

F. No.21-250/2017-IA-III
Government of India
Ministry of Environment, Forest and Climate Change
(IA.III Section)

Indira Paryavaran Bhawan,
Jor Bagh Road, New Delhi – 3

Date: 15th May, 2018

To,

M/s A R Landcraft LLP
A-66, Sector 63,
Noida - 201307 (Uttar Pradesh)

Subject: Proposed Recreational Entertainment Park at Plot No. REP-1, Sector-27, Greater Noida, (U.P) by M/s A R Landcraft LLP - Amendment in Environmental Clearance - reg.

Sir,

This has reference to your online proposal No. IA/UP/NCP/63243/2016 dated 17th March, 2017, submitted to this Ministry for grant of Amendment in Environmental Clearance (EC) in terms of the provisions of the Environment Impact Assessment (EIA) Notification, 2006 under the Environment (Protection) Act, 1986.

2. The proposal for grant of environmental clearance to the project 'Proposed Recreational Entertainment Park at Plot No. REP-1, Sector-27, Greater Noida, (U.P) promoted by M/s A R Landcraft LLP was considered by the Expert Appraisal Committee (Infra-2) in its meetings held on 21-24 August, 2017. The details of the project, as per the documents submitted by the project proponent, and also as informed during the above meeting, are under:-

- (i) M/s A.R. Landcraft LLP proposes revision of Environmental Clearance issued vide letter No.1937/Praya/SEAC/2999/2015/OSD(T) dated 15.01.2016 by SEIAA, Uttar Pradesh for Proposed Recreational Entertainment Park with Residential Villa & Group Housing Project at Plot No. REP-1, Sector-27, Greater Noida, (U.P) on a total plot area of 4,03,575 sqm and total built up area is 4,89,416 sqm (4,58,572.3 sqm + 30,843.7 sqm balcony area).
- (ii) Proposed project is construction of residential with community facilities & clubs. Adequate parking 6134 ECS is proposed on surface, stilt & basement for visitors as well as residents. Community facilities include community hall, clubs, parks and gardens. A total of 1,62,908.4 sqm is to be developed as landscape area.
- (iii) The project envisages construction of 13 residential towers & 805 vilas of B+ST+36 floors.
- (iv) The details of the amendment is as follows:

S. No.	Description	As per revised proposal	Previous approval (As Per EC Letter)
1	Plot Area (sqm)	4,03,575.00	4,03,575.00
2	Proposed Built Up Area (sqm)	4,89,416.00	6,84,001.440
3	Total no of Saleable DU's (1256 Apartments+ 805 Villas) (Nos.)	2061	2271
4	Max Height of Building (mt)	110.525	140



5	Expected Population (9275 Residential + 3109 Floating)	12383	11959
6	Proposed Ground Coverage Area (19.99%) (sqm)	80,706	77,719.48
7	Proposed FAR Area (sqm)	3,13,581.8	4,23,751.09
8	No of RWH of Pits Proposed	77	20
9	Proposed Green Area (40.36% of Net Plot Area) (sqm)	1,62,908.4	1,65,000.00
10	Proposed Total Parking	6134	6211
11	Municipal Solid Waste Generation (TPD)	5.09	5.60

- (v) Total population of the proposed project will be 12383 which include the population of residents, community and visitors.
- (vi) The total water requirement for the project has been estimated to be 1330 KLD. This includes domestic water requirement flushing, D.G. cooling and landscaping. The total fresh water requirement is 729 KLD which includes domestic water requirement. The water requirement for flushing, DG Cooling and landscaping will be met through treated water from STP.
- (vii) Total waste water generated is 750 KLD, which will be treated in onsite STP. The treated water will be recycled and re-used for flushing, D.G. cooling and landscaping.
- (viii) The total electrical load demand has been estimated to be 11770 KVA for the proposed project. The source of power will be from Uttar Pradesh Biji Vitaran Nigam Limited (UPBVNL).
- (ix) In case of power failure, DG sets of total capacity of 10900 KVA for the proposed project will be provided as power back-up.
- (x) The domestic solid waste will be generated by the occupants of the residents, visitors and people coming to community area will pertain to the two categories, Bio-degradable and Non-biodegradable. It is estimated that maximum solid waste generation would be about 5.09 TPD for the proposed project and 575.6 kg of sludge will be generated from the proposed project.
- (xi) Investment/Cost of the project is Rs. 1050 Crore.
- (xii) Employment potential: The project involves labour camp of during construction.
- (xiii) Benefits of the project: During operational phase of Group Housing, persons will get employment opportunities as staff for management, maintenance and security. As an estimate, during operation phase, persons will get marginal employment opportunities from the residents of Group Housing who would work as domestic helpers. This will help in improving the quality of life of economically weaker sections of the local area.

