

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

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To,

Mr. S.J. Raza,
Authorized Signatory,
M/s ATS Heights Pvt. Ltd,
Flat No. G-25, Ground Floor,
Block-C, Gaur global village,
Crossing Republic, Ghaziabad, U.P.

Ref. No. 279/...../Parya/SEAC/3615/2016

Date: 07 October, 2016

**Sub: Environmental Clearance for Group Housing Project at Plot No-A-01/A, Sector-124, Noida, U.P.
M/s ATS Heights Pvt. Ltd, Regarding.**

Dear Sir,

Please refer to your application/letters 08-02-2016, 08-04-2016, 06-05-2016, 15-07-2016, 18-07-2016, 12-08-2016 & 20-08-2016, 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 JM Enviro Net Pvt. Ltd in the SEAC meeting dated 20-08-2016.

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 Plot No-A-01/A, Sector-124, Noida, U.P. M/s ATS Heights Pvt. Ltd.
2. Salient features details of the project:

Particulars	Residential	Commercial	Total Entire project
Total Plot area	46340 sq. m (60% area under Commercial & 40 % area under Residential)		
Built-up area	165955.47 sqm	240021.76 sq. m	405977.23 sq. m [F.A.R (242095.0sq. m) + Area Under Services (37392.2 sq.m)+ Covered Parking/NON F.A.R.(126490.0sq. m)]
Ground coverage	Proposed: 5141.344 sqm	Proposed:11985.296 sqm	Permissible: 18536.00 sq. m (40.0%) Proposed: 17303.50 sq. m (37.3%) {176.829 sq.m. others + 17126.64 commercial /residential}
F.A.R.	Permissible: 97314.0 sq. m Proposed: 97273.3 sq. m	Permissible: 145971.0 sq. m Proposed: 144821.6 sq. m	Permissible: 243285.00sq. m (5.25%) Proposed: 242095.00 sq. m (5.22%)
Maximum Building height	204.30 Meters	130 meters	204.30 Meters
No. of floors &	2 Basement + Ground floor + Lobby + 46	2 Basement + Ground floor + 1st Floor + 4	2 Basement + Ground floor + Lobby + 46 upper floors + 2 Service Floor



basements	upper floors + 2 Service Floor	Podium + 25 Upper Floor	
No. of dwelling units	215 MDU	80 shops (on Ground floor & 1st Floor), plus Food court & offices	Main Dwelling Units – 215 in Residential & 80 shops (on Ground floor & 1st Floor), plus Food court & offices in Commercial
Parking facilities	Required - 1216 ECS Provided - 1565 ECS	Required - 2896 ECS Provided - 3426 ECS	Required Parking- 4112 ECS Provided Parking- 4991 ECS
Power requirement & source	3615 KVA	20591 KVA	Total – 24206 KVA (Source :- Local grid supply of Noida)
Power backup	3 D. G capacity of 3030 KVA (3X 1010 KVA)	10 D. G capacity of 19010 KVA (9 X 2000 KVA + 1 X 1010 KVA)	13 No of DG Sets capacity of 22040 KVA (9 X 2000 KVA + 4 X 1010 KVA)
Water requirement & source	Total Water 236 KLD Fresh Water : 127 KLD Recycled Water: 109 KLD	Total Water 1198 KLD Fresh Water : 738 KLD Recycled Water: 460 KLD	Total Water 1434 KLD Fresh Water : 865 KLD Recycled Water: 569 KLD Source: Ground Water, Municipal Water supply & Private Water Tankers Supply
Capacity of STP	200 KLD	500 KLD	Total Capacity 700 KLD
Solid wastes generation	Total solid waste 574 kg/day (Residential – 484 kg/day + Floating – 90 kg/day)	Total solid waste – 3019 kg/day	Total solid waste – 3593 kg/day (Residential – 484 kg/day + Floating – 3109 kg/day)
Estimated population	1433 Persons (Resident: 1075 Persons + Floating- 358 Persons)	12078 Persons	13511 Persons (Resident: 1075 Persons + Floating- 12436 Persons)
Green-area	Landscape Area – 15254 sq. m (32.91 % of total plot area)		

3. Parking details:

5. Parking details:

Parking Proposed				
Residential		Area for ECS Parking (in sq.m)	Area for Car parking (in sq.m)	No. of Parking Provided (ECS)
Basement (Upper)	1	19967.903	7487.500	599
Basement (Lower)	2	20290.285	8012.500	641
Open		4457.000	537.500	43
Total (Residential)				1283
Commercial				
Basement1 (Upper)		16991.654	7012.500	561
Basement (Lower)	2	16991.654	7225.000	578
Stilt 1		3726.000	787.500	63
Stilt 2		2603.000	1250.000	100
Open		7820.000	812.500	65
Podium 1		11527.533	4225.000	338
Podium 2		12097.450	4450.000	356



