

Minutes of 298th SEAC Meeting Date 25/11/2016

The 298th meeting of SEAC was held in Directorate of Environment, U.P. on 25/11/2016. Following members were present in the meeting along with Secretary, SEAC:

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| 1. | Dr. M. S. Khan, | Chairman |
| 2. | Dr. S.N. Singh, | Member |
| 3. | Shri S.C. Bramhchari | Member |
| 4. | Dr. D. C. Gupta, | Member |
| 5. | Shri Ashish Tiwari | Secretary, SEAC /
Director (I/C), Environment |

The Chairman welcomed the members to the 298th SEAC meeting.

The Members of SEAC unanimously took following decisions on the agenda points discussed:

1. “Sports City – Group Housing & Villas Project” Located at SC-02-B, Sector-27, Greater Noida. Mr.Sh.Aura Mittal. File No. 3757/

The committee noted that an application dated 30/08/2016 was made by the project proponent for environmental clearance of “Sports City – Group Housing & Villas Project” Located at SC-02-B, Sector-27, Greater Noida, U.P. M/s Aura Buildwell Pvt. Ltd.

A presentation was made by Shri Rampal Singh, representative of project proponent along with their consultant M/s ENVIRTA Sustainable Solutions India Pvt. Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The environmental clearance is sought for “Sports City – Group Housing & Villas Project” Located at SC-02-B, Sector-27, Greater Noida, U.P. M/s Aura Buildwell Pvt. Ltd.
2. Salient feature details of the project:

S. No.	Description	Details (Plot 02 B)
1.	Location	SC – 02B, Sector – 27, Greater Noida, Uttar Pradesh
2.	Geographical coordinates of the Project Site	Latitude: 28°32’5”N Longitude: 77°29’43”E
3.	Plot Area	96,117.18 m ² (23.75 acres)
4.	Estimated Population	6,439 (Fixed + Floating)
5.	Built-up Area	1,97,625.915 m ²
6.	Solid Waste Generated	2,559.42 kg/day
7.	Electricity load	4,090 kVA provided by State Electricity Board 100 % Power Back up 2,500 kVA x 2 and 600 kVA x 02
8.	No. of RWH pits	16 Pits
9.	Water Requirement	Total water Demand – 911 KLD
10.	Source of water	STP Treated Water + Municipal Water supply

3. Area details of the project:

S. No	PARTICULARS		F.A.R. %	SQ.MTR./NOS.
1	Total Plot Area			96,117.18
	A	Permissible F.A.R For Housing = 96117.18 X 1.5 = 144175.77	1.5	1,44,175.77
	B	Additional F.A.R For Green Building	5% Of Permissible F.A.R	7,208.788

		= 5% OF 144175.77	
	Total Permissible F.A.R = A + B		1,51,384.558
2	Permissible 15% F.A.R. For Facility Of Total Main F.A.R Area,	15%	21,626.36
3	Permissible Ground Coverage 96117.18 Sq.m. @ 30%	30%	28,835.15
	Proposed Total Ground Coverage (@ 17.54%)		16,864.28
4	Permissible F.A.R For Commercial = 1992.34 X 1.5 = 2883.515 Sq.Mt		2,883.515
	Proposed Commercial F.A.R Area Details		2,826.861
5	Total F.A.R. Achieved		1,48,055.168
6	Total Achieved Area For Basement		35578.78
7	Achieved For Facility		9836.701
9	Required Landscape Area Landscape Area = 50% Of Open Area = 50% Of (96117.18 - 28835.15)	Required	33,641.015
10	Proposed Landscape Area.		35,135.5
11	Total Built-Up Area		1,97,625.915
	A Total F.A.R. Area		1,48,055.168
	B Total Basement Area		35,578.78
	C Total Facility Area In 15%		9,836.701
	D Total Stilt Area		4,155.266
	Total (A + B + C + D)		1,97,625.915

