

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Vineet Khand-1, Gomti Nagar, Lucknow - 226 010

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To,

Mr. Vinod Jain,
Director,
M/s S.P. Sai I.T. Pvt. Ltd.,
Plot no- C-1, Sector- 16, Atal Chowk,
Vasundhara, Ghaiziabad, U.P.
Pin no- 201012

Ref. No. 167/Parya/SEAC/1506/2013/AD(H)

Date: 11 October, 2013

Sub: Environmental Clearance for IT/ITES Project located at Plot No-17, Sector-Tech Zone-4, Noida Extension, U.P of M/s S.P. Sai I.T. Pvt. Ltd -Regarding.

Dear Sir,

Please refer to your letter dated 15-02-2013, 08-07-2013 & 31-08-2013 addressed to the Secretary, SEAC and Directorate of Environment Govt. of UP on the subject as above. A presentation was made a by Project proponent along with the consultant M/s GRC India Pvt. Ltd in the State Level Expert Appraisal Committee (SEAC) meeting dated 31-08-2013.

The Project proponent, through documents (submitted to SEAC) and presentation made during meeting, has informed to the SEAC that:-

1. The environmental clearance is sought for IT/ITES Project located at Sector-Tech Zone-4, Plot No-17, Noida Extension, U.P.
2. The area details of the project is as follows:

S. No.	Particulars	Area (in m ²)
1.	Plot Area	1,00,020.20
2.	Permissible Ground Coverage (@ 30%)	30,006.06
3.	Proposed Ground Coverage (@ 19.43%)	19,436.337
4.	Permissible FAR (@ 1.875)	1,87,537.873
5.	Proposed FAR (@ 1.869)	1,86,959.097
	• IT	1,40,254.194
	• Residential	18,594.056
	• Commercial	18,736.43
	• Facility	9,349.409
6.	Service area	27,856.42
7.	Basement area	1,11,670.843
	• IT Basement	72,050.30
	• Residential	8,538.184
	• Commercial	31,082.359
8.	Stilt Area	11,916.188
9.	Built Up Area	3,38,402.548
10.	Open Area	80,583.863
11.	Landscape Area (50% of open area)	40,291.931

3. The quantity of earth to be excavated is proposed as **391732.08** m³.

4. The total nos. of tower and floors are as follows:

Tower /Blocks	Floor
Residential Block G1, G2, G3, G4	G+16
IT Block	
• T1	S+11
• T2	S+18
• T3	S+20

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• T4	S+17
• T5	S+21
Commercial & facility	
• Block 1	G+2
• Block 2	G+9
• Block 3	G+1

5. Total FAR details are as follows:

Particular	FAR (in sqm)
IT 1	20183.72
IT 2	32701.30
IT 3 & 4	61509.284
IT 5 (Commercial)	25859.88
Residential (3 Blocks)	18594.05
Commercial	18736.43
Facility Block	9349.409
Total Proposed FAR	1,86,959.097

6. Water requirement of the project are as follows:

SN	Description	Area (in m ²)	Total Occupancy	Rate of water demand (lpcd)	Total Water Requirement (KLD)
A. Domestic Water					
1.	IT	1,40,254.194	14,063	30	422
	• Staff • Visitors (10%)		1,406	15	21
2.	Residential	18,594.056	1,242	86	107
	• Residents • Visitors (10%)		124	15	2
3.	Commercial	18,736.43	1,875	30	56
	• Staff • Visitors (10%)		188	15	3
4.	Facility	9,349.409	2,343	30	70
	• Staff • Visitors (10%)		234	15	4
Total Domestic Water Requirement (A)					685 KLD
B.	Horticulture and Landscape development	40,291.931		1 l/sqm	40
C.	DG Cooling (21,390 KVA)			0.9 l/kVA/hr	116
Grand Total (A+B+C)					840 KLD

7. Parking details of the project are as follows:

Sl. No.	Description	Area (in m ²)	Norms	ECS
1.	Surface Parking	4960	@ 20 sq. m./ECS	248
2.	Basement Parking (IT)	72050.152	@ 30 sq. m./ECS	2402
3.	Basement parking (Commercial)	17470.75	@ 30 sq. m./ECS	582
4.	Basement parking (Residential)	8151	@ 30 sq. m./ECS	272
5.	Stilt Parking	7069.971	@ 30 sq. m./ECS	236
Total Parking Proposed				3,740 ECS

- The total water requirement is proposed as 840 KLD. Total Fresh water requirement is 480 KLD to be met through Municipal supply.
- The total waste water generation is proposed as 589 KLD to be treated in STP of 700 KLD capacity. Treated waste water shall be used in flushing (206 KLD) and DG cooling (116 KLD). 109 KLD shall be discharged into CSTP.
- Total power requirement is proposed as 21962 KVA to be supplied by Paschimanchal Vidyut Vitaran Nigam Limited.

