

Minutes of 440th SEAC Meeting Dated 19/12/2019

The 440th meeting of SEAC was held in Directorate of Environment, U.P. on 19/12/2019 following members were present in the SEAC:

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| 1. | Dr. (Prof.) S.N. Singh, | Chairman |
| 2. | Dr. Arvind Mathur, | Member |
| 3. | Dr. Virendra Misra, | Member |
| 4. | Dr. Pramod Kumar Mishra, | Member |
| 5. | Dr. Richhpal Singh Sangu, | Member |
| 6. | Dr. Ajoy Kumar Mandal | Member |
| 7. | Shri Meraj Uddin, | Member |

The Chairman welcomed the members to the 440th SEAC meeting.

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

1. Mixed use Development Project "Wave City Centre" at Sector-32, Noida., M/s Wave City Center. File No. 5197/4537/Proposal No. SIA/UP/MIS/125283/2018

A presentation was made by the project proponent along with their consultant M/s Ascenso Enviro Pvt. Ltd. The proponent, through the documents submitted and brief presentation made before SEAC and informed accordingly:

1. Project proponent has been accorded earlier environmental clearance vide letter no. 176/SEAC/1048/2011/AA(S) dated 22/03/2012 for the plot area 6,18,952.80 m² and built up area 5,35,581.20 m² respectively.
2. Project proponent has submitted online application dated 12/10/2019 for the environmental clearance of plot area 1,61,820.00 m² and built up area 1,41,038 m² respectively as a new project.

The SEAC gone through the file and documents and observed that the environmental clearance has been expired on 21/03/2019. The project proponent has not applied online application under amendment category till date. Hence, the committee advised the project proponent to apply for the extension of validity of environmental clearance letter dated 22/03/2012.

2. "Expansion of IT/ITES office building" located at Plot No.-3A, 3B & 2C, Sector-126, Noida, District- Gautam Budh Nagar., M/s HCL Technologies Ltd. File No. 5213/4954/Proposal No. SIA/UP/MIS/126424/2019

The committee discussed the matter and directed to defer the matter due to non availability of structural stability certificate. The matter shall be discussed after submission of online information on prescribed portal.

3. "TCS Noida IT SEZ Campus" at Plot No.- 01 Sector- 157, Noida, U.P., M/s Tata Consultancy Services. File No. 5316/Proposal No. SIA/UP/MIS/129823/2019

The project proponent informed that TCS had earlier taken TOR from SEAC/SEIAA and submitted EIA report for grant of environment clearance under 8(b) vide proposal no. SIA/UP/MIS/46564/2019. Due to some dispute between Noida authority and farmers on plot, Noida authority restricted the development to 20.37 ha. TCS submitted the letter issued by Noida authority. Accordingly, TCS have modified the planning and during the changes built-up area got reduced to 1,48,088 Sqm. As the built-up area is less than 1,50,000 hence, it falls under 8(a) category as per EIA notification, 2006. Thus, TCS again submitted proposal under 8(a) category for grant of environment clearance vide proposal number SIA/UP/MIS/129823/2019 and requested online for withdrawal of 8(b) proposal. Chairman, SEAC accepted the request & allowed Project proponent to present the case under category 8(a). The committee also directed the Secretariat to close the file no. 5214.

A presentation was made by the project proponent along with their consultant M/s EQMS Global Pvt. Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The environmental clearance is sought for "TCS Noida IT SEZ Campus" at Plot No.- 01 Sector- 157, Noida, U.P., M/s Tata Consultancy Services.
2. Salient features of the project:

Particular	Details
Plot Area	29.266 ha (2,92,660 sq m)
Allowed Development Area	20.3724 ha (2,03,724 Sq m)
Planned Area (Phase-I)	13.086 ha (1,30,860 Sq m)
Built-up Area	1,48,088 Sq m
Category	8 (a), B
Activity	One Transit Hub, two SDB towers with podium, one arrival block, one utility block, one Initial Development Centre (IDC), one main guard block and food court at podium level-2
Type of Project	New
Green Area	40,747.0 Sq m (31.13% of area under phase I)
Cost of the project	Rs. 820.70 Crores

