



सत्यमेव जयते

File No.: 3652
Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment Authority(SEIAA),
UTTAR PRADESH)



Dated 27/12/2024



To,

Shri Chiku Gupta
M/s brick rise developers private limited
Plot No. 1B, 6th Floor, Ace Studio, Sector 126, Noida, Gautam Buddha Nagar, Uttar Pradesh - 201301,
Noida, GAUTAM BUDDHA NAGAR, UTTAR PRADESH, 201301
chiku.gupta@godrejproperties.com

Subject: Amendment in Environmental Clearance (EC) dated 09/10/2024 granted to the project under the provision of the EIA Notification 2006 and as amended thereof-regarding Group Housing Project at Plot No.- SC-02/H&I, Sector- 150, Noida, Gautam Buddha Nagar, Uttar Pradesh by M/s Brick Rise Developers Pvt. Ltd.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/UP/INFRA2/500459/2024 dated 09/10/2024 for grant of an amendment in prior Environmental Clearance (EC) to the project under the provision of the EIA Notification 2006-and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24B3812UP5983206A
(ii) File No.	3652
(iii) Clearance Type	Amendment in EC
(iv) Category	B1
(v) Schedule No./ Project Activity	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Amendment in EC of Group Housing Project at Plot no. . SC-02/H&I, Sector 150, Noida, Gautam Buddha Nagar, Uttar Pradesh by M/s Brick Rise Developers Pvt. Ltd.
(viii) Location of Project (District, State)	GAUTAM BUDDHA NAGAR, UTTAR PRADESH
(ix) Issuing Authority	SEIAA
(x) EC Date	21/12/2024
(xi) Applicability of General Conditions	NO
(xiii) Status of implementation of the project	

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C) were submitted to the SEAC in its meeting Dated 28-10-2024 for an appraisal by the State Environment Impact Assessment Authority(SEIAA) under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by State Environment Impact Assessment Authority(SEIAA) in the meeting held on 05/12/2024. The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above.
5. The brief about the reasons for an amendment requested along with comparison table illustrating the details of amendments are annexed to this letter as **Annexure (1)**.
6. The SEIAA, in its meeting held on 05-12-2024, based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of amendment in Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof.
7. The SEIAA/SEAC has examined the proposal in accordance with the extant provisions of the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the State Environment Impact Assessment Authority(SEIAA) Appraisal Committee (SEAC) hereby accords amendment in Environment Clearance dated 22-03-2017 for the instant proposal to M/s. brick rise developers private limited under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of EC conditions, general instructions issued vide EC letter no- 375/Parya/SEAC/3652/2016 dated 22-03-20217 following additional specific conditions as mentioned below:
8. This issues with the approval of the Competent Authority

