

Greater Noida Industrial Development Authority

169, Chitvan Estate Sector-Gamma, Greater Noida, Gautam Budh Nagar, 201306

PLG/(BP).3247/13059
Dated...26.5.16.....

CONDITIONAL with respect point no 19 vis-à-vis notification 60(A) dated 27-1-1994 and its amendment from time to time and notification dated 14-09.2006 issued by inistry of Environment & Forest

To,

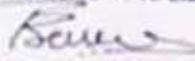
**M/S Saya Buildcon Consortium (P) Ltd.
GH-11, Ahinsa Khand,
Indirapuram,
Ghaziabad**

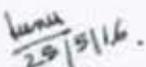
Sir,

With reference to your application no-, dated-03.05.2016, for grant of **Revised Sanction of Building plan** on Plot no- **GC-6-II/GH-01, Sector-04**. I have to inform you that the sanction is being granted by the Authority with the following conditions:

1. This sanction is being granted under the provision of 'The Greater Noida Industrial Development Area Building Regulation 2010.
2. The validity of this sanction is **up to-5 Years**
3. In case allotment is cancelled/lease in determine for whatsoever reason by functional department, aforesaid sanction shall automatically be deemed to have been withdrawn.
4. During this period, after the completion of construction it is necessary to apply for occupancy certificate. **Time extension charge shall be payable as applicable.**
5. If demanded by the Authority. You shall be liable to pay charges for the provision of any further facilities/development/improvement.
6. A copy of the sanction drawing shall always be kept at site and shall be made available to any officer of the Authority on demand.
7. No addition/alteration is permitted in the sanctioned drawings. For any changes prior permission form the Authority required.
8. You shall be responsible for carrying out the work in accordance with the requirements of Greater Noida Industrial Development Building Regulation 2010. And directions made form time to time.
9. Prior permission is required before digging an under ground bore well.
10. No activity other than as specified in lease deed shall be permitted in the premises
11. Prior permission is permission from the Authority is required for temporary structure also like labour huts & site office
12. Gate shall open on to the service road only. Direct access to the main carriageway shall not be provided.
13. Services, rain water harvesting shall be laid as per approval of Authority.
14. No parking of any kind shall be permitted on r/w of road.
15. Pejometer shall have to be installed as per direction issued by Authority.
16. Complying with all the requirement for obtaining NOC from various departments prior to submission of application for occupancy shall be the responsibility of allottee irrespective of the proposal sanctioned by GNIDA.
17. **Before starting construction, the NOC is required from Ministry of Environment & Forest under notification no-60(A) dated 27-1-1994 and its amendment from time to time or under notification dated 14-09-2006 which ever is applicable. The copy of shall be submitted to the Authority. If construction is started before obtaining the NOC, the sanction shall be treated as cancelled.**
18. Mechanical ventilation to be provided in the Basement as per I.S. Code
19. **The Promoter shall follow the Apartment Act-2010 and its applicability to the project as per defined rules and amendments made in future. As per the Provision of U.P. Appartment Rules 2011.**
20. **The construction on the plot shall have to be done in accordance with the provisions of MOEF Guidelines 2010 and Honorable NGT orders from time to time in this regard.**

For Saya Buildcon Consortium Pvt. Ltd.


Authorised Signatory


LEENU SAHGAL
GM (Plng. & Arch)

Encl: Copy of sanctioned drawings ()
Copy to: G.M. (Engg.) for information and n.a.

44/2017

State Level Environment Impact Assessment Authority, Uttar Pradesh

Uploaded on
www.seiaaup.in

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 : doeuplko@yahoo.com
Website : www.seiaaup.in

To,

Shri Shivendra Nath,
G.M. (Architect & Planning),
M/s. Saya buildcon consortium private limited.
GC-6/IIAT Gaur City, Plot no- GH-01,
Sector-4, Greater Noida, U.P.

Ref. No. 354/Parya/SEAC/3644/2016

Date: 04 January, 2017

Sub: Environmental Clearance for Expansion Group housing project " Saya Zion" at plot no – GC/II, Gaur City, plot no : GH – 01, Sector – 4, Greater Noida U.P. M/s. Saya buildcon consortium Private Limited, Regarding.