Podium 3	11901.778	4775.000	382
Podium 4	11901.778	4775.000	382
Total (Commercial)			2825
Total Parking Proposed			4108

4. Water calculation details:

S. No.	Particulars	Expected Population	Base of Calculation (lpcd)	Recycled Treated Water (KLD)		Fresh Water (KLD)		Total Water Consumption (KLD)
				Flushing	Others	Domestic	Others	
1.	Dwelling Units (215 DU)	1075 @ 5 persons/DU	135	48.37	-	96.75	-	145.12
2.	Visitors	108 @ 10% of the total population	45	3.24	-	1.62	-	4.86
3.	Community Building (4431 sq. m)	250 Person	45	7.50	-	3.75	-	11.25
4.	Commercial Tower	10980 Persons	45	329.40	-	164.70	-	494.10
5.	Visitors	1098 Persons	15	15.37	-	1.09	-	16.47
6.	Green Belt	-	-	-	52.00	-	-	52.00
7.	Soft Water for cooling (HVAC / DG)	-	-	-	-	-	660.00	660
8.	Swimming Pool	-	-	-	-	-	25.00	25.00
9.	Road Washing	-	-	-	25.00	-	-	25.00
Total		13511 Persons	-	403.88 say 404 KLD	77.00 KLD	267.89 say 268 KLD	685 KLD	1433.8 say 1434 KLD
				481 KLD		953 KLD		

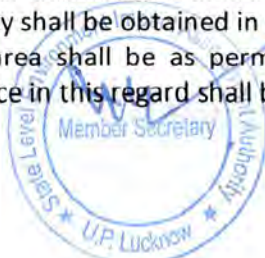
5. 12 nos. of rain water harvesting pits are proposed for the project.

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

Based on the recommendations of the State Level Expert Appraisal Committee Meeting (SEAC) held on 20/08/2016 the State Level Environment Impact Assessment Authority (SEIAA) in its Meeting held on 29/09/2016 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 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 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 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. Additional 36 nos. of excess parking is to be deleted and revised parking plan should be submitted.
2. Show location of Fire Hydrant in layout plan is to be submitted.
3. Evacuation route and alarming system plan is to be submitted.
4. Provision of parking should be restricted to ECS as required under Development Authority bye-laws.
5. Provision of setback on all sides should be made as per Development Authority bye-laws.
6. Copy of all NOCs from different Departments shall be obtained prior to start of construction.



7. Necessary planning for any anticipated expansion should be incorporated in present design in view of structural stability.
8. An underground water reservoir shall be planned within the premises for storage of rain water.
9. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2000 (as amended).
10. 15% area of the total plot area shall be compulsorily made available for the green belt development including the peripheral green belt.
11. Project falling within 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.
12. 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.
13. 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.
14. Dual plumbing should be adopted. Recycling of water as proposed shall be undertaken with regular testing and monitoring of treated water.
15. 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.
16. Total cost of the project is Rs. 75.9 Crore. Corporate Social Responsibility (CSR) plan along with budgetary provision amounting to minimum 2% of the project cost shall be prepared phase wise 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.
17. LEDs should be used in all common areas and corridors. 100% solar lighting is to be provided in the open areas/ stairs cases.
18. All entry/exit point should be bell mouth shaped.
19. To discharge excess treated waste water into public drainage system, permission from the competent authority to be taken prior to any discharge.
20. 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.
21. Height of the stack should be provided based on combined DG sets capacity and be 6mt higher than the tallest building.
22. Post project monitoring for air, water (surface + ground), Stack noise of D.G. sets, STP to be carried out as CPCB Guidelines.
23. Crèche to be provided during the construction/operation phase.
24. LIG & EWS housing to be provided as per U.P. Govt. Orders and building bye laws.
25. Provision of separate room for senior citizen with proper amenities shall be made.
26. Protection shall be provided on the windows of the high rise flats for security of residents.
27. 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.
28. The project proponent shall ensure that the project site does not attract/infringe any buffer zone of no activity identified/declared under law.
29. For any extraction of ground water, prior permission from CGWB shall be taken.
30. Sprinkler to be used for curing and quenching and ready mix concrete may be used for construction.
31. 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.



32. 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. 279 /Parya/SEAC/3615/2016

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, G.B.Nagar.
7. Copy to Web Master/ guard file.

(S.C. Yadav)
Member Secretary, SEiAA