Annexure 1

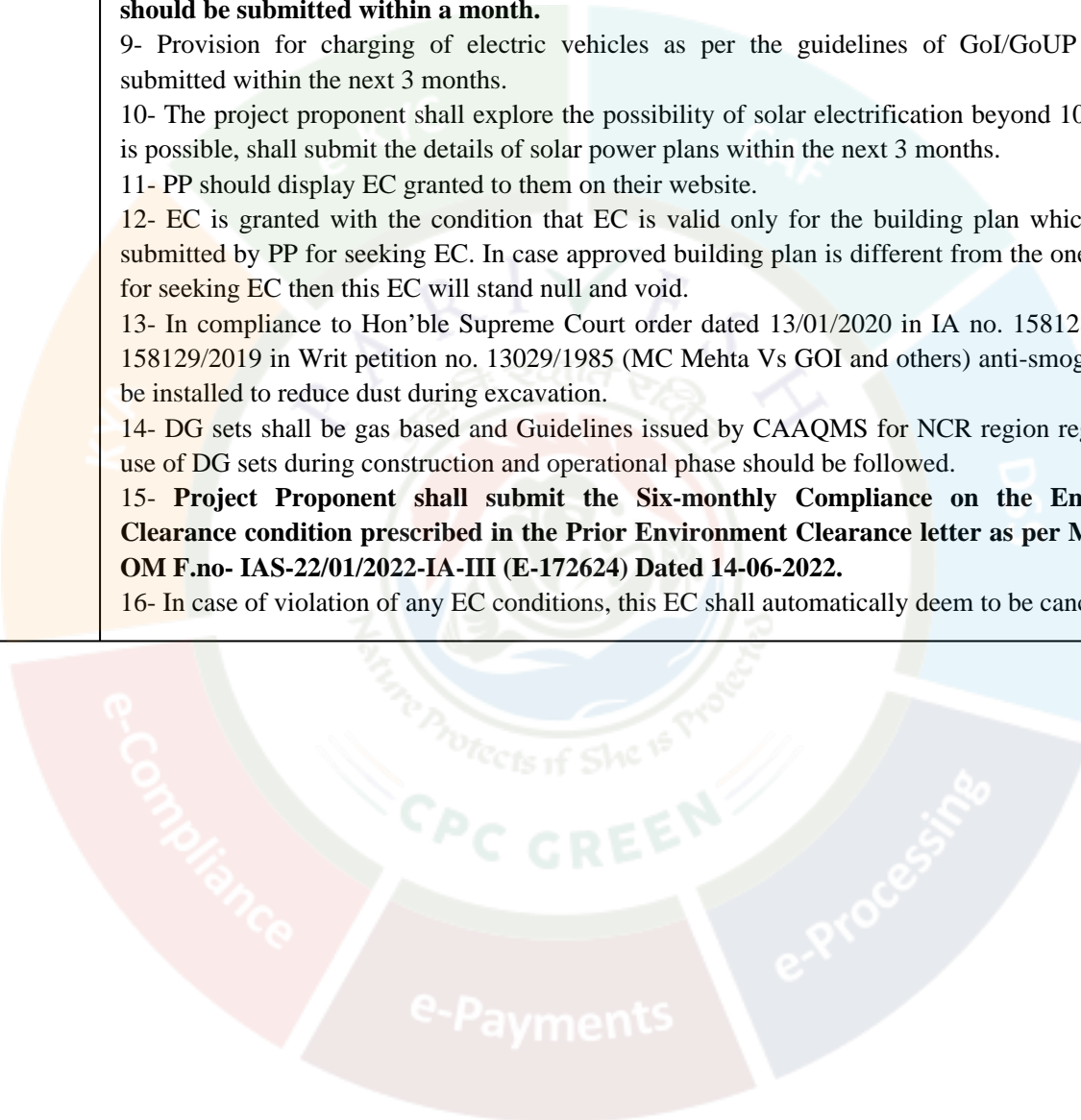
Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Environmental Attributes

S. No	EC Conditions
1.1	<ol style="list-style-type: none"> 1. The project proponent will ensure that there is no mismatch/deviation between the project proposal submitted to SEIAA for environmental clearance and maps/drawings were approved by concerned development authority. In case of any mismatch/deviation, amended environmental clearance will be obtained by project proponent. In case of failure, the granted environmental clearance shall automatically deem to be cancelled. 2. Project proponent is advised to explore the possibility and getting the cement in a closed container rather through the plastic bag to prevent dust emissions at the time of loading/unloading. 3. Project proponent should ensure that there will be no use of "Single use of Plastic" (SuP). 4. In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs. GoI and others) anti-smog guns shall be installed to reduce dust during excavation. 5. The project proponent will comply the use of fuel for backup power as per guidelines issued by CPCB from time to time. 6. The project proponent shall ensure that the project site does not attract/infringe any buffer zone, wetland zone etc. of no activity identified/declared under law. 7. Criteria/ norms provided by competent Authority regarding the seismic zone are 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. 8. The project proponent should develop green belt in the said project as per the plan submitted and