3. The EAC, in its meeting held on 21-24 August, 2017, noted that the built up area and other infrastructure are decreasing in the proposed proposal as compare to the previous one. After detailed deliberations the Committee recommended the proposal for amendment in the Environmental Clearance issued vide letter No.1937/Praya/SEAC/2999/2015/OSD(T) dated 15.01.2016. As per recommendations of the EAC, the Ministry of Environment, Forest and Climate Change hereby accords

Amendment in Environmental Clearance to the project 'Proposed Recreational Entertainment Park at Plot No. REP-1, Sector-27, Greater Noida, (U.P) promoted by M/s A R Landcraft LLP under the provisions of the EIA Notification, 2006 and amendments/circulars issued thereon, and subject to the specific and general conditions as under:-

PART A – SPECIFIC CONDITIONS:

I. Construction Phase

- (i) All the condition stipulated in the Environmental Clearance letter No. 1937/Praya/SEAC/2999/2015/OSD(T) dated 15.01.2016 shall be complied with.
- (ii) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- (iii) Sewage shall be treated in the STP (MBBR Technology) with tertiary treatment i.e. Ultra Filtration. The treated effluent from STP shall be recycled/re-used for flushing, horticulture & DG cooling. No treated water will be discharged into municipal drain.
- (iv) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. As proposed, 77 nos. of rain water harvesting pits shall be provided as per CGWB guidelines.
- (v) Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials. Wet garbage shall be composted in Organic Waste Converter. 200 sqm space shall be provided for solid waste management within the premises which will include area for segregation, composting. The inert waste from group housing project will be sent to dumping site.
- (vi) An assessment of the cumulative impact of all activities being carried out or proposed to be carried out by the project, shall be made for traffic densities and parking capabilities in a 05 kms radius from the site. A detailed traffic management and a traffic decongestion plan drawn up through an organisation of repute and specialising in Transport Planning shall be implemented to the satisfaction of the State Urban Development and Transport Departments shall also include the consent of all the concerned implementing agencies.

II. Operational Phase

- (i) Fresh water requirement from GNIDA Supply Water Supply shall not exceed 729 KLD.
- (ii) A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species. Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e. planting of 3 trees for every 1 tree that is cut) shall be done and maintained. As proposed 162908.4 sqm area shall be provided for green belt development.
- (iii) An environmental management plan (EMP) shall be prepared and implemented to ensure compliance with the environmental conditions specified above. A

dedicated Environment Monitoring Cell with defined functions and responsibility shall be put in place to implement the EMP. The environmental cell shall ensure that the environment infrastructure like Sewage Treatment Plant, Landscaping, Rain Water Harvesting, Energy efficiency and conservation, water efficiency and conservation, solid waste management, renewable energy etc. are kept operational and meet the required standards. The environmental cell shall also keep the record of environment monitoring and those related to the environment infrastructure.

- (i) The company shall draw up and implement a corporate social Responsibility plan as per the Company's Act of 2013.

PART B - GENERAL CONDITIONS

- (i) A copy of the environmental clearance letter shall also be displayed on the website of the concerned State Pollution Control Board. The EC letter shall also be displayed at the Regional Office, District Industries centre and Collector's Office/ Tehsildar's office for 30 days.
- (ii) The funds earmarked for environmental protection measures shall be kept in separate account and shall not be diverted for other purpose. Year-wise expenditure shall be reported to this Ministry and its concerned Regional Office.
- (iii) Officials from the Regional Office of MoEF&CC, Lucknow who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the APCCF, Regional Office of MoEF&CC, Lucknow.
- (iv) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (v) The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
- (vi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, the Forest Conservation Act, 1980 and the Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
- (vii) These stipulations would be enforced among others under the provisions of the 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 the EIA Notification, 2006.
- (viii) The project proponent shall advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the State Pollution Control Board and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at <http://www.envfor.nic.in>. The advertisement shall be made within Seven days from the date of receipt of the Clearance letter and a copy of the same shall be forwarded to the Regional Office of this Ministry at Lucknow.