3. Area details of the project:

S. No.	Description	Area-sq m
1	Plot Area	2,92,660
2	Net Area available for Development	2,03,724
	Area under Phase I	1,30,860
	Area under Future Development	72,864
3	Permissible Ground Coverage (30% of net area)	61,117.2
4	Proposed Ground Coverage (@11.63% of net Area)	23,699
5	Ground Coverage with Podium	28,413
6	Permissible FAR (2.5 of Net Area)	5,09,310
7	Proposed FAR (@0.51 of Plot Area)	1,03,389
8	Podium	33,419
9	Service Area	11,280
10	Built-up Area (5+6+7)	1,48,088
11	Green Area (31.13% of area under Phase I)	40747.0
12	Max height of building-m	64.6 m
13	Maximum number of floor- no.	2 Podium + Ground + 12 F

4. Break-up of built up area:

SR. NO	BLOCK	FLOOR	NO OF FLOORS	AREA PER FLOOR IN SQ.M.	TOTAL AREA AREA IN
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					SQ.M.
1	IDC		1	1,652	1,652
2	UTILITY BLOCK		1	2,332	2,332
3	TEMPORARY GATE HOUSE		1	69	69
	TOTAL				4,053
4	GATE HOUSE/ MAIN SEC. HOUSE		1	602	602
5	GUARD ROOM		1	35	35
8	TRANSIT HUB		1	4,601	4,601
9	WELCOME BLOCK	GROUND FLOOR	1	3,215	3,215
		1ST FLOOR	1	3,200	3,200
		2ND FLOOR	1	2,952	2,952
					9,367
	SDB TOWERS				
11	GROUND FLOOR		1	10,857	10,857
12	1ST FLOOR		1	4,267	4,267
13	SDB-1	TYPICAL FLOOR	9	3,371	30,341
		REFUGE FLOOR	2	3,019	6,037
14	SDB-2	TYPICAL FLOOR	5	5,345	26,725
		REFUGE FLOOR	1	4,858	4,858
		BRIDGE AREA	1	1,646	1,646
	TOTAL				99,336
A	TOTAL FAR AREA CONSUMED				103,389
	20% FSI AREA OF THE DEVELOPMENT				102,070
	COVERED PARKING AREA				
	PODIUM 1 (UNDER SDB-1,2,3)		1	16,710	16,710
	PODIUM 2 (UNDER SDB-1,2,3)		1	16,710	16,710
B	TOTAL FOR COVERED PARKING AREA				33,419
C	SERVICES AREA				11,279
D	TOTAL NON FAR AREA (B+C)				44,699
E	TOTAL BUILT UP AREA				148,088

5. Other project details:

OTHER DETAILS		
Particular	Details	Source
Power Requirement	6.417 MVA	Uttar Pradesh State Electricity Board
Power Backup (DG sets)	2 x 140 KVA, 6 x 2000 KVA (5 W + 1 S/B)	-
Total Water Requirement	763 KLD	-
Fresh water Requirement	317 KLD	Noida Authority
Waste Water generation	496 KLD	-
STP	600 KLD (Modular STP's)	-
Municipal Solid waste Generation	2957 Kg/day	-
No. of Rain water Harvesting pits	32	

6. Water requirement details:

Water Requirement						
S. No.	Category	Standards (LPCD)	Capacity	Water Requirement (KLD)	Fresh Water Requirement (KLD)	Recycle Water Requirement (KLD)
DOMESTIC WATER REQUIREMENT						
1	IDC Block	45	185	8	5	3
2	SDB Block	45	10345	466	259	207
3	Welcome Block	45	400	18	10	8
4	Maintenance Staff	45	200	9	5	4
5	Main Gate House	45	20	1	0.5	0.5

6	Transit Hub	45	50	2	1	1
7	Visitor	15	1035	15	5	10
8	Kitchen			32	32	0
A	Total Domestic Water Requirement			551	~317	~234
B	HVAC Cooling			171	0	171
C	Landscape	1 l/sq m/day	40747.0 sq m	41	0	41
	Total Water Requirement (A+B+C)			763	317	446

7. Waste water details:

Category	Quantity (KLD)
Sewage Generated (@90% of domestic & Kitchen water demand)	496
Capacity of STP	600 KLD (Modular STP's)
Recovered Water from STP (90% of Sewage)	446
Flushing	234
HVAC Cooling	171
Landscaping	41

8. Solid waste generation details:

Category	Capacity	Standard-Kg/day	Total Waste-Kg/day	Wet waste-Kg/day	Recyclable Waste-Kg/day
Domestic Waste					
IDC Block	185	0.25	46	27.6	18.4
SDB Block	10345	0.25	2586	1551.6	1034.4
Welcome Block	400	0.25	100	60	40
Maintenance Staff	200	0.25	50	30	20
Main Gate House	20	0.25	5	3	2
Transit Hub	50	0.25	13	7.8	5.2
Visitor	1035	0.15	155	93	62
Landscaping		0.2 Kg/acre	2	2	0
Total Municipal Waste			2957	1775	1182
STP Sludge			36 kg/day		