S. No	EC Conditions
	<p>also follow the guidelines of CPCB/Development authority for green belt as per the norms. The project proponent will prepare working plan of plantation/green belt development showing type of plant species and their spacing in consultation with subject expert/ forest department and submit to the forest department and concerned regulatory authority and ensure their survival and sustainability.</p> <p>9. The proponent should provide electric vehicle charging facility as per the requirements at ground level and allocate the safe and suitable place in the premises for the same.</p> <p>10. Project proponent should invest the CSR amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.</p> <p>11. Proponent shall provide the dual pipeline network in the project for utilization of treated water of STP for different purposes and also provide the monitoring mechanism for the same. STP treated water not to be discharged outside the premises without the permission of the concerned authority.</p> <p>12. The project proponent will ensure full exploitation of potential of rain water harvesting for storage and recharging and also treated wastewater in order to reduce the withdrawal of fresh water and accordingly use the three sources of water supply namely stored rain water, treated wastewater and the fresh water. The project proponent shall also provide a flow measuring device along with flow integrator for monitoring the various sources of water supply namely fresh water, treated waste water and stored harvested rain water.</p> <p>13. The project proponent will ensure the quality of construction water as per standards and specifications of relevant codes in order to prevent possible corrosion in concrete, reinforcements and other structural components in order to avoid adverse social and environmental impacts.</p> <p>14. The project proponent will ensure exploitation of maximum possible potential of solar energy generation in the proposed project area and prefer to use it instead of conventional electricity in order to reduce the Green House Gas Emission causing climate change.</p> <p>15. The project proponent will make necessary arrangement to get Structural auditing conducted by an expert institution once in 05 years during life span of the building to ensure safe life of the residents and prevent environmental and social hazards.</p> <p>16. The project proponent shall plan for storm water management drained with appropriate slope and length so that the flood water could get a passage to release in a short span of time.</p> <p>17. Project proponent is directed to invest the CER amount as per the proposal and submit the compliance report regularly to the concerned authority/Directorate of environment.</p>
1.2	<p>1- Plantation of saplings shall be carried out in green belt area earmarked as per relevant building bye-laws and as part of tree plantation campaign “Ek Ped Ma Ke Naam” and the details of the same shall be uploaded in the Meri LiFE Portal (https://merilife.nic.in) as per OM no. F.No.IA3-22/3/2024-IA.III (E-241594) dated 24.07.2024.</p> <p>2- The project proponent shall submit within the next 3 months the details on quantification of year wise CER activities along with cost and other details. The CER activities should be related to mitigation of Environmental Pollution and creating awareness for the need for same for example creation of water harvesting pits and carbon sequestration parks etc. At least one school in the vicinity of project area should be provided with rooftop solar plant, toilets should be constructed in public place or in school of nearby villages and if there is a girl’s school then girls toilet properly equipped with overhead water tank should be constructed. Name of the school adopted for installation of roof top solar plant should be displayed on the website of project proponent and should also be submitted with periodic compliance report.</p> <p>3- The project proponent shall ensure that waste water is properly treated in STP and treated water should be reused for gardening flushing system, washing etc. For reuse of water, irrigation sprinkler and drip irrigation system shall be installed and maintained for proper functioning. Part of the treated sewage, if discharged to sewer line, shall meet the prescribed standards for the discharge and shall be done with necessary permissions from concerned authorities.</p> <p>4- Under any circumstances untreated sewage shall not be discharged to municipal sewer line or any</p>

S. No	EC Conditions
	<p>nearby water body.</p> <p>5- The project proponent shall install organic bio converter.</p> <p>6- The effluent from STP after tertiary treatment shall be subjected to ozonation to avoid foul smell.</p> <p>7- A certificate signed by an officer not below the rank of ACF shall be submitted that the project does not lie within any protected area, National Park, Wild-Life Sanctuary and/or ESZ so declared under Wild-Life Protection Act 1972.</p> <p>8- The project proponent shall submit permission of CGWA for using ground water or proposal for obtaining water from alternative legal source of fresh water. Since treated sewage water is also proposed to be used, permission from competent authority for the same should be submitted within a month.</p> <p>9- Provision for charging of electric vehicles as per the guidelines of GoI/GoUP should be submitted within the next 3 months.</p> <p>10- The project proponent shall explore the possibility of solar electrification beyond 10% and if it is possible, shall submit the details of solar power plans within the next 3 months.</p> <p>11- PP should display EC granted to them on their website.</p> <p>12- EC is granted with the condition that EC is valid only for the building plan which has been submitted by PP for seeking EC. In case approved building plan is different from the one submitted for seeking EC then this EC will stand null and void.</p> <p>13- In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs GOI and others) anti-smog guns shall be installed to reduce dust during excavation.</p> <p>14- DG sets shall be gas based and Guidelines issued by CAAQMS for NCR region regarding the use of DG sets during construction and operational phase should be followed.</p> <p>15- Project Proponent shall submit the Six-monthly Compliance on the Environment Clearance condition prescribed in the Prior Environment Clearance letter as per MoEF&CC OM F.no- IAS-22/01/2022-IA-III (E-172624) Dated 14-06-2022.</p> <p>16- In case of violation of any EC conditions, this EC shall automatically be deemed to be cancelled.</p>



A presentation was made by the project proponent along with their consultant M/s EQMS Global Pvt. Ltd to SEAC on 28-10-2024.