4. Built up area breakup details:

S.No	Particulars	Area (in sq.m.)	Percentage (%)
1	Plot area	96117.18	100
2	Ground Coverage	16864.28	17.54
3	Landscape Area	35135.5	36.55
4	Open Parking Area	8236.767	8.57
5	Paved Area/Road Area for vehicular movement	35880.633	37.34

5. Proposed tower details:

S.No	Tower	Height	Dwelling Units
1	Tower 1	S + 20	238
2	Tower 2	S + 20	238
3	Tower 3	S + 22	176
4	Tower 4	S + 22	88
5	Tower 5	S + 22	176
6	Tower 8	S + 20	80
7	Tower 9	S + 20	80
8	Star Villas	G + 2	76

6. The project proposals are covered under category 8(b) of EIA Notification, 2006.

The committee discussed the matter and recommended following TORs and general guidelines for conducting EIA studies:

Additional TORs:

1. All approved drawings/maps alongwith all approved services plans.
2. NOC from Airport Authority of India.
3. Physical features within 30 m of the project sites with their ownership.
4. Green building certificate to be submitted as suggested during presentation.
5. Plan for community hall as per bye-laws.
6. DM water plant proposal.
7. Provision of 100% solar lighting along the road side, stair cases, common places.
8. Revised water balance plan according to the 86 lpcd instead to 125 lpcd as proposed.
9. Baseline data to be taken from December, 2016 to January, 2017, location of sites and name of authorized lab should also be given.
10. 100% power backup is to be proposed instead of 70 %.

11. Rain water harvesting pits, only for roof top, is to be reduced to 07 instead of 10 proposed.
12. Separate kutchha tank is to be proposed for rain water harvesting during rainy season.
13. Two entries points/exits from both side is to be proposes.
14. Water requirement @86 LPCD instead of 135 LPCD.
15. Solid waste disposal site to be marked on map.
16. Parking plan is to be submitted.
17. Location of STP and MSW provision to be shown on map.
18. Master plan of the area showing proposed project. Permissible uses of the proposed site as per zoning regulation.
19. Allotment letter from concerned development authority.
20. Structural design certificate signed by architect and vetting authority should be submitted.
All structural design drawings should be signed by architect and counter signed by vetting authority.
21. A site plan showing the project site and its surroundings with physical features and topographical details, such as land use, contours and drainage pattern, along with photographs of the site from all four sides, should be included in the background information.
22. Section of all internal roads as proposed along R/W and C /W as well dimension is to be to map.
23. Complete details of facilities to be developed by the project proponent i.e. for which environment clearance is sought.
24. Area details showing proposed uses as residential, commercial, parks, parking, roads, other services, facilities of the project also in percentage. FAR and Non FAR area should be clearly mention
25. Details of landscape plan with park furniture.
26. Plan for no of trees, one tree per 80 sq.mt. of area.
27. Use of reflecting paints on roof top and side walls.
28. Details of rain water harvesting are to be given.
29. Hydro-geological investigations be carried out and obtain permission from Central Ground Water Authority for withdrawal of ground water.
30. Water requirement and water management plan alongwith necessary permissions for discharge. STP details. The project is proposed as zero liquid discharge. Complete proposal and various treated water uses as recycled should be mentioned.
31. 10% EWS/LIG housing provision shall be made as per Development Authority bye-laws.
32. Examine in detail the proposed site with reference to impact on infrastructure covering water supply, storm water drainage, sewerage, power, etc., and the disposal of treated/raw wastes from the complex on land/water body and into sewerage system.
33. Consider soil characteristics and permeability for rainwater harvesting proposals, should be made to prevent ground water contamination. Maximize use of treated water by recycling and utilization of rainwater.
34. Make provision for safety against failure in the operation of wastewater treatment facilities. Identify acceptable outfall for treated effluent.
35. Details of green belt as a measure for mitigation of dust and noise and buffer between habitation and proposed project.
36. Landscape plan, green belts and open spaces may be described separately.
37. Study the existing flora and fauna of the area and the impact of the project on them.