9. E-waste details:

S. No.	Appliances	Population	No. of appliances	Average weight of electric equipment	Average life of an appliance (yrs)	Total e-waste generated in one year (kg/year)	E-waste generation/day
1	Desktop (@75% of staff population)	8400	8400	4 kg	6	5600	27 Kg/day
2	Laptop (@25% of staff population)	2800	2800	2.5 kg	5	1400	
3	Printers @ 1 no. for 25 persons	11200	448	10 kg	10	448	
4	Xerox machine @ 1 no. for 25 persons	11200	448	30 kg	10	1344	
5	Microwave @ 1 no. for 50 persons	11200	224	10 kg	8	280	
E-Waste Generation						9072	
Miscellaneous Waste (keyboards, mouse, lamps, bulbs, lights etc.)						907	
Total E-waste Generation						9979	
Disposal Method: Sold back to suppliers or authorized vendors							

10. The project proposal falls under category-8(a) of EIA Notification, 2006 (as amended).

RESOLUTION AGAINST AGENDA NO-03

The committee discussed the matter and recommended to grant the environmental clearance for the above project proposal along with general conditions as earlier prescribed by authority for construction project and following specific conditions:

1. Solar energy to be used alternatives on the road and common places for illumination to save conventional energy as per ECBC Code.
2. The project proponent shall submit within the next 3 month the data of ground water quality including fluoride parameter to the limit of minimum deduction level for all six monitoring stations.
3. 15% area of the total plot area shall be compulsorily made available for the green area development including the peripheral green area. Plantation of trees should be of indigenous species and may be as per the consultation of local district Forest Officer.
4. The waste water generated should be treated properly in scientific manner i.e. domestic waste water to be treated in STP and effluent such as RO rejects with high TDS and other chemical bearing effluent shall be treated separately.
5. Permission from local authority should be taken regarding discharge of excess water into the sewer line.
6. The height, Construction built up area of proposed construction shall be in accordance with the existing FAR norms of the competent authority & it should ensure the same along with survey number before approving layout plan & before according commencement certificate to proposed work. Plan approving authority should also ensure the zoning permissibility for the proposed project as per the approved development plan of the area.
7. "Consent for Establishment" shall be obtained from UP Pollution Control Board.
8. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase.
9. Project proponent shall ensure completion of STP, MSW disposal facility, green area development prior to occupation of the buildings.
10. Municipal solid waste shall be disposed/managed as per Municipal Solid Waste (Management and Handling) Rules, 2016.
11. The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1986, in case of the diversion of forest land for non-forest purpose involved in the project.
12. The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
13. The project proponent shall prepare a Site-Specific Conservation Plan & Wildlife Management Plan and approved by the Chief Wildlife Warden. The recommendations of the approved Site-Specific Conservation Plan / Wildlife Management Plan shall be implemented in consultation with the State Forest Department. The implementation report shall be furnished along with the six-monthly compliance report. (in case of the presence of schedule-I species in the study area).
14. The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State pollution Control Board/ Committee.
15. The project proponent shall obtain the necessary permission from the Central Ground Water Authority, in case of drawl of ground water / from the competent authority concerned in case of drawl of surface water required for the project.
16. The project proponent shall obtain authorization under the Hazardous and other Waste Management Rules, 2016 as amended from time to time.
17. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as cylinder for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche and First Aid Room etc.
18. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
19. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
20. Corporate Environmental Responsibility (CER) shall be prepared by the project proponent and the details of the various heads of expenditure to be submitted as per the guidelines provided in the recent CER notification No. 22-65/2017-IA.III dated 01/05/2018. A copy of resolution of board of directors shall be submitted to the authority. A list of beneficiaries with their mobile nos./address should be submitted along with six monthly compliance reports.

