

**4. Expansion of Group Housing Project "Charm Castle" at Khasra No.-1055,1056,1099, Village- Noor Nagar, Rajnagar Extn., Tehsil- Loni, Ghaaziabad. M/s Charms India Pvt. Ltd. File No. 3772**

The project proponent did not appear in the meeting. The project proponent through letter dated 04/10/2016 requested to list this case in next SEAC meeting. The committee discussed the matter and directed to list the matter in coming SEAC meeting. The project proponent was directed to submit a hard copy to all SEAC Members before the meeting is scheduled.

**5. "Indirapuram Haabitat Centre" at Plot No.-16, Ahinsh Khnd-1, Indirapuram, Ghaaziabad. Mr. Prmod Goel. File No. 3773**

The project proponent did not appear in the meeting. The committee noted that the environmental clearance to the title project was earlier issued by the SEIAA vide letter dated 24/04/2008 which is now expired. The SEAC therefore directed the project proponent to submit a fresh application regarding issuance of environmental clearance.

**6. Expansion of "Oxygen Boulevard (IT SEZ)" at Plot No.-07, Sector-144, Noida, U.P. M/s Oxygen Business Park Pvt. Ltd. File No. 3776**

The committee noted that an undated application received on 30/09/2016 was made by the project proponent for environmental clearance of Expansion of "Oxygen Boulevard (IT SEZ)" at Plot No.-07, Sector-144, Noida, U.P. M/s Oxygen Business Park Pvt. Ltd.

A presentation was made by Shri Walmik Shelke, authorized representative of project proponent along with their consultant M/s Perfact Enviro Solutions Pvt. Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The environmental clearance is sought for expansion of "Oxygen Boulevard (IT SEZ)" located at Plot No-7, Sector 144, Noida, U.P. and being developed by M/s Oxygen Business Park Pvt. Ltd.
2. The Environmental Clearance for the earlier proposal was issued through SEIAA letter No. 219/parya/SEAC/2748/2015 dated 16 August, 2016 for the land area of 100498 sqm and total built-up area 343129.13 sqm
3. After expansion, plot area will be same and built up area will increase from 343129.13 sq m to 370892.903 sq m.
4. The project will be comprising of various activities after expansion i.e. IT/ITES offices, Commercial, Retail Space Utility Block, Food Court
5. Project Details:

Details	Details as revised EC	Already Constructed	Proposed	Total	Impact
Total Plot area	100498 sqm (24.83 acres)				
Ground coverage Permissible (30.0%)	30150 sqm				
Ground coverage proposed	24604.15 sqm (24.48%)	13738.98 sqm	5545.85 sqm	30150 sqm (30%)	Increased
FAR (Permissible)					
FAR (permissible)	201000 sqm	200996 sqm	201000 sqm	201000 sqm	

(2.0)					
Purchasable FAR (0.3)	-	-	30149.4 sqm	30149.4 sqm	
FAR Commercial (0.2)	-	-	20099.6 sqm	20099.6 sqm	
Total Permissible FAR (2.5)	-	-	251249 sqm	251249 sqm	
FAR (Proposed)					
FAR (IT) (2.27)	199104.5 sqm	102415.5 sqm	125418.674 sqm	227834.174sqm	Increased
FAR (podium) (0.01)	-	-	1475.89 sqm	1475.89 sqm	Increased
FAR commercial (0.05)	-	-	5086.747 sqm	5086.747 sqm	Increased
Total FAR Proposed (2.33)	199104.55sqm	102415.4 sqm	131981.311 sqm	234396.711sqm	Increased
Basement area	72315.12 sqm	36876.61 sqm	32955 sqm	69831.61 sqm	Decreased
Stilt area (podium)	53091.42 sqm	21236.57 sqm	21770.832 sqm	43007.402 sqm	Decreased
Other Non-FAR	18618.04 sqm	7758.35 sqm	15898.83 sqm	23657.18 sqm	Increase
Total Build-up area (FAR, Non-FAR, Stilt, basement)	343129.13 sqm	168286.93 sqm	202605.973 sqm	370892.903 sqm	Increased
Details	Details as revised EC	Already Constructed	Proposed	Total	Impact
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Details	Details as revised EC	Already Constructed	Proposed	Total	Impact
GreCen Area	40117 sqm (39.92 %)	8388 sqm	28919.4 sqm	37307.4 sqm (37.12%)	Decreased
No. of basement	2	2	2	2	
No. of towers	11	6	3	9	Decreased
Max. No. of floors	G+15 (Max.)	G+8	G+13 (Max.)	G+13	
Height of building	65 m	32 m	60 m	60 m	Decreased

in m					
Total population	21450	8825	13050	21875	Increased
Total Power Load	25000 KVA	12000 KVA	9000	21000 KVA	Decreased
No. of DG sets	4x2000, 5x 1500, 2x 1250 KVA	4x2000, 5x 1500 & 2x 1250 KVA	5 x 2500 & 3 x 2250 KVA	4x 2000 , 5x 1500, 2x 1250, 2 x 1010 , 5 x 2500 & 3 x 2250 KVA	Increased
No. of Rain water Harvesting pits	10	8	2	10	Increased

**6. Parking Management:**

Details	Details as revised EC	Already Constructed	Additional to be constructed	Total
Parking Required	3982	2048	1972	4020 ECS
Parking Provided				
Basement parking		1229	1600	2829
Stilt (podium)		708	672	1380
Surface		112		112
Total				4321 ECS

