

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

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To,

Mr. Gaurav Garg,
Director,
M/s Ratan Buildtech (P) Ltd.
A-128, Sector- 163,
Noida, G.B. Nagar, 201301.

Ref. No. 1600/Parya/SEAC/1565/2012/AD(H)

Date: 08 October, 2013

Sub: Environmental Clearance for Group Housing "Ratan Pluto", Plot No-GH-01 D, Sector 16, Greater NOIDA M/s Ratan Buildtech (P) Ltd. -Regarding.

Dear Sir,

Please refer to your letter dated 02-04-2013, 02-06-2013 & 25-08-2013, addressed to the Secretary, SEAC and Directorate of Environment Govt. of UP on the subject as above. A presentation was made a by Project proponent along with in the State Level Expert Appraisal Committee (SEAC) meeting dated 06-09-2013.

The Project proponent, through documents (submitted to SEAC) and presentation made by the consultant M/s Eco Pro Engineers Pvt. Ltd. during meeting, has informed to the SEAC that:-

1. The Environmental Clearance is sought for Group Housing "Ratan Pluto", Plot No-GH-01 D, Sector 16, Greater NOIDA M/s Ratan Buildtech (P) Ltd through letter dated 02-4-2013.
2. The Project proposal falls under category -8a of EIA Notification, 2006 (as amended).
3. The revised proposal was submitted through letter dated 02-6-2013 and the Salient features of the project proposal were as follows :-

Parameter	Earlier Submitted	Revised Information
Name of the Project	Proposed Group Housing, Ratan Pluto	Proposed Group Housing, Ratan Pearls
Location	GH-01D, Sector 16, Greater Noida West	GH-01D, Sector 16, Greater Noida West
Objective	Residential Complex	Residential Complex
Address for Communication	Ratan Buildtech Pvt. Ltd. A-128, Sector 63, Noida Gautam Budha Nagar Uttar Pradesh	Ratan Buildtech Pvt. Ltd. A-128, Sector 63, Noida Gautam Budha Nagar Uttar Pradesh
Expected Cost of Project	Rs. 490 Crore	Rs. 90 Crore
Date of commencement of work	Yet to commence	Yet to commence
Date of completion of work	Two and half years after commencement	Two and half years after commencement
Expected number of Apartments	750	450
No. of Person	3375	2025
Total Plot area	16863 m ²	16863 m ²
Built up Area	90000 m ²	60293.59 m ²
Green Area	6000 m ² (approx. 36% of plot area) with 130 trees	7168.42 m ² (approx. 40% of plot area) with 252 trees
Parking Provided	Cars + two-wheelers + bicycles	763 Cars + two-wheelers + bicycles

Total Water Requirement	338 KLD	204 KLD
Domestic		
Irrigation	319 KLD	191 KLD
Filter Backwash	06 KLD	07 KLD
Water Body	08 KLD	06 KLD
	05 KLD	Nil
Freshwater Requirement	218 KLD	134 KLD
Source of Water	Greater Noida Piped water supply; Borewells for emergency use	Greater Noida Piped water supply; Borewells for emergency use
Wastewater Generation	287 KLD	172 KLD
STP Capacity	325 KLD	185 KLD
Treated Wastewater	270 KLD	165 KLD
Reuse of Treated Wastewater	106 KLD in flushing; 6 KLD in irrigation; 8 KLD for Filter Backwash	57 KLD in flushing; 7 KLD in irrigation; 6 KLD for Filter Backwash
Wastewater discharge in Sewerage System	150 KLD	95 KLD
Solid Waste generated	Approx. 1520 Kg/day	Approx. 1000 Kg/day
Solid Waste Management	It will be segregated into biodegradable, recyclable and others components and disposal will be ensured into municipal bins. Separate bins for biodegradable waste and recyclable waste will be provided.	It will be segregated into biodegradable, recyclable and others components and disposal will be ensured into municipal bins. Separate bins for biodegradable waste and recyclable waste will be provided.
Rainwater Harvesting	Terrace area = 3500 m² (approx.) Open area = 12000 m² (approx) Avg. rainfall = 650 mm/year Hourly rainfall = 60 mm/hour (15 mm/15 m) Runoff Coefficient = 0.8 (terrace) 0.3 (open area) Avg. rainwater collection per 15 minute during peak rainfall = Terrace = 3500 X 0.8 X 0.015 = 42 m³/15 m Open area = 12000 X 0.3 X 0.015 = 54 m³/15 m Total = 96 m³/15 m	Terrace area = 3000 m² (approx.) Open area = 13000 m² (approx) Avg. rainfall = 650 mm/year Hourly rainfall = 60 mm/hour (15 mm/15 m) Runoff Coefficient = 0.8 (terrace) 0.3 (open area) Avg. rainwater collection per 15 minute during peak rainfall = Terrace = 3000 X 0.8 X 0.015 = 36 m³/15 m Open area = 13000 X 0.3 X 0.015 = 58 m³/15 m Total = 94 m³/15 m
No. of Harvesting Wells	4	2
Total Electrical Requirement	4950 kw	4950 kw
DG Sets	1 X 250 KVA; 3 X 1010 KVA	1 X 250 KVA; 3 X 1010 KVA
Use of Solar energy	Solar lighting for common areas and solar water heaters	Solar lighting for common areas and solar water heaters
Soil Excavation	Total – 64000 m³ Top Soil – 12800 m³ Landscaping + roads – 15000 m³ External Development – 36200 m³	Total – 84000 m³ Top Soil – 12000 m³ Landscaping + roads – 40000 m³ External Development – 32000 m³
CSR Activity	5% of total project cost Education, health care and village development	5% of total project cost Education, health care and village development