Project Details Informed by the Project Proponent and their Consultant

The project proponent, through the documents and presentation gave following details about their project –

1. The amendment in environmental clearance is sought for Group Housing Project at Plot No.- SC-02/H&I, Sector- 150, Noida, Gautam Buddha Nagar, Uttar Pradesh by M/s Brick Rise Developers Pvt. Ltd.
2. Earlier Environment Clearance for the project was granted by SEIAA, UP vide file no. 375Parya/SEAC/3652/2016 on dated 22/03/2017 in the name of M/s Lotus Greens Developers Pvt. Ltd.
3. The amendment in EC is taken for changing the name of the company from M/s Lotus Greens Constructions Pvt. Ltd. to M/s Brick Rise Developers Pvt. Ltd. vide MoEF&CC, GoI letter no. F. No. 21-249/2017-IA-III, dated 20/04/2018.
4. As per the earlier EC granted to the project, the water consumption calculations were based on an assumed water demand of 86 LPCD (Liters Per Capita per Day). While, according to the latest standards of NBC 2016, the water requirement in residential areas is now based on 135 LPCD. Therefore, in light of these regulatory changes, the water requirement has been updated as per the new calculations. Accordingly, the wastewater treatment systems as well as Rainwater harvesting facilities have also been updated.
5. Changes are proposed in configuration of DG Sets to optimize power backup, without breaching the granted cumulative capacity.
6. Details of existing and proposed amendment under the project:

S. No	Description	Unit	As per EC granted	Proposed Amendment in EC
1	Total Water Requirement	KLD	598	896
2	Fresh Water Requirement	KLD	337.37	460
3	Recycled Water	KLD	260.63	436
4	Wastewater Generation	KLD	381.99	598
5	STP Proposed for treatment	KLD	460	720
6	Treated Water Available	KLD	305.59	480
7	Rainwater Harvesting Pits	No.	4	16
8	Power Backup	KVA	4x1010 KVA & 2x750 KVA	2x1250 KVA; 2x1010 KVA & 2x500 KVA

The SEIAA/SEAC discussed the matter in light of documents submitted and presentation made before SEAC and recommended to amend the environmental clearance letter no. 375Parya/SEAC/3652/2016 on dated 22/03/2017 as per above details. The committee also directed that all the other contents mentioned in EC letter dated 22/03/2017 shall remain the same.

Copy, through email, for information and necessary action to –

1. Additional Chief Secretary, Department of Environment, Forest and Climate Change, Government of Uttar Pradesh, Lucknow (email – psforest2015@gmail.com)
2. Joint Secretary, Ministry of Environment, Forest and Climate Change, Government of India, 3rd Floor, Prithvi-Block, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003 (email – sudheer.ch@gov.in)
3. Deputy Director General of Forests (C), Integrated Regional Office, Ministry of Environment, Forest and Climate Change, Kendriya Bhawan, 5th Floor, Sector “H”, Aliganj, Lucknow – 226020 (email – roc.lko-mef@nic.in)
4. District Magistrate, G.B. Nagar.
5. Member Secretary, Uttar Pradesh Pollution Control Board, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow-226010 (email – ms@uppcb.in)
6. Copy for Guard File.

Validity unknown

Digitally Signed by : Mr Ajay Kumar Sharma
Member Secretary, SEIAA
(Ajay Kumar Sharma)
Date: 03/01/2025
Member Secretary, SEIAA

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 Manmeet Singh Batra,
Sr. vice President, Head Architech,
M/s Lotus Greens constructions Pvt. Ltd,
1204, Sector-A, Pocket A,
Vasant Kunj, New Delhi- 110070.

Ref. No. 375/Parya/SEAC/3652/2016

Date: 22/03/2017

Sub: Environmental Clearance for Group Housing Project at SC-02, H & I, Sector-150, Noida, M/s Lotus Greens Constructions Pvt. Ltd, Regarding.

Dear Sir,

Please refer to your application/letters 02-04-2016, 04-05-2016 & 26-09-2016 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 Ind Tech House Consult in the SEAC meeting dated 24/12/2016.

