State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

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To,

Sri Himanshu Agrawal,
Director,
M/s K V Developers Pvt. Ltd.
A-19, Ground Floor,
Sector-16, Noida-201301

Ref. No. 1624/Parya/SEAC/2121/2013/DO(Sh) Dated 10 October, 2014

Sub: Environmental Clearance for Revision & Expansion of Group Housing Project at Plot No-DV-GH-09B, Sec-Techzone-IV, Greater Noida of M/s K V Developers Pvt. Ltd. -Regarding.

Dear Sir,

Please refer to your application/letters dated 10-03-2014 & 05-08-2014 addressed to the Secretary, 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 GAC India Pvt. Ltd. of the project in State Level Expert Appraisal Committee (SEAC) meeting dated 05-08-2014.

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 Revision & Expansion of Group Housing Project at Plot No-DV-GH-09B, Sec-Techzone-IV, Greater Noida, U.P. M/s K V Developers Pvt. Ltd.
2. Earlier, M/s KV Developers Pvt. Ltd. has obtained the Environment Clearance from SEIAA, U.P. vide letter no 1842/Parya/SEAC/1703/2012/AD (Sub) dated 12/10/2013 for the plot area of 19,986 m^2 and built up area of 1,00,261.119 m^2.
3. Area details of the project is as follows:

S. No.	Particulars	Values in accorded EC (in m^2)	Expansion Area (in m^2)	Total Area (EC accorded + Expansion in m^2)
1.	Total Plot Area		19,986	
2.	Permissible Ground Coverage (@ 35 % of Plot Area)		6,995.1	
3.	Proposed Ground Coverage (@ 24.326 % of Plot Area)		4,861.894	
4.	Permissible FAR (@ 3.5)		69,951	
5.	Proposed FAR • Residential FAR • Commercial FAR • Club FAR	54,569.77 (@2.73) 53,069.75 549.99 950.03	14,234.472 14,239.462 -4.99 ---	68,804.242 (@3.442) 67,309.212 545 950.03
6.	Non-FAR Area			

7.	Basement Area		16,572.14	
8.	Stilt Area		11,120.029	
9.	Built-up Area(5+6+7+8)	1,00,261.119	14,234.472	1,14,495.591
10	Open Area		15,124.106	
11.	Landscape Area (@50 % of open area)		7,562.053	
12	Maximum Height of the building (meters)	60	15	75 m

4. FAR details of the project are as follows

S. No	Particulars	Floors	Type	Height (m)	FAR (m^2)
1	Tower -A	S+24	2 -BHK	75	12,514.464
2	Tower- B	S+21	3 -BHK	75	7441.455
3	Tower-C	S+21	3 -BHK	65	7441.455
4	Tower-3	S+21	3 -BHK	65	7441.455
5	Tower- E	S+21	3 -BHK	65	7441.455
6	Tower- F	S+24	2 -BHK	75	12,514.464
7	Tower- G	S+24	2 - BHK	75	12,514.464
8.	Commercial	G	--	--	545
9.	Club	G+2	--	--	950.03
	Total				68,804.242

5. Salient features of the project are as follows:

PROJECT FEATURES	EC ACCORDED	TOTAL (EC ACCORDED + EXPANSION)
Estimated Population	4108 persons (D.U = 708)	5575 persons (D.U. = 744) (Dwelling Unit with Servant = 168)
Estimated Water Requirement Construction Phase Operation Phase	501 ML 339 KLD (Fresh Water = 222 KLD) Agency : GNIDA	572 ML 501 KLD (Fresh water = 305 KLD) Agency: GNIDA
Estimated waste water generation	273 KLD	374 KLD
Power Demand Power Back-up	2690 kVA 4,000 kVA (4 x 750 + 2 x 500 KVA) (2 DG set of 750 kVA capacity each as standby)	3176 kVA 4,000 kVA (4 x 750 + 2 x 500 KVA) (2 DG set of 750 kVA capacity each as standby)
Source of Power	Noida Power Corporation Limited (NPCL)	
Solid Waste Generation	1884.57 kg/day	2572.52 kg/day
Parking Facilities Required Proposed	875 ECS 877 ECS	875 ECS 917 ECS

6. Water Requirement details During Operational Phase for Total (EC ACCORDED + EXPANSION):

S. No.	Description	Area In m^2 (Total)	Total Occupancy	Rate of water demand (lpcd)	Total water requirement (KLD)
1.	Commercial Population Water Requirement				
1(a)	Staff (20 %)		18	30	0.54
2.	Residential 433.58			Water	
2(a)	General D.U.		3720	85	316

	Dwelling Units + Servant Unit Quarter		1176	86	101
2(b)	Staff		186	30	5.58
2(c)	Visitors		456	15	7
3.	Club Population Water Requirement				
3(a)	Staff		19	30	0.57
Total Domestic water requirement (1 + 2+ 3)					434.69 KLD
4.	Horticulture & Landscape development water requirement	7,562.053		6 l/m²/day	45
5.	DG set cooling *(6 hrs. operation period)* [(4 x 750) KVA + (2 x 500) KVA) OR 4000 KVA			0.9 l/hr/kva	21.6
Total Water Requirement (1 + 2 + 3 + 4+5)					501.29 say 501 KLD

7. Water and waste water management details are as follows:

LIKELY IMPACT	MANAGEMENT / MITIGATIVE MEASURES
A) DURING CONSTRUCTION PHASE	
1. Agency: Private water Tankers 2. Approx. Water Demand: 572 ML 3. Wastewater Generation: 5.4 KLD (@80% of domestic water requirement of construction workers)	1 The site drainage is planned in such a way that there is no accumulation of waste water within the project premises or in the vicinity of the site. 2 Mobile type sulabh shauchalayas to be provided for construction laborers.
B) DURING OPERATION PHASE	
1. Agency: GNIDA 2. Total Water Demand = 501 KLD Domestic water = 435 KLD Horticulture = 45 KLD 3. Waste water Generation = 374 KLD 4. STP Capacity = 450 KLD	1. STP of 20 % higher capacity is proposed to treat wastewater. 2. Treated sewage to be used for Horticulture & flushing. 3. Use of Water efficient fixtures to conserve water.