Dear Sir,

Please refer to your application/letters 18/03/2016, 16/08/2016 & 13/10/2016 addressed to the Secretary, State Level Expert Appraisal Committee (SEAC) and Director, Directorate of Environment Govt. of UP on the subject as above. A presentation was made by the representative of the project proponent along with their consultant M/s Environment and Technical Research Center in the SEAC meeting dated 24/11/2016.

The Project proponent, through documents (submitted to SEAC) and presentation made during meeting, has informed to the SEAC that:-

- 1- Group housing project expansion " saya zion" at plot no – GC/II, gaur city, plot no : gh – 01, Sector – 4, greater noida u.p. m/s. Saya buildcon consortium private limited.
- 2- Environment clearance was obtained for the project vides SEIAA letter no. 470/SEAC/531/2010/AA(S) dated 11th Jan, 2011.
- 3- Saya Zion' (A Group Housing project) with a plot area of 20947.076 sq.m. is a part of the residential township, 'Gaur City' which has total plot area = 5,03,216 m².
- 4- M/s. Gaursons Hi – Tech Infrastructure Pvt Ltd has obtained the Environmental Clearance for entire plot measuring 5,03,216 m² having a built-up area of 12,63,072 m² (Plot No. GH – 01, Sector – 4, Noida , Uttar Pradesh) from SEIAA, U.P, vide Letter No. 470/SEAC/531/2010/AA(S) dated 11.01.2011.
- 5- Part of the above township (Plot No. GC 6/II) has been transferred from M/s Gaursons Hi – Tech Infrastructure Pvt Ltd to M/s Saya Buildcon Consortium Pvt Ltd.
- 6- Now Proponent has been decided for the expansion of proposed group housing at Plot No GC 6 / II, as the basic FAR increased from 2.75 to 3.675. Therefore, accordingly, we are seeking a revised EC for the project.

7- SALIENT FEATURE OF THE PROJECT :-

Name and Location of the Project	Group housing project "SAYA ZION" at Plot No: GC 6 /II, Gaur City, G.H. –01, Sector – 04, Greater Noida, U.P. .
Developers of the project	M/s Saya Buildcon Consortium Pvt Ltd
Total Plot Area	20947.076 m ²
Built-up Area	126180.313 m ² For Saya Buildcon Consortium Pvt. Ltd.
Total no of Dwelling Unit	760
Total Fresh Water Requirement	254.0 KLD
Power Requirement	3129.0 KVA

Power Backup	1010.0 KVA (03 Nos)
Total Parking Proposed	976 ECS
Solid Waste to be Generated	1470.70 kg/Day
Total Project Cost	Approx : 72.0 Crores (for Expansion only)
Solar Lights	Street light proposed (100 % solar light proposed in open area, common area)

8- DETAILED AREA STATEMENT:-

S. No.	Particulars	As per Existing EC	After Proposed Expansion	Remark
1	Total Plot Area	20947.076	20947.076	No Change
2	Permissible Ground Coverage	7331.477	7331.477	No Change (35% of Plot area)
3	Proposed Ground Coverage	4697.838 (@ 22.42%)	4800.041 (@22.92 %)	Increased 102.203 Sqm
4	Basic FAR	57604.459 sqm (@2.75)	57604.459 sqm (@2.75)	@ 2.75
5	Purchasable FAR	-	15710.307 sqm (@0.75)	@0.75
6	Green Building FAR	-	3665.738 sqm (@0.175)	5 % of Permissible FAR
10	Total FAR allowed	57604.459 sqm	77980.504 sqm	2.75 + 0.75 + 0.175 = 3.675
11	Proposed FAR	57365.274 sqm	76964.559 sqm	(@3.674)
12	Non FAR Area (Basement + Stilt + Facilitiy area)	43574.278 sqm	49215.754 sqm	----
13	Built-up Area	100939.552 sqm	126180.313 sqm	----
14	Open Area	16249.238 sqm	16147.035 sqm	77.08 % of plot Area
15	Green area required	8124.619 sqm	8073.517 sqm	50 % of open area
16	Landscape area provided	8826.29 sqm	8169.660 sqm	50.59 % of Open area