- (ix) Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
- (x) A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.
- (xi) The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
- (xii) The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF&CC by e-mail.
4. This issues with the approval of the Competent Authority.


(Kushal Vashist)
Director

Copy to:

- 1) The Secretary, Department of Environment, Government of Uttar Pradesh, Lucknow.
- 2) The Addl. Principal Chief Conservator of Forests (C), Ministry of Environment, Forests and Climate Change, Kendriya Bhavan, 5th Floor, Sector-H, Aliganj, Lucknow-226024.
- 3) The Chairman, Central Pollution Control Board Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi - 110 032.
- 4) The Member Secretary, Uttar Pradesh Pollution Control Board, Building. No. TC-12V, Vibhuti Khand, Gomti Nagar, Lucknow-226 010.
- 5) Monitoring Cell, MoEF&CC, Indira Paryavaran Bhavan, New Delhi.
- 6) Guard File/ Record File/ Notice Board.


(Kushal Vashist)
Director



UTTAR PRADESH POLLUTION CONTROL BOARD

Validity Period :17/06/2018 To 06/04/2022

Ref No. - 25929/UPPCB/GreaterNoida(UPPCBRO)/CTE/GREATER NOIDA/2018 Dated:- 19/06/2018

To ,

Shri Sanjin Deogun
M/s AR Landcraft LLP
REP-1, Sector-27, Greater Noida, Gautambudh Nagar, U.P.
GREATER NOIDA

Sub : Consent to Establish for New Unit/Expansion/Diversification under the provisions of Water (Prevention and control of pollution) Act, 1974 as amended and Air (Prevention and control of Pollution) Act, 1981 as amended.

Please refer to your application form no 2061094 dated - 24/05/2018 .After examining the application with respect to pollution angle, Consent to Establish is granted subject to the compliance of following conditions :

1. Consent to Establish is being issued for following specific details :

A- Site along with geo-coordinates :

B- Main Raw Material :

Main Raw Material Details		
Name of Raw Material	Raw Material Unit Name	Raw Material Quantity
It is a Residential project.	Metric Tonnes/Day	0

C- Product with capacity :

Product Detail	
Name of Product	Product Quantity
It is a Residential project.	0

D- By-Product if any with capacity :

By Product Detail			
Name of By Product	Unit Name	Licence Product Capacity	Install Product Capacity
It is a Residential project.	Metric Tonnes/Day	0	0

E: Water Requirement (in KLD) and its Source :

Source of Water Details		
Source Type	Name of Source	Quantity (KL/D)
Municipal Supply	GNIDA	729.0
Other	Treated water from onsite STP	601.0

F. Quantity of effluent (In KLD) :

Effluent Details	
Source Consumption	Quantity (KL/D)
Domestic	880.0
Cooling	65.0
Others(Plantation)	385.0

G- Fuel used in the equipment/machinery Name and Quantity (per day) :

Fuel Consumption Details		
Fuel	Consumption(tpd/kld)	Use

For any change in above mentioned parameters, it will be mandatory to obtain Consent to Establish again. No further expansion or modification in the plant shall be carried out without prior approval of U.P. Pollution Control Board.

2. You are directed to furnish the progress of Establishment of plant and machinery, green belt, Effluent Treatment Plant and Air pollution control devices, by 10th day of completion of subsequent quarter in the Board.
3. Copy of the work order/purchase order, regarding instruction and supply of proposed Effluent Treatment Plant/Sewerage Treatment Plant /Air Pollution control System shall be submitted by the industry till 06/04/2022 to the Board.
4. Industry will not start its operation, unless CTO is obtained under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and control of Pollution)Act, 1981 from the Board.
5. It is mandatory to submit Air and Water consent Application,complete in all respect, four months before start of operation, to the U.P. Pollution Control Board.
6. Legal action under water (Prevention and control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act,1981 may be initiated against the industry With out any prior information,in case of non compliance of above conditions.
7. Bank details.