21. No parking shall be allowed outside the project boundary.
22. Digging of basement shall be undertaken in view of structural safety of adjacent buildings under information/consultation with District Administration/Mining Department. All the topsoil excavated during construction activities should be stored for use in horticulture /landscape development within the project site. Additional soil for leveling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
23. Surface rain water has to be collected in kacchha pond for ground water recharging and irrigation of horticulture and peripheral plantation.
24. The approval of competent authority shall be obtained for structural safety of the buildings due to any possible earthquake, adequacy of fire fighting equipments etc. as per National Building Code including measures from lighting.
25. Disposal of muck during construction phase should not create any adverse effect on the neighboring communities and be disposed off taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
26. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
27. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/UPPCB.
28. The green area design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential area and pollution also reduced. The open spaces inside the plot should be landscaped and covered with grass and shrubs. Green area Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
29. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
30. Pavements shall be so constructed as to allow infiltration of surface run-off of rain water. Construction of pavements around trees should be able to facilitate suitable watering, aeration and nutrition to the tree.
31. Roof top water in rainy season is to be discharged into RWH pits for ground water recharging. Arrangement shall be made that waste water and storm water do not get mixed.
32. All the internal drains are to be covered till the disposal point.
33. This environmental clearance is issued subject to land use verification. Local authority / planning authority should ensure this with respect to Rules, Regulations, Notifications, Government Resolutions, Circulars, etc. issued if any.
34. Reflecting paint should be used on the roof top and side walls of the building tower for cooling effect.

4. Residential Colony “R.S. City-II” at Jhansi-Gwalior Highway, Village- Ambabai, District- Jhansi, U.P. File No. 5133/Proposal No. SIA/UP/MIS/119639/2019

A presentation was made by the project proponent along with their consultant M/s ENV DAS (India) Pvt. Ltd. The committee discussed the matter and directed the project proponent to submit following information:

1. The total solid waste to be recalculated accordingly.
2. Plan for organic waste convertor.
3. Data of BOD & COD is to be revised.
4. STP capacity should be 20% more than the proposed capacity.

The matter shall be discussed after submission of online information on prescribed portal.

5. Revision and Modification of Group Housing "Migsun Ultimo" at Plot No.- GH-03, Sector-03, Greater Noida., M/s Mahaluxmi Infrahome Pvt. Ltd. File No. 5205/Proposal No. SIA/UP/MIS/116176/2019

RESOLUTION AGAINST AGENDA NO-05

The project proponent did not appear. The committee discussed and deliberated that the project file should be closed and be opened only after request from the project proponent. The file shall not be treated as pending at SEAC. The matter will be discussed only after submission of online request on prescribed online portal.

6. Modification of Group Housing Migsun Roof at Khasra No.- 4, 5 & 51, Sik Road, Ghaziabad., M/s Mahaluxmi Realtech Pvt. Ltd. File No. 5206/Proposal No. SIA/UP/MIS/116255/2019

RESOLUTION AGAINST AGENDA NO-06

The project proponent did not appear. The committee discussed and deliberated that the project file should be closed and be opened only after request from the project proponent. The file shall not be treated as pending at SEAC. The matter will be discussed only after submission of online request on prescribed online portal.

7. Affordable Housing "Gopal Kiran" Under Pradhan Mantri Awas Yojna, at Khasra No.- 1000 & 1004 ,Village- Khera Dehat, Tehsil-Dholana, District- Hapur, U.P., M/s Eureka Builders (P) Ltd. File No. 5246/Proposal No. SIA/UP/MIS/123588/2019

RESOLUTION AGAINST AGENDA NO-07

A presentation was made by the project proponent along with their consultant M/s Ambiantal Global Pvt. Ltd. The committee gone through the Hon'ble NGT Order passed in O.A. No. 1038/2018 dated 14/11/2019 (corrected on 19/11/2019) and opined that affected case would be reviewed later and decision would be taken after receiving clarification from MoEF&CC, Govt. of India.

8. "Antara Noida" at Plot No.- SC-01/B1, Sector- 150, Noida, U.P., M/s Contend Builders Pvt. Ltd. File No. 5254/Proposal No. SIA/UP/MIS/126559/2019

RESOLUTION AGAINST AGENDA NO-08

The project proponent did not appear. The committee discussed and deliberated that the project file should be closed and be opened only after request from the project proponent. The file shall not be treated as pending at SEAC. The matter will be discussed only after submission of online request on prescribed online portal.

9. Affordable Housing at Plot No.-L & M, Sector-12 Greater Noida, District-Gautam Buddha Nagar., M/s Greater Noida Industrial Development Authority. File No. 5266/Proposal No. SIA/UP/MIS/125215/2019

RESOLUTION AGAINST AGENDA NO-09

A presentation was made by the project proponent along with their consultant M/s Grass Roots Research & Creation India (P) Ltd. The committee gone through the Hon'ble NGT Order passed in O.A. No. 1038/2018 dated 14/11/2019 (corrected on 19/11/2019) and opined that affected case would be reviewed later and decision would be taken after receiving clarification from MoEF&CC, Govt. of India.