9- AREA DETAILS OF PROJECT SITE (in %)

Sr No	Particulars	Area	% of Total Plot
01	Covered Area	4800.041	22.92
02	Road, Paved Area etc.	7977.375	38.08
03	Green Area	8169.660	39.00
Total Land Area		20947.076	100 %

10- TOWER-WISE DETAILS (After Proposed expansion)

S. No.	Tower	Area (in m2)			Dwelling Units	Floors
		Ground Coverage	FAR	Service FAR		
1.	Tower - A	405.576	7348.396	1134.684	82	S+21
2.	Tower - B	405.229	7856.722	1208.743	88	S+22
3.	Tower - C	405.229	7856.722	1208.743	88	S+22
4.	Tower- D	405.038	7850.559	1209.602	88	S+22
5.	Tower- E	531.628	9752.924	1041.544	80	S+20
6.	Tower- F	397.076	6804.479	1104.842	78	S+20
7.	Tower- G	393.53	7586.978	1220.526	88	S+22
8.	Tower- H	534.896	10662.189	1267.932	88	S+22
9.	Tower- I	533.344	9661.035	1167.379	80	S+20
10	Others	788.495 *	761.00 #	558.248 \$	-	-

For Saya Buildcon Consortium Pvt. Ltd

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Total	4800.041	76964.559	454.027	760 DU's
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11- Comparison Of Tower Details Of Existing And Proposed Expansion:-

S. No.	Tower	DU's		Floors		FAR Area		Service FAR	
		Existing EC	After expan.						
1.	Tower - A	64	82	S + 16	S + 21	5774.749	7348.396	886.388	1134.684
2.	Tower - B	60	88	S + 15	S + 22	5391.299	7856.722	829.977	1208.743
3.	Tower - C	60	88	S + 15	S + 22	5391.299	7856.722	829.977	1208.743
4.	Tower - D	60	88	S + 15	S + 22	5391.299	7850.559	829.977	1209.602
5.	Tower - E	64	80	S + 16	S + 20	7844.498	9752.924	917.030	1041.544
6.	Tower - F	64	78	S + 16	S + 20	5774.749	6804.479	886.388	1104.842
7.	Tower - G	60	88	S + 15	S + 22	5391.299	7586.978	829.977	1220.526
8.	Tower - H	64	88	S + 16	S + 22	7822.072	10662.189	917.030	1267.932
9.	Tower - I	64	80	S + 16	S + 20	7706.010	9661.035	942.662	1167.379
	Other (*#)					900.0*	761.792*	697.0	558.249 #
	Total	560	760			57365.274	76964.559	8566.988	11819.977

12- BUILT-UP AREA BREAK-UP (After Proposed Expansion)

S. No.	Particulars	After Expansion Area (in m ²)	Proposed
1.	Residential FAR	76964.559	
2.	Facility Area	10997.215	
3.	Basement Area (02 Nos.) Non FAR	34206.993	
4.	Stilt Area	4011.546	
	Total Built Up Area	126180.313 m ²	

13- POPULATION BREAKUP

Total Population as per existing		: 2862 Nos		
Population Breakup for expansion				
S. No.	Unit Type	Nos. /Area	PPU	Total Population
1.)	Residential			
a.	Permanent Resident	760.0	@ 4.5 persons per unit	3420.0
b.	Visitors	@10% of the residents		342.0
2.)	Commercial	761.792 m ²	@1 person /10sq.m.	77.0
Total Population				3839.0

14- WATER CALCULATION

- ❖ Fresh Water requirement as per Existing EC : 185 KLD .
- ❖ Total Waste Water generation as per Existing EC : 208 KLD

For Saya Buildcon Consortium Pvt. Ltd.