Based on the recommendations of the State Level Expert Appraisal Committee Meeting held on 06-09-2013 the State Level Environment Impact Assessment Authority in its Meeting held on 03-10-2013 decided to grant the Environmental Clearance to the project subject to the effective implementation of the following general and specific conditions:-

a. 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. 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.
35. 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).
36. 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.
37. 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.
38. 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.
39. 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.
40. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
41. High rise buildings should obtain clearance from aviation department of concerned authority.
42. 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.
43. 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.
44. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
45. 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.
46. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.

47. 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.
48. 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.
49. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
50. 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.
51. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
52. 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.
53. 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.
54. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
55. 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.
56. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
57. 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.
58. E-Waste Management should be done as per MoEF guidelines.
59. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.
60. The use of suitably processed plastic waste in the construction of roads should be considered.
61. Displaced persons shall be suitably rehabilitated as per prescribed norms.
62. Dispensary for first aid shall be provided.
63. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
64. Diesel generating set stacks should be monitored for CO and HC.
65. 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.
66. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
67. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
68. An energy audit should be annually carried out during the operational phase and submitted to the authority.
69. 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.
70. Appropriate safety measures should be made for accidental fire.
71. Smoke meters should be installed as warning measures for accidental fires.

b. Specific Conditions:

1. Sprinkler to be used for curing and quenching during construction phase. No ground water to be used during construction and operation phase.
2. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within three 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.

3. Use of LEDs should be explored in place of CFL. Solar light is to be provided in the common areas with 50% of them may be with dual power.
 4. All internal and peripheral roads should be minimum 9 m. wide and all entry & exit should be bell mouth shaped.
 5. Green belt should be developed as per CPCB norms. 50% Evergreen Tree (that remains green for most part of the year and sheds leave slowly throughout the year having height more than 2.0 m, with a well distinguished trunk) should be part of the green belt.
 6. The minimum height of plantation of sapling should be 3.6 m at the time of occupancy.
 7. STP to be constructed during construction phase. 100% waste water is to be treated in STP confirming to prescribe standards of receiving body or designated use. Monitoring of STP to be done weekly till its stabilizations then monthly. The excess treated waste water after in-house use may be given to nearby builders for construction or discharge into public drainage system/drains after permission from the competent authority.
 8. Motion sensor based lights to be provided in parking areas, corridors, passages, aisles, stairways.
 9. Photoelectric lighting should be provided on all the open areas/roads.
 10. Wheel wash arrangement is to be made at exit point during construction phase.
 11. 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. RWH pits shall be relocated towards wider open area for effective water harvesting.
 12. Dedicated guest parking at surface should be provided.
 13. Management of manure generated from STP/organic waste shall be adequately undertaken.
 14. Stack Height should be calculated based on combined Gen-sets capacity and shall be higher than the tallest building in the project.
 15. The top soil generated during basement construction will be properly preserved and used for plantation and green area development.
 16. The total excavated soil will be completely utilized at project site for leveling and back filling or landscaping. In case of surplus excavated soil its management in eco-friendly manner be drawn and submitted within three (3) months.
 17. Crèche to be provided during the construction and operation phase.
 18. Provision of separate dedicated room to be made for senior citizen commensurate with proper amenities (TV, music system, indoor games etc.) for end user in and around the club house.
 19. E-waste shall be managed as per e-waste notification. Temporary storage at secure place be made till it is given to recycler approved by CPCB.
 20. Temporary storage for MSW shall be provided at least for two days in remote area away from habitants in a manner to avoid generation of foul smell.
 21. 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.
 22. Post project monitoring for air, water (surface+ ground), Stack (including CO and HC) Noise of D.G. sets, STP to be carried out as CPCB Guidelines.
 23. Adequate Ventilation arrangement for the basement shall be provided along with installation of CO Monitors.
 24. The basement should be constructed in consultation with CGWB to avoid infringement of water table.
 25. 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.
 26. Digging of basement shall be undertaken in view of structural safety of adjacent buildings under information/consultation with District Administration/Mining Department.
- No construction 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.


(J. S. Yadav)

Member Secretary, SEIAA

Dated: As above

No...../Parya/SEAC/1565/2013/AD(H)

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, G.B.Nagar.
5. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.
6. Deputy Director, Regional office, Meerut, Directorate of Environment.
7. Copy to Web Master/ guard file.


(O. P. Varma)
Secretary, SEAC/
Director (I/C), Environment