10. Affordable Housing at Village-Gohodi Bahceda, Sector-Mu II, Greater Noida., M/s Greater Noida Industrial Development Authority. File No. 5267/Proposal No. SIA/UP/MIS/46462/2018

RESOLUTION AGAINST AGENDA NO-10

A presentation was made by the project proponent along with their consultant M/s Grass Roots Research & Creation India (P) Ltd. The committee gone through the Hon'ble NGT Order passed in O.A. No. 1038/2018 dated 14/11/2019 (corrected on 19/11/2019) and opined that affected case would be reviewed later and decision would be taken after receiving clarification from MoEF&CC, Govt. of India.

11. Affordable Housing at Plot No.-GH-05, Sector-10, Greater Noida, Gautam Buddha Nagar, U.P., M/s Greater Noida Industrial Development Authority. File No. 5275/Proposal No. SIA/UP/MIS/127973/2019

RESOLUTION AGAINST AGENDA NO-11

A presentation was made by the project proponent along with their consultant M/s Grass Roots Research & Creation India (P) Ltd. The committee gone through the Hon'ble NGT Order passed in O.A. No. 1038/2018 dated 14/11/2019 (corrected on 19/11/2019) and opined that affected case would be reviewed later and decision would be taken after receiving clarification from MoEF&CC, Govt. of India.

12. Affordable Housing at Plot No.-GH-02, Sector-1 A, Greater Noida, M/s Greater Noida Industrial Development Authority. File No. 5280/Proposal No. SIA/UP/MIS/125212/2019

RESOLUTION AGAINST AGENDA NO-12

A presentation was made by the project proponent along with their consultant M/s Grass Roots Research & Creation India (P) Ltd. The committee gone through the Hon'ble NGT Order passed in O.A. No. 1038/2018 dated 14/11/2019 (corrected on 19/11/2019) and opined that affected case would be reviewed later and decision would be taken after receiving clarification from MoEF&CC, Govt. of India.

13. Group Housing at Plot No.-GH-03A, Sector-Omicron-1, Greater Noida., M/s Greater Noida Industrial Development Authority. File No. 5281/Proposal No. SIA/UP/MIS/124905/2019

RESOLUTION AGAINST AGENDA NO-13

A presentation was made by the project proponent along with their consultant M/s Grass Roots Research & Creation India (P) Ltd. The committee gone through the Hon'ble NGT Order passed in O.A. No. 1038/2018 dated 14/11/2019 (corrected on 19/11/2019) and opined that affected case would be reviewed later and decision would be taken after receiving clarification from MoEF&CC, Govt. of India.

14. Group Housing "Migsun Atharva-Phase-II" at Khasra No.-31, Village-Morta, Ghaziabad. M/s Mahaluxmi Buildtech Ltd. File No. 4997/Proposal No. SIA/UP/MIS/114761/2019

RESOLUTION AGAINST AGENDA NO-14

A presentation was made by the project proponent along with their consultant M/s Grass Roots Research & Creation India (P) Ltd. The committee gone through the Hon'ble NGT Order passed in O.A. No. 1038/2018 dated 14/11/2019 (corrected on 19/11/2019) and opined that affected case would be reviewed later and decision would be taken after receiving clarification from MoEF&CC, Govt. of India.

15. Group Housing Townships and Area Development, Plot-No-GH-03, Sector-Chi-V, Greater Noida. M/s IITL-Nimbus The Express Park View. File No. 1091/Proposal No. SIA/UP/NCP/46364/2012

The committee noted that the environmental clearance for the earlier proposal was issued by SEIAA, U.P. vide letter no. 2857/SEAC/1091/2011/AA(S) dated 24th December, 2012 on Plot area 52,260 sqm and Built-up area 2,02,439.24 sqm. The validity of Environment clearance letter dated 24/12/2012 expired on 23/12/2019. The project proponent applied for extension of validity on 13/11/2019 as per MoEF&CC notification dated 29th April 2015.

The committee discussed the matter and recommended to extend the validity of Environmental Clearance letter dated 24/12/2012 for the period of 03 years i.e. 23/12/2019 to 22/12/2021.

All the contents mentioned in Environmental Clearance letter no. 2857/SEAC/1091/2011/AA(S) dated 24th December, 2012 shall remain unchanged.

(Dr. Arvind Mathur)
Member

(Dr. Virendra Misra)
Member

(Dr. Pramod Kumar Mishra)
Member

(Dr. Richhpal Singh Sangu)
Member

(Dr. Ajoy Kumar Mandal)
Member

(Shri Meraj Uddin)
Member

(Dr. (Prof.) S. N. Singh)
Chairman