

State Level Environment Impact Assessment Authority, Uttar Pradesh

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.com

To,

Shri Rishi Raj,
Director,
M/s Northern Propmart Solutions Ltd,
Max Tower, L-12, C-001/A/1,
Sector- 16B, Noida, G.B. Nagar, U.P- 201301

Ref. No. 223/Parya/SEIAA/5605/2019

Date: 28/7/2020

Sub: Environmental Clearance for Proposed "Commercial Tower" at Plot No.-C3-C, Sector-129, Noida, Gautam Buddha Nagar, U.P. M/s Northern Propmart Solutions Ltd.

Dear Sir,

Please refer to your application/letters 14-03-2020, 05-06-2020 & 10-06-2020 addressed to the Chairman/Secretary, State Level Environment Impact Assessment Authority (SEIAA) and Director, Directorate of Environment Govt. of UP on the subject as above. The State Level Expert Appraisal Committee considered the matter in its meetings held on dated 10-06-2020 and SEIAA in its meeting dated 24-06-2020.

A presentation was made by the project proponent along with their consultant M/s Paramarsh Servicing Environment and Development. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The environmental clearance is sought for proposed "Commercial Tower" at Plot No.-C3-C, Sector-129, Noida, Gautam Buddha Nagar, U.P. M/s Northern Propmart Solutions Ltd.
2. This is category 8(a) project as built-up area of the project is 70,146.263.00 sqm and plot area of project site is 10527.00 sqm.
3. The proposed project envisages no change in land use as the area has been earmarked for "Commercial Land use" as per the Noida Master Plan 2021.
4. Salient features of the project:

1	Landuse	Commercial as per the Noida Master Plan 2021
2	Nearest Highway	Noida-Greater Noida Expressway- 150 m (NE)
	Nearest Railway	Ghaziabad Railway Station – 16.0 Km (NE)
	Nearest Aiorport	IGI Airport, Delhi – 26.0 km (NW)
3	Nearest railway station	Ghaziabad Railway Station – 16.0 Km (NE)
4	Road and Highway	NH-2 – 8.50 Km in SW direction, NH-91 – 15.0 km in North East direction Noida- Greater Noida Expressway - 150 m in North East direction, Dadri Main Rd – 2.76 Km in NE direction
5	Nearest town/city	Delhi State border Approx. 4.5 Km in West Direction from project site.
6	Nearest airport	IGI Airport, Delhi – 26.0 km (NW)
7	Topography	Flat Topography
8	National parks/wildlife sanctuaries/zoo/monuments	Okhla Bird Sanctuary- 8.10 Km (NW)
9	Seismicity	Seismic Zone-IV

5. Project Details:



S. No.	Items	Area
1	Plot Area	10527 m ²
2	Ground Coverage	Permissible : 4210.8 m ² (40 % of plot area) Proposed : 3594.67 m ²
3	F.A.R	Permissible : 42108 m ² @4 Additional FAR of 5% for GREEN : 2,105.4 m ² Total Permissible : 44,213.4 m ² Proposed : 44,204.18 m ²
4	Non FAR 15% Facility Area Parking Area	1086.29 m ² 6488.77 m ² 18367.01 m ²
5	Built up (FAR & Non FAR)	70,146.26 m ²
6	Open Area Green Area Trees (50% evergreen)	6932.32 m ² 1756.84 m ² (16.7% of Total Area) 72 (100 m ² of open area)
7	Maximum height	64.2 m (G+13 above road level)
8	Block detail	2B+ G+13 th Floors
9	Parking area	Required Parking : 1ECS@50 sqm of FAR = 884 ECS Provided Parking = 885 ECS
10	Fresh water demand	271 KLD from municipal line
11	STP Capacity	375 KLD for treatment of 309 KLD wastewater

5. The 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 10-06-2020 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held 24-06-2020 and decided to grant the Environmental Clearance for proposed project along with subject to the effective implementation of the following general & 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 confirming 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. Since the proposed project falls in Critically Polluted Areas (CPAs), Severely Polluted Areas (SPAs) the provision of the mechanism framed regarding compliance of Hon'ble NGT order in OA 1038/2018 dated 19-08-2019 by MoEF& CC, Govt. Of India vide letter dated 31-10-2019 shall be followed in letter and spirit.
2. All the additional condition for grant of Consent to Establish (CTE)/Consent to Operate (CTO) related to Pollution mitigation measures as prescribed in the office memorandum of MoEF&CC, Gol. dated 31.10.2019 and as deemed fit by UP Pollution Control Board in the consent orders shall be followed by Project Proponent.
3. The project proponent shall submit within the next 3 months the details of solar power plant and solar electrification details within the project.