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Particulars	No. of Flats/ Area	Total Population (@ 4.5/ unit)	Total Fresh Water in KLD	Flushing/ Recycled Water in KLD	Total Domestic Water in KLD
Residential Population	760	3420	223.0 (@ 65 LPCD)	72.0 (@21 LPCD)	295
Total Floating Population (10% of Residential Pop.)		342	23.0 (@ 65 LPCD)	7.2 (@21 LPCD)	30.2
Commercial Area	761.792	77	2.31 (@30 LPCD)	1.15 (@15 LPCD)	3.46
Swimming Pool makeup water			5.0	-	5.0
Horticulture (8169.660 sq mt) @ 1 lt/ sqm				8.2	8.2
DG set cooling				10.0	10.0
Total water requirement			253.31 or Say 254.0	98.55 or Say 99.0	351.86 or Say 352.0

15- WASTE WATER CALCULATION

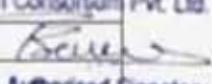
Details	Water (KLD)
Water requirement for domestic purpose (Fresh water)	254.0
Wastewater to be generated from domestic use (@ 80 of fresh domestic water requirement)	203.2
Water requirement for Flushing Purpose	80.35
Wastewater to be generated from Flushing (@ 100% of flushing requirement)	80.35
Waste water to be generated from swimming pool (@ 100 % of requirement)	5
Total Wastewater generated	203.2 + 80.35 + 5.0 = 289.0 KLD

16- RWH PITS CALCULATION

S. No.	Type of Surface	Catchment Area (m ²)	Runoff Coefficient	Intensity of Rainfall (mm/hr)	Intensity of Rainfall (m/hr)	Runoff (m ³ /hr)
1.	Total Roof /Terrace Area	4800.041	0.80	35	0.035	134.40
2.	Green Area	8169.660	0.2	35	0.035	57.18
3.	Paved Area	7977.416	0.6	35	0.035	167.52
	Total Runoff (m ³ /hr)					359.1

17- LANDSCAPE PLAN

Particular	Details
Green area required	8073.517 Sqm (@ 50 % of open Area)
Green area proposed	8169.660 Sqm
Hard land scape area	6732.071 sqm
Soft land scape area	1437.589 sqm
Required Trees	162.0 Nos
Proposed Trees	165.0 Nos
Evergreen Trees	50 % of total trees proposed

For Saya Buildcon Consortium Pvt. Ltd.

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18- ROAD AND PARKING DETAIL

Description	As per existing EC	After proposed Expansion
Parking Required	721	962
Parking Proposed in Upper Basement	555	484
Parking Proposed in Lower Basement	532	492
Parking proposed in Stilt	144	NIL

Total Parking Proposed	1201	976
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19- SOLID WASTE CALCULATION :-

S. No.	Category	kg per capita per day	Waste generated (kg/day)
1.	Residents	3420 @ 0.4 kg/day	1368.0
2.	Floating Population	342 @ 0.1 kg/day	34.2
3.	Commercial/Shopping	77 @ 0.5 kg/ day	38.5
4.	Horticulture Waste	@15 kg/acre/day	30.0
TOTAL SOLID WASTE GENERATED			1470.70 kg/day
STP sludge			45
E - Waste			1.5

- 15 % of the total feed to organic waste converter will be converted to manure.
- Total Biodegradable Waste generated = 1470.70 kg/day
- Total amount of Manure generated = 220.60 kg/day

20- POWER REQUIREMENT

Power Requirement as per existing EC	1750 KVA
DG sets Backup as per existing EC	600 KVA (03 Numbers)
Power requirement as per proposed expansion	3129 KVA
DG set Backup as per proposed expansion	1010 KVA (03 Numbers)

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 24/11/2016 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held on 29/12/2016 decided to grant the Environmental Clearance for proposed project along with subject to the effective implementation of the following general and specific conditions:-

General Conditions:

1. 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.
2. It shall be ensured that obtain the no objection certificate from the U P pollution control board before start of construction.
3. 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.
4. 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.
5. 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.
6. Impact of drainage pattern on environment should be provided.
7. Surface hydrology and water regime of the project area within 10 km should be provided.
8. 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.
9. Measures shall be undertaken to recycle and reuse treated effluents for horticulture and plantation. A suitable plan for waste water recycling shall be submitted.
10. Obtain proper permission from competent authorities regarding enhanced traffic during and due to construction and operation of project.
11. Obtain necessary clearances from the competent Authority on the abstraction and use of ground water during the construction and operation phases.
12. 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.
13. 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.