8. Solid waste management details are as follows:

Sl. No.	Particulars	EC accorded (kg/day)	Expansion	Total (EC accorded+ Expansion) (kg/day)
1.	Commercial	4.5	--	4.5
2.	Residential	1770	678	2448
3.	Staff	44.25	2.25	46.5
4.	Visitors	53.1	15.3	68.4
5.	Club	1.25	3.5	4.75
6.	Landscape Waste	0.37	--	0.37
	Total	1,884.57	687.95	2,572.52

9. The Project proposal falls under Category –8(a) of EIA Notification, 2006 (as amended). Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 05-08-2014 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting

held on 02-09-2014 decided to grant the Environmental Clearance to the project 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 comin 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. Ful impermeable pavements shall not be constructed. Construction of pavements around trees sh

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 for 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 confirming to energy conservation norms finalize by Bureau of Energy efficiency should be prepared incorporating details about building materials and technology, R & U Factors etc.
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 ad 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 habilitation 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

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
75. Project falling with in 10 km 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.

Specific Conditions

1. Compliance to the environmental clearance letter no. 1842/Parya/SEAC/1703/2012/AD (Sub) dated 12/10/2013 issued for the project should be submitted within a month duly executed and vetted from any QCI Accredited consultant.
2. Before starting the construction the plans should be approved by the competent authority.
3. Permission from the competent authority to drain out waste water to municipal drain shall be submitted
4. Undertaking shall be provided for installing modular STP along with details.
5. Installing online water quality monitoring devices with recycled water line along with flow measuring device.
6. Project falling with in 10 Km area of Wild Life Sanctuary is to obtain a clearance from National Board for Wild Life (NBWL) even if the eco-sensitive zone is not earmarked
7. Adequate green cover not less than 33% of the plotted area should be provided within the premises.
8. STP to be installed and treated water should be used for construction phase.
9. STP drawing design and cost estimate has to be submitted within 03 months from issuance of the Environmental Clearance
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. 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 to end users.
12. SWM organic converter drawing, design and cost estimate has to be submitted within 03 months from issuance of the Environmental Clearance
13. Approved site plan from authority to be submitted within 03 months from issuance of the Environmental Clearance
14. Landscape plan is to be submitted
15. Provision of reflecting paints on top floors.
16. Provide convenience shop in place of commercial complex.
17. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project profit shall be submitted (within the month) on need base assessment study in the study area. Income generating measures which can help in upliftment of weaker section of society consistent with the traditional skills of the people identified. The programme 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.
18. Isolated place for Municipal Solid Waste handling and the disposal shall be provided.
19. LEDs should be used in all common areas and corridors. Solar light is to be provided in the open areas with 50% of them may be with dual power.
20. Parking guideline as per Greater Noida authority should be followed.
21. All entry/exit point should be bell mouth shaped.
22. To discharge excess treated waste water into public drainage system permission from the competent authority to be taken prior to any discharge.
23. All internal roads should not be less than 9 m wide.

24. 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.
25. Height of the stack should be provided as discussed based on combined DG sets capacity and be 6mt higher than the tallest building.
26. Post project monitoring for air, water (surface+ ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines
27. Wheel wash arrangement is to be made at exit point during construction phase.
28. Crèche to be provided during the construction/operation phase.
29. Provision of separate room for senior citizen with proper amenities.
30. Parking for disabled persons should be explored.
31. Protection shall be provided on the windows of the high rise flats for security of residents.
32. Criteria/ norms provided by competent Authority regarding the seismic zone be followed for construction work.
33. Dual plumbing should be adopted.
34. 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.
35. The project proponent shall ensure that the project site does not attract/infringe any buffer zone of no activity identified/declared under law.
36. Ground water should not be extracted for the purpose of construction or otherwise, In case of default the Environmental Clearance will deem to be cancelled.
37. Sprinkler to be used for curing and quenching and ready mix concrete may be used for construction.
38. Cement Bags should be used for road making.
39. LIG & EWS housing to be provided as per Greater Noida bye- laws/letter of land allotment.
40. Possibilities of use of treated waste water for irrigation purposes should be explored.
41. No fresh water will be used for irrigation purpose. Fresh Water will only used for drinking, bathing and in swimming pool.
42. Any litigation pending in the Courts of Law it shall be binding on project proponent.
43. Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 11 of the National Environment Appellate Authority Act, 1997.

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 Greater Noida. 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.

(U. S. Yadav)
Member Secretary, SEIAA

No...../Parya/SEAC/2121/2013/AD(H) 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, Govt. of India, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
3. Chief Conservator, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. District Magistrate, Greater Noida.
5. The Member Secretary, U.P. Pollution Control Board, Gomti Nagar, Lucknow.
6. Copy to Web Master/ guard file.

(Dr. R.K. Sardana)
Secretary, SEAC/
Director (I/C), Environment