38. Examine existing crèche, education, health facilities, police, post Office, Banks and other services and make adequate provisions in the proposal.
39. Assess soil erosion in view of the soil characteristics, topography and rainfall pattern.
40. Application of renewable energy/alternate energy, such as solar and wind energy may be described including solar water heating in the guidelines for entrepreneurs.
41. Consider solid wastes, including e-waste in addition to other solid wastes and their disposal.
42. Identification of recyclable wastes and waste utilization arrangements may be made.
43. Explore possibility of generating biogas from biodegradable wastes.
44. Arrangements for hazardous waste management may be described as also the common facilities for waste collection, treatment, recycling and disposal of all effluent, emission and refuse including MSW, biomedical and hazardous wastes. Special attention should be made with respect to bird menace.
45. All community facilities is to be proposed as per norms and is to be submitted.
46. Provisions made for safety in storage of materials, products and wastes may be described.
47. Disaster management plan should be prepared.
48. Traffic management plan including parking and loading/unloading areas may be described. Traffic survey should be carried out both on weekdays and weekend.
49. Parking provision is to be made for higher ECS worked out either as per state bye-laws or construction manual of the MoEF.
50. Exclusive Parking area in the basement (excluding other facilities) and surface is to be clearly mentioned.
51. Use of local building materials should be described.
52. Consider provision of DG Flue Gas emissions to be treated in a scrubber. Stack details with provisos of sampling port for monitoring be described.
53. Work out MGLC for the combined capacity of DG sets.
54. Provide for conservation of resources, energy efficiency and use of renewable sources of energy in the light of ECBC code.
55. Application of resettlement and rehabilitation policy may be described. Project affected persons should be identified and rehabilitation and resettlement plan should be prepared.
56. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan.
57. Total cost of the project is Rs. 437.0 cr. Corporate Social Responsibility (CSR) plan along with budgetary provision amounting to 2% (Rs. 87.40 cr.) of project cost shall be prepared and approved by Board of Directors of the company. A copy of resolution as above shall be submitted to the authority alongwith list of beneficiaries with their mobile nos./address.
58. Details of all internal and peripheral roads width.
59. Source and quantity of required water during construction and management of generated waste water.
60. 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.
61. Declare/submit the running cost of STP and other environmental management services (e.g., Municipal Solid Waste Disposal, Green belt Maintenance, Water Management etc.) in the proposals which are to be including in the allotment letters.
62. The proponent will submit the schedule of monitoring/data collection programme to the Office of Directorate, Member Secretary, UP Pollution Control Board and District Magistrate of related District.

General Guidelines:

- a. A legal affidavit by the Project proponent on Rs. 100/- non-judicial Stamp Paper, duly attested by Public Notary, stating that:
 - I. "There is no litigation pending against the project and/or land in which the project is proposed to be set up (please give name & ownership etc. of the project) and that for any such litigation what so ever, the sole responsibility will be borne by the Project proponent."
 - II. "No activity relating to this project (i.e. name of the project) including civil construction has been undertaken at site except fencing of the site to protect it from getting encroached and construction of temporary shed(s) for the guard(s). (if fencing has not been done, then the same may be deleted).
 - III. "I/We hereby give undertaking that the data and information given in the application, enclosures and other documents are true to the best of my knowledge and belief and I/We am/are aware that if any part of the data and information submitted is found to be false or misleading at any stage, the project will be rejected and clearance given, if any to the Project will be revoked at our risk and cost."
 - IV. Project does not fall under any buffer zone of no-development as declared /identified under any law.
- b. Another legal affidavit by the consultant stating "(a) that the prescribed TORs have been complied with (to be deleted if not applicable) & (b) that details and the data presented are factually correct", as per MoEF circular dated 04.08.2009 is also to be submitted along with EIA.
- c. Current, site photographs viewing towards the project area from four directions indicating date of photograph taken, direction from which taken, name of the project, and signature of Project proponent along with consultant with seal should be submitted, so as to ensure that no construction has been started before the grant of EC.
- d. EIA should strictly follow the guidelines prescribed in annexure-III to the EIA notification of 2006 and the Methods of Monitoring and analysis (Annexure-IV): Guidance for assessment of representativeness and reliability of baseline environmental attributes detailed under EIA manual January, 2001 and other guidelines in the matter.
- e. The status of accreditation of the EIA consultant with NABET/QCI shall be specifically mentioned. The consultant shall certify that his accreditation is for the sector for which this EIA is prepared.
- f. On the front page of EIA/EMP reports, the name of the consultant/consultancy firm along with their complete details including their accreditation, if any shall be indicated.
- g. While submitting the EIA/EMP reports, the name of the experts associated with/involved in the preparation of these reports and the Name of laboratory through which the samples have been got analysed should be stated in the report. It shall clearly be indicated whether said laboratory is accredited by NABL or approved under the Environment (Protection) Act, 1986 (Please refer MoEF office memorandum dated 4th August, 2009). The name project leader of the EIA study shall also be mentioned.
- h. The EIA document shall be printed on both sides, as far as possible.

The Information's no (a I , II, III & c) asked under the general guidelines is to be submitted within 15 days from the date of receipt of the letter and remaining of the information's is to be submitted along with the EIA.

- **Discussion on letter from M/s Sun City Hi-tech Infrastructures Pvt. Ltd., New Delhi regarding amendment in EC letter no. 150/Parya/SEAC/1047/2011/TA(M) dated 30/06/2016 issued for Group Housing Project "Sun Green Tech City", Ghaziabad.**

The office informed the committee that:

1. The SEIAA has issued environmental clearance for Group Housing Project "Sun Green Tech City", Ghaziabad through letter no. 150/Parya/SEAC/1047/2011/TA(M) dated 30/06/2016.
2. The project proponent through letter, which was received on 22/07/2016, requested the SEIAA for corrigendum in environmental clearance letter dated 30/06/2016 as the facilitates of the project have not been mentioned in the EC letter.
3. The SEIAA discussed the matter in its meeting dated 18/07/2016 and referred the matter to SEAC for making amendments in SEAC minutes.
4. The SEAC, in its meeting dated 19/08/2016, discussed the matter in continuation to the directions of SEIAA and directed the proponent to communicate project details to all the committee members alongwith present status of the construction. The project proponent through his letter received on 08/11/2016 communicated to Chairman, SEIAA that they have circulated all the documents to SEAC members on 03/10/2016. The proponent, through attached chronology of project proposal details, submitted that construction of the project is not yet started. The Chairman, SEIAA directed to send the matter to committee.

In above background, the committee members discussed and observed that they have not received the project details to the best of their knowledge, however, they will check it again and directed that the matter should be schedule in next meeting for discussion alongwith a note on the matter from the office.

- **Discussion on pending projects in which queries made by SEAC/SEIAA have not been replied by the proponent for more than 03 months**

The office submitted a list regarding the pending proposals in which queries made by SEAC/SEIAA have not been replied by the proponent for more than 03 months. The committee discussed the list and observed that this issue was discussed in joint meeting of SEIAA and SEAC. Minutes of the same has not yet been issued. The list of pending projects (where replies to the queries of SEAC/SEIAA have not been presented by the proponent more than 03 months) should be put up after release of the minutes, so that necessary action as per decision in the meeting can be taken.

(Dr. M. S. Khan)
Chairman, SEAC, UP

(Dr. S. N. Singh)
Member, SEAC, UP

(Shri S.C. Bramhchari)
Member, SEAC, UP

(Dr. D. C. Gupta)
Member, SEAC, UP

(Shri Ashish Tiwari)
**Secretary, SEAC, UP/
Director, Environment**