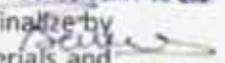


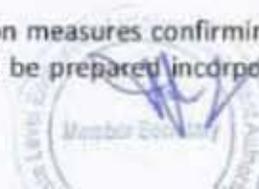
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14. Suitable rainwater harvesting systems as per designs of groundwater department shall be installed. Complete proposals in this regard should be submitted.
15. The emissions and effluents etc. from machines, instruments and transport during construction and operation phases should be according to the prescribed standards. Necessary plans in this regard shall be submitted.
16. 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.
17. 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.
18. Separate stock piles shall be maintained for excavated top soil and the top soil should be utilized for preparation of green belt.
19. 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.
20. 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.
21. Alternate technologies for solid waste disposals (like vermin-culture etc.) should be used in consultation with expert organizations.
22. No wetland should be infringed during construction and operation phases. Any wetland coming in the project area should be suitably rejuvenated and conserved.
23. 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.
24. 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.
25. Compliance with the safety procedures, norms and guidelines as outlined in National Building Code 2005 shall be compulsorily ensured.
26. Ensure usage of dual flush systems for flush cisterns and explore options to use sensor based fixtures, waterless urinals and other water saving techniques.
27. Explore options for use of dual pipe plumbing for use of water with different qualities such as municipal supply, recycled water, ground water etc.
28. Ensure use of measures for reducing water demand for landscaping and using xeriscaping, efficient irrigation equipments & controlled watering systems.
29. 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.
30. Make separate provision for segregation, collection, transport and disposal of e-waste.
31. Educate citizens and other stake-holders by putting up hoardings at different places to create environmental awareness.
32. 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.
33. Prepare and present disaster management plan.
34. The project proponents shall ensure that no construction activity is undertaken without obtaining pre-environmental clearance.
35. 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.

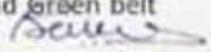
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36. Fly ash should be used as building material in the construction as per the provision of fly ash notification of September, 1999 and amended as on August, 2003 (The above condition is applicable only if the project lies within 100 km of Thermal Power Station).
37. 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.
38. 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.
39. 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.
40. 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.
41. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
42. High rise buildings should obtain clearance from aviation department or concerned authority.
43. 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.
44. 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.
45. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
46. 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.
47. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
48. 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.
49. 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.
50. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
51. 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.
52. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
53. 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.
54. 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.
55. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
56. 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.
57. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.

For Saya Buildcon Consortium Pvt. Ltd.


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58. 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.
59. E-Waste Management should be done as per MoEF guidelines.
60. Electrical waste should be segregated & disposed suitably as not to impose Environmental Risk.
61. The use of suitably processed plastic waste in the construction of roads should be considered.
62. Displaced persons shall be suitably rehabilitated as per prescribed norms.
63. Dispensary for first aid shall be provided.
64. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
65. Diesel generating set stacks should be monitored for CO and HC.
66. 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.
67. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
68. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
69. An energy audit should be annually carried out during the operational phase and submitted to the authority.
70. 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.
71. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within the month) on need base assessment study in the study area. Income generating measures which can help in up-liftment of weaker section of society consistent with the traditional skills of the people identified. The program me can include activities such as old age homes, rain water harvesting provisions in nearby areas, development of fodder farm, fruit bearing orchards, vocational training etc. In addition, vocational training for individuals shall be imparted so that poor section of society can take up self employment and jobs. Separate budget for community development activities and income generating programmers shall be specified. Revised ECR plan is to be submitted within 3 month. Failing which, the environmental Clearance shall be deemed to be cancelled.
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.