Bank Fee Details				
Bank Name	Branch Name	Draft No./Money Receipt No	Date	Rupees
ICICI Bank	Greater Noida	538401	03/04/2018	125000.0

Specific Conditions:

1. Earlier NOC no. F99538/C-1/NOC-1212/17 dated 07/4/17 issued by board is hereby revoked.
2. Project shall comply the provisions of Environment (Protection) Act 1986, Water (Prevention and Control of Pollution) Act, 1974 as amended, Air (Prevention and Control of Pollution) Act, 1981 as amended.
3. Project shall dispose the hazardous waste through authorized recyclers/TSDF.
4. Project shall install Sewage Treated Plant of sufficient capacity & treated water shall be used in gardening/flushing and remaining sewage shall be treated through Authority STP, accordingly project shall get membership of Authority S.T.P. and pay their contribution .
5. At the project site a display board size 4x6 feet shall be installed to display the provisions of Construction and Demolition Rules 2016.
6. Project shall develop proper green belt and rain water harvesting system as per Authority guidelines. For green belt at least 8 feet height plants should be planted which shall be properly protected as proper irrigation and manuring arrangements shall be made. For the development of the green belt the guidelines issued vide Board office order no. H10405/220/2018/02 Dt. 16-02-2018 shall be complied.
7. Project shall comply the provisions of notification dt. 07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation GOI.
8. Project shall comply the order passed by Hon'ble NGT time to time.
9. This consent to establish is valid for the Plot Area-403575.00 sq.mt. & Built-up Area-4894416.00 sq.mt.
10. Project shall install at least 0.2KVA mt from roof level along with acoustic enclosures on DG sets.
11. Project shall use clean fuel as far as possible.
12. Project shall not start gaseous emission & sewage generation without prior consent of the board.
13. All construction activities shall be according to authority guidelines.
14. The dust emission from the construction sites will be completely controlled and all precautions will be taken in that behalf.
15. Project shall comply the conditions of EC dated 24.05.18.
16. Project shall comply the provisions of Construction & Demolition Rules 2016 & MSW Rules 2016.
17. Project shall not use ground water in construction activities. Only STP treated water shall be used.
18. Project shall be constructed as per approved map.
19. Unit will put tarpaulin scaffolding around the area of construction and the building for effective and efficient control of dust emission generated during construction of the project.
20. Storage of any construction material particularly sand will not be done on any part of street and roads in the projects area.
21. The construction material of any kind stored on site will be fully covered in all respect so that it does not disperse in the air in any form.
22. All the construction material & debris will be carried in trucks or vehicles which are fully covered and protected so as to ensure that the construction debris or construction material does not get dispersed into the air or atmosphere in any form whatsoever.
23. The dust emission from the construction sites will be completely controlled and all precautions will be taken in that behalf.
24. The vehicles carrying construction debris or construction material of any kind will be cleaned before it is permitted to ply on the road after unloading of such material.
25. Every worker working on the construction site and involved in loading, unloading and carriage of construction debris or construction material shall be provided with mask to prevent inhalation of dust particle.
26. All medical aid, investigation and treatment will be provided to the workers involved in the construction of building and carrying of construction of building and carrying of construction debris or construction material related to dust emission.
27. The transportation of construction material and debris waste to construction site, dumping site or any other place will be carried out in accordance with rules.
28. Fixing of sprinklers and creation of green air barriers will be done to control fugitive dust emission and improve environment.
29. Compulsory use of wet jet in grinding and stone cutting will be practiced.
30. Wind breaking wall will be constructed around the construction site.
31. All approach roads & in campus roads should be sprinkled with water to suppress the dust emission.
32. Project shall not establish Hot Mix/Ready Mix/Wet Mix Plant without prior permission of Board.
33. Project shall submit NOC issued from Airport Authority of India, if required .

34. Project shall provide the NOC of CGWA for extracting ground water within 03 month, if required.

Please note that consent to Establish will be revoked, in case of, non compliance of any of the above mentioned conditions. Board reserves its right for amendment or cancellation of any of the conditions specified above. Industry is directed to submit its first compliance report regarding above mentioned specific and general conditions till 19/07/2018 in this office. Ensure to submit the regular compliance report otherwise this Consent to Establish will be revoked.

RAJEEV
UPADHYAY

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RAJEEV UPADHYAY
Date: 2018.06.19
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Dated:- 19/06/2018

Copy To -

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