4. The project proponent shall ensure to plant broad leave trees and their maintenance. The CPCB guidelines in this regard shall be followed.
5. 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. CER activities must not be less 2% of the project cost. The CER activities should be related to mitigation of Environmental Pollution and awareness for the same.
6. The project proponent shall submit within the next 3 months the details of estimated construction waste generated during the construction period and its management plan.
7. The project proponent shall submit within the next 3 months the details of segregation plan of MSW.
8. The project proponent shall ensure that waste water is properly treated in ETP and reused. As proposed treated waste water should be completely recycled /reused and ZLD should be achieved. Under no circumstances treated waste water shall be discharged to any drain/sewer line/ inland surface water/Nala etc.
9. The project proponent will ensure that proper dust control arrangements are made during construction and proper display board is installed at the site to inform the public the steps taken to control air pollution as per the Construction and Demolition Waste Management Rules.
10. The project proponent shall install micro solar power plants, toilets in nearby villages, public place or school from CER fund of the project for which E.C is granted in addition to and water harvesting pits and carbon sequestration parks / designed ecosystems.
11. The project proponent shall obtain the forest clearance and permission of Central and State Government as per law under the provisions of Forest (conservation) Act, 1980 before the start of work.
12. 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.
13. If the proposed project is situated in notified area of ground water extraction where creation of new wells for ground water extraction is not allowed, requirement of fresh water shall be met from alternate water sources other than ground water or legally valid source.
14. Anti-smog gun should be used during construction/operation phase.
15. Solar energy to be used as alternatively on the road and common places for illumination to save conventional energy as per ECBC Code.
16. Green area shall be compulsorily made available including the peripheral green area. Plantation of trees should be of indigenous species and may be as per the consultation of the Divisional Forest Officer.
17. The wastewater generated should be treated properly in a scientific manner i.e. domestic waste water to be treated in STP.
18. The height, Construction built up area of proposed construction shall be in accordance with the FAR norms of the competent authority & it should ensure the same along with survey number before approving layout plan & before commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
19. "Consent for Establishment" shall be obtained from UP Pollution Control Board.
20. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
21. Project proponent shall ensure completion of STP, MSW disposal facility, green area development prior to occupation of the buildings.
22. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2016.
23. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.



24. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
25. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State pollution Control Board/ Committee.
26. The project proponent shall obtain the necessary permission from the Central Ground Water Authority, in case of drawl of ground water / from the competent authority concerned in case of drawl of surface water required for the project.
27. The project proponent shall obtain authorization under the Hazardous and other Waste Management Rules, 2016 as amended from time to time.
28. Provision shall be made for the construction labour within the site with all necessary infrastructure and facilities such as mobile toilets, mobile STP, safe drinking water, medical health care, and First Aid Room etc.
29. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
30. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
31. Corporate Environmental Responsibility (CER) shall be prepared by the project proponent and the details of the various heads of expenditure to be submitted as per the guidelines provided in the recent CER notification No. 22-65/2017-IA.III dated 01/05/2018. A copy of the resolution of board of directors shall be submitted to the authority. A list of beneficiaries with their mobile nos./address should be submitted along with six monthly compliance reports.
32. No parking shall be allowed outside the project boundary.
33. Digging of the basement shall be undertaken in view of structural safety of adjacent buildings under information/consultation with the District Administration/Mining Department. All the topsoil excavated during construction activities should be stored for use in horticulture /landscape development within the project site. Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that the natural drainage system of the area is protected and improved.
34. The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipment etc. as per National Building Code including measures from lighting.
35. Disposal of muck during the construction phase should not create any adverse effect on the neighboring communities and be disposed of taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
36. The diesel generator sets to be used during the construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
37. Ambient noise levels should conform to standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during the construction phase. Adequate measures should be made to reduce ambient air and noise level during the construction phase, so as to conform to the stipulated standards by CPCB/UPPCB.
38. The green area design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for commercial area and pollution also reduced. The open spaces inside the plot should be landscaped and covered with grass and shrubs. Green area Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
39. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.



40. Pavements shall be so constructed as to allow infiltration of surface run-off of rainwater. Construction of pavements around trees should be able to facilitate suitable watering, aeration and nutrition to the tree.
41. Rooftop water in the rainy season is to be discharged into RWH pits for ground water recharging. Arrangement shall be made that wastewater and stormwater do not get mixed.
42. All the internal drains are to be covered till the disposal point.
43. This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any.
44. Reflecting paint should be used on the roof top and side walls of the building tower for cooling effect.

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.

The project proponent has to ensure that the proposed site is not a part of any no-development zone as required/prescribed/identified under law. In case of the violation this permission shall automatically be deemed to be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this Clearance shall automatically be deemed to be cancelled.

Further project proponent has to submit the regular 6 monthly compliance report regarding general & specific conditions as specified in the E.C. letter and comply the provision of EIA notification 2006 (as Amended).

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.



(Ashish Tiwari)
Member Secretary, SEIAA

No..... /Parya/SEAC/5605/2019

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. Additional Director, 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. Copy to Web Master/ guard file.

(Ashish Tiwari)
Member Secretary, SEIAA