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

1. The environmental clearance is sought for Group Housing Project at SC-02/H & I, Sector-150, Noida, M/s Lotus Greens Constructions Pvt. Ltd.
2. Total Plot Area of the project is 72,000 sq. m, whereas, total Built-up Area is 2,21,789.01 sq. m.
3. The project comprises 18 (14+4) number of building blocks along with facility building blocks and adequate parking facilities.
4. Salient feature details of the project:

SN	Description	Details	Unit
GENERAL			
1	Plot Area	72000.00	SQM
2	Proposed Built Up Area	221789.01	SQM
3	Number of Residential & Facility Building Blocks	18 (14+4)	NOS
4	Total no of Saleable DU's	1090	NOS
5	Max Height of Building (Upto Terrace)	95.15	M
6	Max No of Floors (Residential Tower)	B+G/ST+31	NOS
7	Cost of Project	311	CR
8	Expected Population (4905 Residential + 1329 Floating)	6234	PERSONS
AREAS			
9	Permissible Ground Coverage Area (30 %)	21600.0	SQM
10	Proposed Ground Coverage Area (13.66 %)	9832	SQM
11	Total Permissible FAR Area (Resdl+Commercial) - 209.95 (5% Extra FAR on Residential component for Green Rating)	151164	SQM
12	Total Proposed FAR (Resdl+Commercial) Area - 209.35	150734.83	SQM
13	Basement Area	48762.797	SQM
14	Non FAR areas - Facilities	20287	SQM
15	Stilt Areas	2004.06	
16	Proposed Built Up Area	221789.01	SQM
WATER			
17	Total Water Requirement	598	KLD
18	Fresh water requirement (56.42% of total water req)	337.37	KLD
19	Waste water Generation	381.99	KLD
20	Proposed STP Capacity	460	KLD



21	Treated Water Available for Reuse	305.59	KLD
22	Recycled Water (43.58% of total water requirement)	260.63	KLD
23	Surplus treated water	44.96	KLD
RAIN WATER HARVESTING			
24	Rain Water Harvesting Potential	20214.74	CUM
25	No of RWH of Pits Proposed (Roof Top)	4	NOS
PARKING			
26	Total Parking Required as / Building Bye Laws	1890	ECS
27	Proposed Total Parking	1985	ECS
28	Proposed Surface Parking	483	ECS
29	Proposed Basement Parking	1502	ECS
GREEN AREAS			
30	Required Green Area (43.17 % of Plot Area)	31084	SQM
31	Proposed Green Area (43.89 % of Plot Area)	31605	SQM
WASTE GENERATION			
32	Municipal Solid Waste Generation	2.61	TPD
33	Quantity of E-Waste Generation- Kg/Day	17	KG/DAY
34	Quantity of Hazardous waste Generation	7.6	LTS/DAY
35	Quantity of Sludge Generated from STP	137.5	KG/DAY
POWER			
36	Total Power Requirement	6540	KVA
37	DG set backup	5540	KVA
38	No of DG Sets	(4X1010+2X750)	KVA

5. Land use details:

S. No.	Particulars	Area in Sqm	Percentage
1	Buildings	9832	13.66
2	Road Area	9660	13.42
3	Surface Parking	5292	7.35
4	Green Area	31605	43.90
5	Other open Areas	15611	21.68
	Total Plot Area	72,000	100

6. Water requirement details:

Sl. No.	Description	Occupancy Capacity / Area	Rate (Liters)	Total Water Demand (KLD)
A.	Residents			
	Domestic	4905	65	318.83
	Flushing	4905	21	103.01
B.	Non-residential / Working			
	Domestic	190	15	2.85
	Flushing	190	30	5.70
C.	Visitors			
	Domestic	1139	5	5.70
	Flushing	1139	10	11.39
D.	Gardening (within pocket)	31605.3	3.5	110.62
E.	Water Cooled DG Cooling (For 6 Hrs.)	5540	0.9	29.92
F.	Water Body / Swimming Pool	1	0	10
Total Water Requirement				598
Head		Source		Quantity
Fresh Water Requirement		New Okhla Industrial Development Authority		337 KLD
Treated Water Requirement		On site STP		261 KLD

7. Water uses details:

Head	Quantity, KLD
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Total Water Requirement	598
Fresh Water Requirement	337
Treated Water Requirement	261
Water for Flushing	120
Gardening	111
DG Cooling	30
Waste Water Generation (80% of total domestic fresh water demand + 100% of Flushing Water)	382
Capacity of STP	460
Treated Water Generation	382
Surplus Treated Water	45

- Estimated Sewage Generation: 382 KLD
- Waste water generated will be treated in on-site STP.
- Proposed treatment methodology : SBR
- Proposed STP (Capacity): 460 KLD
- Treatment up to tertiary level.
- STP shall have power back-up for uninterrupted operation during power failure.
- Treated waste water will be used for horticulture, flushing, and cooling tower.

