
The committee noted that an undated application received on 14/10/2016 was made by the project proponent for environmental clearance of "Integrated Industrial Township" Village-Ajayabpur, Rithori, Tehsil- Dadri, G.B. Nagar, U.P., M/s Greater Noida Industrial Development Authority.

A presentation was made by Shri Deepali Bakshi, representative of project proponent along with their consultant M/s TATA Consulting Engineers Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The environmental clearance is sought for "Integrated Industrial Township" Village-Ajayabpur, Rithori, Tehsil- Dadri, G.B. Nagar, U.P., M/s Greater Noida Industrial Development Authority.
2. Residential provided in the form of Group Housing targeting HIG, MIG and LIG. EWS housing also planned for.
3. Proposed industry to be housed in future - IT/ ITES Logistics, Hi-Tech Industry, Bio-Tech Industry, R&D. 50.78 % of the total earmarked as non-polluting, non-obnoxious industries.
4. The project comprises of Institutional Hub, Residential, Commercial, Recreational/ Sports Facilities, Transportation/ Communication Facilities, Parking etc.
5. The site is located at a road distance of 11 km from Pari Chowk, Greater Noida.
6. The site is also in proximity to other major proposed landmark developments of the region such as the integrated transit facility at Boraki (approx. 4km) and the multi modal logistics hub near Dadri (approx. 6km) that is likely to improve both the passenger and logistics connectivity/movement to this industrial township.
7. Smart Facilities: 24x 7 distribution system of water, ICT in the form of Command and Control Centres, Wi-Fi at all public places, Solar-powered LED street lighting etc.
8. Supervisory control and data acquisition (SCADA) system to be adopted for remote monitoring and control.
9. Urban design accommodates public transport routes. Mixed use district and neighbourhood centres are included.
10. Project highlights:
   - Plot Area: 302.63 Ha
   - Total Footprint: 224.22 Ha. (74% of Total Area)
   - Built-up area (In consideration with FAR): 677.17 Ha (about 67,71,700 Sq. m.)
   - Project EIA category: 8(b) (Township and Area Development Project).
   - Land Acquisition is 100% complete
   - Project Investment –approx 1111 cr.
   - Fully developed system of Solid Waste Management.
   - The concept of Zero Discharge by reusing treated waste
   - Utility Duct is separately planned underground in ROW, which shall avoid digging of roads in future.
   - Street network planning and block size and orientation promote walkability.
   - Boundary walls of 14 Kms around the Township hence a gated safe community.
11. Land use details:
12. Water Requirement:
   - Potable water: ~ 9 MLD
   - Treated Recycled water: ~ 14 MLD

13. Water Source:
   - Potable water Supply: By GNIDA from 210 MLD Water Treatment plant at Palla Village which comes under 85 cusec Ganga water scheme up to the project boundary.
   - Treated recycled water: Supply by GNIDA from existing/ under construction 72 MLD STP (GNIDA STP outside the project area).

14. Electrical Power
   - 182 MVA from Nearest Substation
   - 400/220 kV UPPTCL Existing Pali Substation (Present capacity of 1415 MVA) (7-8km away from IIT Site)
   - 400/220 kV Chholas (Sikandrabad) Substation which is under construction (13-14km away from IIT Site)

15. Solid waste generation details:

<table>
<thead>
<tr>
<th>Sl. No.</th>
<th>Type of Waste</th>
<th>Estmd. Solid waste Generation (SWG) TPD</th>
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<tbody>
<tr>
<td>1.</td>
<td>Biodegradable/ Compostable Waste</td>
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<tr>
<td>2.</td>
<td>Recyclable Waste</td>
<td>12</td>
</tr>
<tr>
<td>3.</td>
<td>Non-Biodegradable Waste</td>
<td>21</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>59</strong></td>
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</tbody>
</table>

16. 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. Clarification regarding total land area & project area shall be submitted.
2. Proposal for at least 33% organized green space in plan to be submitted/increase in green belt should be proposed.
3. Separate environmental clearance to be taken by any individual unit having built up area more than 20,000 sqm as per the provisions of EIA Notification, 2006 (as amended).
4. Ambient Air Quality Monitoring data of December, 2016 as discussed during the meeting should be submitted.
5. Location of storm water drainage to be shown in the map. Permission from competent authority to be taken and submitted for the disposal of excess water into nearby irrigation channel.
6. Master plan of the area showing proposed project. Permissible uses of the proposed site as per zoning regulation. All facilities for Master Plan level is to be provided.