SPECIFIC CONDITIONS:

1. Provision of parking should be restricted to ECS as required under Development Authority bye-laws. Revised parking plan should be submitted within 15 days after removing excess parking.
2. The committee also deliberated that NOC from AAI should be submitted within one month, in case of failure, this environmental clearance shall automatically deemed to be cancelled . No work should be started without obtaining the AAI NOC.
3. Provision of setback on all sides should be made as per Development Authority bye-laws.
4. Copy of all NOCs from different Departments shall be obtained prior to start of construction.
5. Necessary planning for any anticipated expansion should be incorporated in present design in view of structural stability.
6. An underground water reservoir shall be planned within the premises for storage of rain water.
7. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2000 (as amended).
8. 15% area of the total plot area shall be compulsorily made available for the green belt development including the peripheral green belt.
9. Project falling with in norm 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.

10. 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.
11. For the treatment for total sewage, a full-fledged STP is to be provided with 20% more capacity than waste water generated during operation phase. 100% waste water is to be treated in captive STP conforming to prescribed standards of receiving body for designated use. Monitoring of STP to be done daily till its stabilization.
12. Dual plumbing should be adopted. Recycling of water as proposed shall be undertaken with regular testing and monitoring of treated water.
13. 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.
14. Corporate Social Responsibility (CSR) plan along with budgetary provision amounting to minimum 2 % of the 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 alongwith six monthly compliance reports.
15. LEDs should be used in all common areas and corridors. 100% solar lighting is to be provided in the open areas/ stairs cases.
16. All entry/exit point should be bell mouth shaped.
17. To discharge excess treated waste water into public drainage system, permission from the competent authority to be taken prior to any discharge.
18. 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.
19. Height of the stack should be provided based on combined DG sets capacity and be 6 mt higher than the tallest building. Necessary permission should be sought prior to operation of DG sets.
20. Post project monitoring for air, water (surface + ground), Stack noise of D.G sets, STP to be carried out as CPCB Guidelines.
21. Crèche to be provided during the construction/operation phase.
22. LIG & EWS housing to be provided as per U.P. Govt. Orders and building bye laws.
23. Provision of separate room for senior citizen with proper amenities shall be made.
24. Protection shall be provided on the windows of the high rise flats for security of residents.
25. 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.
26. The project proponent shall ensure that the project site does not attract/infringe any buffer zone of no activity identified/declared under law.
27. For any extraction of ground water, prior permission from CGWB shall be taken.
28. Sprinkler to be used for curing and quenching and ready mix concrete may be used for construction.
29. 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.
30. 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.
31. Six monthly monitoring of ambient air quality shall be carried out during the construction period and report submitted to UPPCB.

No construction/operation is to be started without obtaining Prior Environmental Clearance. Concealing factual data and information or submission of false/fabricated data and failure to comply with any of the conditions stipulated in the Prior Environmental Clearance attract action under the



provision of Environmental (Protection) Act, 1986.

This Environmental Clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for G.B. Nagar. In case of violation, it would not be effective and would automatically be stand cancelled.

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 deemed 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. The SEIAA/MoEF reserves the right to revoke the environmental clearance, if conditions stipulated are not implemented to the satisfaction of SEIAA/MoEF. SEIAA may impose additional environmental conditions or modify the existing ones, if necessary. Necessary statutory clearances should be obtained and submitted before start of any construction activity.

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

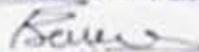
No..... /Parya/SEAC/3644/2016

Dated: As above

Copy with enclosure for information and necessary action to:

1. The Principal Secretary, Department of Environment, Govt. of Uttar Pradesh, Lucknow.
2. Advisor, IA Division, Ministry of Environment, Forests & Climate Change, Govt. of India, Indira Paryavaran Bhawan, Jor Bagh Road, Aliganj, New Delhi.
3. Chief Conservator, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. District Magistrate, G.B. Nagar.
5. The Member Secretary, U.P. Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow
6. Regional Officers, Regional Office, UP Pollution Control Board, Noida.
7. Copy to Web Master/ guard file.

For Saya buildcon Consortium Pvt. Ltd.


Authorized Signatory

(S.C. Yadav)
Member Secretary, SEIAA