattern on environment should be provided.
9. Surface hydrology and water regime of the project area within 10 km should be provided.
10. 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.
11. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.
12. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
13. Obtain necessary clearances from the competent authority on the abstraction and use of ground water during the construction and operation phases.
14. 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.
15. 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.
16. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
17. 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.
18. 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.
19. 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.
20. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.



21. 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.
22. 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.
23. Alternate technologies for solid waste disposals (like vermin-culture etc.) should be used in consultation with expert organizations.
24. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
25. 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.
26. 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.
27. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
28. Ensure usage of dual flush systems for flush cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.
29. Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.
30. Ensure use of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
31. 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.
32. Make separate provision for segregation, collection, transport and disposal of e-waste.
33. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.
34. 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.
35. Prepare and present disaster management plan.
36. The project proponents shall ensure that no construction activity is undertaken without obtaining pre-environmental clearance.
37. A report on the energy conservation measures conforming to energy conservation norms finalized by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
38. 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).
39. 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.



40. 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.
41. 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.
42. 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.
43. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
44. High rise buildings should obtain clearance from aviation department or concerned authority.
45. 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.
46. 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.
47. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
48. 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.
49. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
50. 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.
51. 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.
52. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
53. 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.
54. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
55. 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.
56. 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.
57. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
58. 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.

59. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
60. 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.
61. E-Waste Management should be done as per MoEF guidelines.
62. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.
63. The use of suitably processed plastic waste in the construction of roads should be considered.
64. Displaced persons shall be suitably rehabilitated as per prescribed norms.
65. Dispensary for first aid shall be provided.
66. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
67. Diesel generating set stacks should be monitored for CO and HC.
68. 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.
69. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
70. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
71. An energy audit should be annually carried out during the operational phase and submitted to the authority.

**B. Specific Conditions:**

1. Creche, convenient shopping provision shall be provided during the operation and construction phase.
2. Stack height should be calculated based on combined DG set capacity and higher than the tallest building of the proposed project.
3. Green belt area should be covered with 50% trees, 25% shrubs and 25% grass. Trees should be planted on 3 rose on the periphery. At least 50% of tree should be ever green.
4. Use of LEDs should be explored and CFLs & Solar light be provided in the common areas.
5. STP to be constructed during construction phase and ensure management of STP sludge and plan be submitted.
6. For green belt area water requirement be restricted to 1 ltr/sqm.
7. Criteria/ norms provided by competent Authority regarding the seismic zone be followed for construction work.
8. 100% waste water to be treated in STP confirming to prescribe standards of receiving body or designated use. To discharge waste water into public drainage system permission from the competent authority be taken and submitted. Monitoring of STP to be done daily till its stabilizations then weekly.
9. E-waste shall be managed as per e-waste notification.
10. Proper Rain Water Harvesting system be provided for storm water runoff after making a provision of grit and oil removal. Only rooftop water shall be used for rain water harvesting initially. Rain water harvesting from green area should be done only after CGWB permission.
11. All Internal roads should be minimum 9 mtr. wide.



12. Based on need of proposed area plan regarding corporate social responsibility be submitted within 30 days from issue of Environment Clearance.
13. No buildings except those required for infrastructure shall be constructed. Individual projects such as group housing construction project, hospital etc. will have to separately obtain Environmental Clearance as per rules.
14. Individual STP and D.G. set to be handed over to individual RWA for the maintenance.
15. Wherever a particular area is recorded as a pond in the revenue records and all such ponds covered in the project area shall be adopted by the project proponents, and suitably rejuvenated.
16. Inhabitants of villages included in the project site will not be displaced but the facilities for the villagers shall be upgraded.
17. All entry/exit point should be bell mouth.
18. Dedicated power supply for STP be ensured.
19. Post project monitoring for air water (surface + ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines.
20. Revised base line air quality data for one season (October 10 to November 10) and cumulative stack height for each module should be submitted.

The project proponents shall ensure to submit desired information as per above environment clearance letter within one month of its issuance, failing which the Environmental Clearance shall deem to be 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. Failing this the environmental Clearance shall deem to be cancelled.

Necessary statutory clearances should be obtained and submitted before start of any construction activity. In the event of the violation of the condition the environmental clearance shall be automatically deemed to have been cancelled.

This is to request you to take further necessary action in 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.

  
(Dr. C.S. Bhat)

Member Secretary, SEIAA

Copy for necessary action to:

1. The Secretary, Environment, U.P. Govt., Lucknow.
2. Dr. Nalini Bhatt, Advisor, Ministry of Environment & Forests, Govt. of India, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
3. Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.
5. Nodal Officer, SEIAA, Directorate of Environment, U.P. Lucknow.
6. Sri A.K. Pandey, Admin. officer, Directorate of Environment, U.P. Lucknow.

  
(O.P. Varma)

Director In-Charge/Secretary, SEAC

# State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Dr. Bhim Rao Ambedkar Paryavaran Parishad

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

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E-mail : docuplko@yahoo.com

Website : www.seiaaup.com

Ref.No. 260...../Parya/SEAC/613/2011/TA(j)

Date...15...February, 2012

To,


Sri. Aamir Sikandar,  
Manager,  
M/s. Aims Max Gardenia Developers Pvt. Ltd.  
GH- 001, Sector- 46,  
Noida-201301.

**Sub: Regarding the Environmental Clearance for proposed "Golfcity" township at Ecocity sector 75, Noida, U.P. M/s Aims Max Gardenia Developers Pvt. Ltd.**

Dear Sir,


Kindly refer to your letter dated 03-01-2011 addressed to Member secretary, SEIAA, U.P. on the subject as above through which you have questioned the applicability of the specific conditions no.-13 of the Environmental clearance letter issued by the SEIAA U.P. vide letter No. 2721/Parya/SEAC/613/2011/TA(j) Dated 15-12-2011 to the proposed project. This is to inform you that your letter dated 03-01-2011 was considered in SEIAA meeting dated 27-01-2012 and the Authority noted that the condition no.-13 mentioned in Environmental Clearance letter issued by the SEIAA, U.P. to the proposed project through letter No. 2721/Parya/SEAC/613/2011/T.A.J Dated 15-12-2011 is not relevant, therefore, should be removed.

The authority also considered your request regarding the modification in the plot numbers with respect to commercial plot no- a,b,c,d,e and f as suggested by you through your letter dated 03-01-2011. The authority took note of the above and was of the opinion that in the form 1, under sl. number 9 of Basic Information, the plot numbers given by you are same on which the Environmental Clearance letter No. 2721/Parya/SEAC/613/2011/T.A.J Dated 15-12-2011 was issued by the SEIAA regarding the proposed project. Therefore, correction regarding commercial plots numbers as requested by you is not granted.

  
(Dr. C.S. Bhatt)  
Member Secretary, SEIAA

**Copy for necessary action to:**

1. The Secretary, Environment, U.P. Govt., Lucknow.
2. Dr. Nalini Bhatt, Advisor, Ministry of Environment & Forests, Govt. of India, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
3. Chief Conservator, Ministry of Environment & Forests, Regional Office (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.
5. Guard file, Directorate of Environment, Gomti Nagar, Lucknow.

  
(O.P. Varma)  
Secretary, SEAC and  
Director (I/C), Environment Directorate,  
Govt. of U.P.