8. Population details:

POPULATION			
RESIDENTIAL	DU'S	POP/DU	TOTAL
SALEABLE DU'S	1090	4.5	4905
TOTAL			4905
NON RESIDENTIAL			
FACILITIES - CLUB/COMMERCIAL etc (Employees)	AREA		
COMMERCIAL (SHOPPING)	677.95		68
COMMUNITY BLDG	2214.1		22
FACILITY MANAGEMENT STAFF	LS		100
TOTAL			190
VISITORS			
TOTAL NO OF VISITORS			1139
TOTAL POPULATION			6234

9. Parking details:

Particulars	Area (In sq.m)	Number (ECS)	Number (CARS)
Required Parking as per bylaws- RES, (@1ECS/80 and Com @1 ECS/50 SQM FAR Area)	150734.83 (FAR Area)	1890 ECS	
Proposed Parking	-	1985 ECS	1890 CARS (Maximum)
Surface Parking	-	483 ECS	424 CARS
Proposed Parking in Basement	-	1502 ECS	1466 CARS

10. Waste generation details:

Total Waste Generation	2.61	TPD
Organic Waste Generation	1.57	TPD
E- Waste Generation	17	KG/Day
Sludge Generation	141.83	KG/Day
Hazardous Waste Generation (DG Waste Oil)	7.56	Lts/ Day

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

12. The project proponent submitted that the structural design of the project has been vetted by Jamia Millia Islamia through letter dated 04/07/2016, Fire NOC has been obtained through letter dated 03/07/2016, Noida Authority has approved the building plans through letter dated 30/09/2016. Organic waste convertor on site for MSW disposal only inert waste shall be taken.. A kachcha pond has been made on

site for harvesting of rain water potential generating apart from rooftop. Total cost of the project is Rs. 311/- Crores.

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 26/12/2016 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held on 13/02/2017 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.
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.
 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.
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.
2. Provision of setback on all sides should be made as per Development Authority bye-laws.
3. Copy of all NOCs from different Departments shall be obtained prior to start of construction.
4. Necessary planning for any anticipated expansion should be incorporated in present design in view of structural stability.
5. An underground water reservoir shall be planned within the premises for storage of rain water.
6. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2000 (as amended).
7. 15% area of the total plot area shall be compulsorily made available for the green belt development including the peripheral green belt.
8. Project falling within 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.
9. 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.
10. 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.
11. Dual plumbing should be adopted. Recycling of water as proposed shall be undertaken with regular testing and monitoring of treated water.
12. 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.
13. Total cost of the project is Rs. 311 Crore. Corporate Social Responsibility (CSR) plan along with budgetary provision amounting to 2% of the total project cost (Rs. 6.22 Cr.) shall be prepared and approved by Board of Directors of the company. A copy of resolution as above shall be submitted to the authority. A list of beneficiaries with their mobile nos./address should be submitted along with six monthly compliance reports.
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. All entry/exit point should be bell mouth shaped.
16. To discharge excess treated waste water into public drainage system, permission from the competent authority to be taken prior to any discharge.
17. 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.
18. 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.
19. Post project monitoring for air, water (surface + ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines.
20. Crèche to be provided during the construction/operation phase.
21. LIG & EWS housing to be provided as per U.P. Govt. Orders and building bye laws.
22. Provision of separate room for senior citizen with proper amenities shall be made.
23. Protection shall be provided on the windows of the high rise flats for security of residents.
24. 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.
25. The project proponent shall ensure that the project site does not attract/infringe any buffer zone of no activity identified/declared under law.
26. For any extraction of ground water, prior permission from CGWB shall be taken.

27. Sprinkler to be used for curing and quenching and ready mix concrete may be used for construction.
28. 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.
29. 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.

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.



No. /Parya/SEAC/3652/2016

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.

(Shruti Shukla)
Deputy Director,
Directorate of Environment, U.P.