**7. Land use details:**

	As per earlier Environmental clearance		After Expansion	
Land use	Area (sq m)	Percentage (%)	Area (sq m)	Percentage (%)
Ground Coverage	24604.15	24.48 %	30150	30%
Green Area	40117	39.92 %	37307.4	37.12%
Road and open area	35776.85	35.60%	33040.6	32.88%
Total Plot area	100498 sqm	100 %	100498 sqm	100 %

**8. 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. Location of tower in layout plan to be shown.
2. Revised Fire and AAI NOC to be submitted.
3. Revised plan under process is to be submitted.
4. Parking plan is to be revised in view of expansion.
5. Monitoring construction report during construction to be submitted.
6. Specific area statements regarding proposed expansion.
7. Comparative area and other environmental parameter statements showing values earlier and proposed as expansion showing FAR and non FAR area.
8. All approved revised drawings/maps alongwith all approved revised services plans. All original maps should be shown during EIA presentation.
9. Revised structural design certificate signed by architect and vetting authority for already existing structure should be submitted. All structural design drawings should be signed by architect and counter signed by vetting authority.
10. Status of construction undertaken till date (block wise/tower wise/floor wise).
11. Compliance of earlier EC.
12. Permissible uses of the proposed site as per zoning regulation.
13. Physical features within 30 m of the project sites with their ownership.
14. Area details showing proposed uses as residential, commercial, parks, parking, roads, other services, facilities of the project also in percentage.
15. Details of landscape plan with park furniture.
16. Complete details of facilities to be developed by the project proponent i.e. for which

environment clearance is sought.

17. Plan for no of trees, one tree per 80 sq.mt. of area.
18. Use of reflecting paints on roof top and side walls.
19. Details of rain water harvesting are to be given.
20. Provision of 100% solar lighting along the road side, stair cases, common places.
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. 10% EWS/LIG housing provision shall be made as per Development Authority bye-laws.
23. Sanctioned plans/maps regarding the project with all services plans.
24. 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.
25. Water requirement and water management plan alongwith necessary permissions for discharge. STP details.
26. Hydro-geological investigations be carried out and obtain permission from Central Ground Water Authority for withdrawal of ground water.
27. 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.
28. Make provision for safety against failure in the operation of wastewater treatment facilities. Identify acceptable outfall for treated effluent.
29. Details of green belt as a measure for mitigation of dust and noise and buffer between habitation and proposed project.
30. Landscape plan, green belts and open spaces may be described separately.
31. Study the existing flora and fauna of the area and the impact of the project on them.
32. Examine existing crèche, education, health facilities, police, post Office, Banks and other services and make adequate provisions in the proposal.
33. Assess soil erosion in view of the soil characteristics, topography and rainfall pattern.
34. Application of renewable energy/alternate energy, such as solar and wind energy may be described including solar water heating in the guidelines for entrepreneurs.
35. Consider solid wastes, including e-waste in addition to other solid wastes and their disposal.
36. Identification of recyclable wastes and waste utilization arrangements may be made.
37. Explore possibility of generating biogas from biodegradable wastes.
38. 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.
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. Corporate Social Responsibility (CSR) plan along with budgetary provision amounting to 2% 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.
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 within 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. Additional 30 days monitoring besides, previous monitoring/baseline data shall be included in the EIA study.

**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 4<sup>th</sup> 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.

**7. Expansion of Indane LPG Bottling Plant (3 x 600 MT MSV Storage Facilities), UPSIDC Industrial Area, Village- Trishundi, Tehsil- Amethi, Distt.- Sultanpur, U.P. Mr. S.K. Singh, Chief Manager(LPG-E), Indian Oil Corporation Ltd. File No. 3784**

The committee noted that an application dated 16/09/2016 was made by the project proponent for environmental clearance of Expansion of Indane LPG Bottling Plant (3 x 600 MT MSV Storage Facilities), UPSIDC Industrial Area, Village- Trishundi, Tehsil- Amethi, Distt.- Sultanpur, U.P., M/s Indian Oil Corporation Ltd.

A presentation was made by Shri Satendra Kumar Singh, representative of project proponent along with their consultant M/s SV Enviro Labs & Consultants. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The environmental clearance is sought for Expansion of Indane LPG Bottling Plant (3 x 600 MT MSV Storage Facilities), UPSIDC Industrial Area, Village- Trishundi, Tehsil- Amethi, Distt.- Sultanpur, U.P., M/s Indian Oil Corporation Ltd.
2. Existing Capacities:
  - LPG storage Vessels- 3 x 33MT (Above ground bullets)
  - LPG bottling capacity (throughput) – 11 MTPA
  - Type of Project - Storage of LPG in 3 x 600MT Mounded Storage Vessels
  - Type of Land: Industrial land allotted by UPSIDC Industrial area
  - As it is construction of storage of LPG mounded storage vessels within the 22.99 acres available in UPSIDC Industrial Area.
3. Project salient feature details:

Site Address	M/s. INDIAN OIL CORPORATION LIMITED Indane Bottling Plant, Trishundi, UPSIDC Industrial Area, Amethi, Sultanpur District, Uttar Pradesh
Longitude & Latitude	26°04'54.59" N & 82°02'11.09" E
Land Acquired	Land Area – 22.99Acres