7. Land Allotment letter from concerned development authority.

8. All approved drawings/maps along with all approved services plans.

9. 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.

10. 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.

11. Physical features within 30 m of the project sites with their ownership.

12. Section of all internal roads as proposed along R/W and C/W as well dimension is to be map.

13. Complete details of facilities to be developed by the project proponent i.e. for which environment clearance is sought.

14. 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.

15. Water harvesting, kucha tank to be proposed as per slope direction.

16. Provision of solar energy 20% of the total power requirement to be submitted.

17. Details of landscape plan with park furniture.

18. Plan for no of trees, one tree per 80 sq.mt. of area.

19. Use of reflecting paints on roof top and side walls.

20. Details of rain water harvesting are to be given.

21. Provision of 100% solar lighting along the road side, stair cases, common places.

22. Hydro-geological investigations be carried out and obtain permission from Central Ground Water Authority for withdrawal of ground water.

23. Water requirement and water management plan along with 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.

24. 10% EWS/LIG housing provision shall be made as per Development Authority bye-laws.

25. 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.

26. 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.

27. Make provision for safety against failure in the operation of wastewater treatment facilities. Identify acceptable outfall for treated effluent.

28. Details of green belt as a measure for mitigation of dust and noise and buffer between habitation and proposed project.

29. Landscape plan, green belts and open spaces may be described separately.

30. Study the existing flora and fauna of the area and the impact of the project on them.

31. Examine existing crèche, education, health facilities, police, post Office, Banks and other services and make adequate provisions in the proposal.
32. Assess soil erosion in view of the soil characteristics, topography and rainfall pattern.
33. Application of renewable energy/alternate energy, such as solar and wind energy may be described including solar water heating in the guidelines for entrepreneurs.
34. Consider solid wastes, including e-waste in addition to other solid wastes and their disposal.
35. Identification of recyclable wastes and waste utilization arrangements may be made.
36. Explore possibility of generating biogas from biodegradable wastes.
37. 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.
38. All community facilities is to be proposed as per norms and is to be submitted.
39. Provisions made for safety in storage of materials, products and wastes may be described.
40. Disaster management plan should be prepared.
41. Traffic management plan including parking and loading/unloading areas may be described.
   Traffic survey should be carried out both on weekdays and weekend.
42. Parking provision is to be made for higher ECS worked out either as per state bye-laws or construction manual of the MoEF.
43. Exclusive Parking area in the basement (excluding other facilities) and surface is to be clearly mentioned.
44. Use of local building materials should be described.
45. Consider provision of DG Flue Gas emissions to be treated in a scrubber. Stack details with provisos of sampling port for monitoring be described.
46. Work out MGLC for the combined capacity of DG sets.
47. Provide for conservation of resources, energy efficiency and use of renewable sources of energy in the light of ECBC code.
48. Application of resettlement and rehabilitation policy may be described. Project affected persons should be identified and rehabilitation and resettlement plan should be prepared.
49. Examine separately the details for construction and operation phases both for Environmental Management Plan and Environmental Monitoring Plan.
50. Total cost of the project is Rs. 1100.0 Cr. Corporate Social Responsibility (CSR) plan along with budgetary provision amounting to 2% of project cost (Rs. 22 Cr.) 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.
51. Details of all internal and peripheral roads width.
52. Source and quantity of required water during construction and management of generated waste water.
53. 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.
54. 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.
55. 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.
56. Under the Industrial Development/details of industries shall also be provided.

**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 whatever, 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 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.


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.

9.  **IT/ITES Project, Plot No.-13B, Sector- Techzone(IT City), Greater Noida, Dadri, G.B. Nagar, U.P. Mr. Prashant Gupta, Sr. Manager, GF-09, Plaza M6, District Centre, Jasola, New Delhi. File No. 3787**

The committee noted that an application dated 21/10/2016 was made by the project proponent for environmental clearance of Expansion of IT/ITES Project, Plot No.-13B, Sector-Techzone (IT City), Greater Noida, Dadri, G.B. Nagar, U.P. M/s Balaji IT Parks Pvt. Ltd.