

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

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To.

✓ Mr. Viany Garg,
Project Manager,
M/s SAVFAB Buildtech Pvt. Ltd.,
108, Katori Mill Loni Road, Mohan Nagar,
Ghaziabd, U.P.

Dated: 04 March, 2013

Ref.: 2124/Parya/SEAC/1071/JDCA(V)/2011

Sub.: Regarding the Environmental Clearance for the "Saviour Park" at Plot no. 108, Khasra Nos.-1125/1,1126/1,1131,1144/2,1145/1,1146/M,1154/1,1132,1127/M,1128/1, 1129, 1114 to 1117, 1119, 1120,1124/1, 1130, 1147 to 1150, 1146/M in Karhera and Khasra Nos. 1/2,13,13,1/2 in Sahibabad, Mohan Nagar, Ghaziabad, U.P. proposed by M/s SAVFAB Buildtech Pvt. Ltd., BB-15D, Janak Puri, Near Chhoti Subzi Mandi, New Delhi.

Dear Sir,

Please refer to your letter dated 15-11-2011, 13-02-2012, 22-02-2012, 29-02-2012, 06-03-2012, 23-04-2012 & 18-05-2012 addressed to the Secretary, SEAC on the subject as above. The State Level Expert Appraisal Committee (SEAC) has considered the case in its meetings held on dated 29-12-2011, 19-03-2012 and 06-07-2012. The case was presented by the project proponent alongwith the consultant: ENV DAS (India) Pvt. Ltd., Lucknow. On the basis of submitted documents and presentations, the SEAC has been given to understand that:

1. The environmental clearance is sought for "Saviour Park" at Plot no. 108, Khasra No.-1125/1,1126/1,1131,1144/2,1145/1,1146/M, 1154/1,1132,1127/M,1128/1,1129,1114 to 1117, 1119, 1120,1124/1, 1130, 1147 to 1150, 1146/M in Karhera and 1/2,13,13,1/2 in Sahibabad, Mohan Nagar, Ghaziabad, U.P. M/s SAVFAB Buildtech Pvt. Ltd., BB-15D, Janak Puri, Near Chhoti Subzi Mandi, New Delhi- 110058.
2. The built-up area as 1,55,000 m². & the total plot area as 37,284 m² has been proposed.
3. G+13Floors, 2 basements, 980 units have been proposed and the Maximum height of the building will not exceed 45 m².
4. Total water requirement as 440 KLD, Fresh water requirement 323 KLD have been proposed. Water supply will be met through the Municipal Supply,
5. 332 KLD Waste water to be generated and waste water will be treated in STP of 170 KLD capacity.
6. 2.5 TPD Municipal waste is estimated to be generated in proposed project.
7. Energy Requirement 3480 KVA is estimated which will be met through the Grid of Ghaziabad Power Corporation Ltd. 2500 KVA of Backup power supply DG sets of 2x750 & 2x500 KVA
8. The project is covered under category 8b of EIA notification, 2006 as amended.
9. EIA prepared regarding the proposed project was discussed in the meeting.

Based on the recommendations of the State Level Expert Appraisal Committee (Meeting held on 06/07/2012), the State Level Environment Impact Assessment Authority (Meeting held on

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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 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.
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 of
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 and 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. Rapid EIA status should be undertaken for three months during the non monsoon period and the monitoring should be as per the latest norms of MoEF.
71. Health impacts, Socio-economic impacts, soil degradation factors and biodiversity indices should also be included in E.I.A. reports.

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2. Permission for ground water abstraction shall be taken from competent Authority prior to any abstraction.
 3. A declaration of conditions of environmental clearance and status of their compliance may be exhibited at the suitable place near the entry to the group housing.
 4. All internal roads should be at least 09 mt wide.
 5. Permission from NCR Planning Board shall be taken prior to construction.
 6. DG sets should not be placed in down-wind direction to Okhla Bird Sanctuary.
- The project proponent will have to submit approved plans and proposals incorporating the conditions specified in the Environmental Clearance within 03 months of issuance of this clearance. Necessary statutory clearances should be obtained and submitted before start of any construction activity.

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.

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 matter as per provision of Gazette Notification No. S.O. 1533(E) dated 14.9.2006 and send regular compliance reports to the authority as prescribed in the aforesaid notification.

(J. S. Yadav)

Member Secretary, SEIAA

No: 3124 /Parva/SEAC/1071/2011/JDCA(V) Dated: As above

Copy for information and necessary action to:

1. The Principal Secretary, Environment, U.P. Govt., Lucknow.
2. Dr P.L. Ahuja Rai, Advisor, IA Division, Ministry of Environment & Forests, Govt. of India, Paryavaran Bhavan, CGO Complex, Lodhi Road, New Delhi.
3. The Commissioner, NCR Planning Cell, U.P. Nagar Nigam Building, Ghaziabad.
4. Chief Conservator, MoEF, RO(CentralRegion), Kendriya Bhawan, 5thFloor, S ector-H, Aliganj, Lucknow.
5. The Member Secretary, UPPCB, 3rdFloor, PICUP Bhawan, Gomti Nagar, Lucknow.
6. District Magistrate, Greater Noida, U.P.
7. Copy for Guard File

(O.P. Varma)

Director (I/c) & Secretary, SEAC
Directorate of Environment, U.P.