11. 21nos. of DG sets of total 21390 KVA (2x1250+4x1000+14x1010+1x750 KVA) are proposed for power backup.
12. Green area of the proposed project is 40,291.931 sqm i.e. (50% of the open area).
13. Quantity of MSW to be generated is proposed as 5,633.166 kg/day.
14. The proposed quantity of RW to be harvested is 694,848 m³. The volume of RWH pits is proposed as 50.24 m³, whereas, the total no of proposed RWH pits are 15.
15. All internal roads are proposed to be at least 09 meter wide.
16. The Project proposal falls under category 8"b" of EIA Notification, 2006 (as amended).
17. The terms of reference were prescribed in SEAC meeting dated 26/02/2013 regarding the project. It was also noted ~~that~~ in the SEAC meeting dated 31-08-2013, the EIA is not required in case of construction projects in view of notification dated 22/08/2013.

Based on the recommendations of the State Level Expert Appraisal Committee Meeting held on 31-08-2013 the State Level Environment Impact Assessment Authority in its Meeting held on 30-09-2013 decided to grant the Environmental Clearance to the project subject to the effective implementation of the following general and specific conditions:-

a. General Conditions:

1. It shall be ensured that all standards related to ambient environmental quality and the emission/effluent standards as prescribed by the MoEF are strictly complied with.
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 sheiter, 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.

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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. 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.
35. 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).
36. 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.
37. 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.
38. 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.
39. 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.
40. The building should be designed so as to take sufficient safeguards regarding seismic zone sensitivity.
41. High rise buildings should obtain clearance from aviation department of concerned authority.

42. 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.
43. 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.
44. The use of Compact Fluorescent lamps should be encouraged. A management plan for the safe disposal of used/damaged CFLs should be submitted.
45. 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.
46. Solar water heater shall be installed to the maximum possible capacity. Plans may be drawn up accordingly and submitted with justification.
47. 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.
48. 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.
49. Construction activities including movements of vehicles should be so managed so that no disturbance is caused to nearby residents.
50. 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.
51. Parking areas should be in accordance with the norms of MOEF, Government of India. Plans may be drawn up accordingly and submitted.
52. 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.
53. 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.
54. Detailed plans for safe disposal of STP sludge shall be provided along with ultimate disposal location, quantitative estimates and measures proposed.
55. 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.
56. Specific location along with dimensions with reference to STP, Parking, Open areas and Green belt etc. should be provided on the layout plan.
57. 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.
58. E-Waste Management should be done as per MoEF guidelines.
59. Electrical waste should be segregated and disposed suitably as not to impose Environmental Risk.
60. The use of suitably processed plastic waste in the construction of roads should be considered.
61. Displaced persons shall be suitably rehabilitated as per prescribed norms.
62. Dispensary for first aid shall be provided.
63. Safe disposal arrangement of used toiletries items in Hotels should be ensured. Toiletries items could be given complementary to guests, adopting suitable measures.
64. Diesel generating set stacks should be monitored for CO and HC.
65. 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.
66. The green belt shall consist of 50% trees, 25% shrubs and 25% grass as per MoEF norms.
67. A Separate electric meter shall be provided to monitor consumption of energy for the operation of sewage/effluent treatment in tanks.
68. An energy audit should be annually carried out during the operational phase and submitted to the authority.

69. Project proponents shall endeavor to obtain ISO: 14001 certification. All general and specific conditions mentioned under this environmental clearance should be included in the environmental manual to be prepared for the certification purposes and compliance.
70. Appropriate safety measures should be made for accidental fire.
71. Smoke meters should be installed as warning measures for accidental fires.

b. Specific Conditions:

1. Existing trees within the project premises shall not be cut.
2. Digging of basement shall be undertaken in consultation with District Administration/Mining Department in view of structural safety of adjacent buildings.
3. Sprinkler to be used for curing and quenching during construction phase. No ground water to be used during construction and operation phase.
4. Environmental Corporate Responsibility (ECR) plan along with budgetary provision amounting to 2% of total project cost shall be submitted (within three month) on need base assessment study in the study area. Income generating measures which can help in upliftment of weaker section of society consistent with the traditional skills of the people identified. The program me can include activities such as old age homes, rain water harvesting provisions in nearby areas, development of fodder farm, fruit bearing orchards, vocational training etc. In addition, vocational training for individuals shall be imparted so that poor section of society can take up self employment and jobs. Separate budget for community development activities and income generating programmers shall be specified.
5. Use of LEDs should be explored in place of CFL. Solar light is to be provided in the common areas with 50% of them may be with dual power.
6. All internal and peripheral roads should be minimum 9 m. wide and all entry & exit should be bell mouth shaped.
7. The three tier Green Belt shall be raised all around the plant site which shall comprise of not less than 33% of the total area. The project proponent shall ensure that the density of trees are not less than 2500 per ha and rate of survival of plantation shall be not less than 80%. The selection of plant species shall be as per the CPCB guidelines in consultation with the DFO.
8. Wheel wash arrangement is to be made at exit point during construction phase.
9. STP to be constructed during construction phase. 100% waste water is to be treated in STP confirming to prescribe standards of receiving body or designated use. Monitoring of STP to be done weekly till its stabilizations then monthly. Zero discharge shall be practiced as committed.
10. Provision for 100% Rain Water Harvesting in the project premises shall be made. RWH shall be initially done only from the roof top. RWH from green and other open areas shall be done only after permission from CGWB. No. of rain water harvesting pits shall be increased towards open area.
11. Stack Height should be calculated based on combined Gen-sets capacity and shall be higher than the tallest building in the project.
12. The total excavated soil will be completely utilized at project site for leveling and back filling. The top soil generated during basement construction will be used for plantation and green area development. The management of surplus soil, if any, will be transported and managed in Eco- friendly manner and the plan will be submitted within 3 month.
13. E-waste shall be managed as per e-waste notification. Temporary storage at secure place be made till it is given to recycler approved by CPCB. Temporary storage for MSW for two days shall be provided.
14. Ground water should not be extracted for the purpose of construction or otherwise. In case of default the Environmental Clearance will deem to be cancelled.
15. Post project monitoring for air, water (surface+ ground), Stack (including CO and HC) Noise of D.G. sets, STP to be carried out as CPCB Guidelines.
16. Adequate Ventilation arrangement for the basement shall be undertaken along with installation of CO Monitors.
17. The basement should be constructed in consultation with CGWB to avoid infringement of water table.

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18. 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.
19. If any of Wetlands/Ponds exist within the project area as per revenue records, it should be protected and maintained and brought to the notice of forest department / SEIAA for directions.
20. An area of 500mt radius around is to be treated as no-development zone as required/prescribed/ identified under law and should be kept as buffer / no activity zone. The proposed site should not be a part of any no-development zone as required/prescribed/identified under law."
21. Arrangement should be made for guard for collection of storm water.
22. Detailed MSW Management plan including collection and transportation is to be submitted within 03 month.


This Environmental Clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for Noida. In case of violation, it would not be effective and would automatically be stand cancelled.

You are also directed to ensure that the proposed site is not a part of any no-development zone as required/prescribed/identified under law. In case of violation, this permission shall automatically be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this clearance shall automatically be cancelled.

The project proponent will have to submit approved plans and proposals incorporating the conditions specified in the Environmental Clearance within 03 months of issue of the clearance. 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. Necessary statutory clearances should be obtained and submitted before start of any construction activity.

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



(J. S. Yadav)

Member Secretary, SEIAA

No..... /Parya/SEAC/1506/2013/AD(H) Dated: As above

Copy with enclosure for Information and necessary action to:

1. The Principal Secretary, Department of Environment, Govt. of Uttar Pradesh, Lucknow.
2. Advisor, IA Division, Ministry of Environment & Forests, Govt. of India, Paryavaran Bhawan, CGO Complex, Lodhi Road, New Delhi.
3. Chief Conservator, Regional Office, Ministry of Environment & Forests, (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. District Magistrate, G.B. Nagar.
5. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.
6. Deputy Director, Regional office, Meerut, Directorate of Environment.
7. Copy to Web Master/ guard file.


(O. P. Varma)
Secretary, SEAC/
Director (I/C), Environment



Public Notice

Subject- Compliance report submission against Environmental Clearance issued by SEIAA.

The under para-10 of the EIA Notification, 2006 (as amended) the following provision has been given:-

"It shall be mandatory for the project management to submit half-yearly compliance reports in respect of the stipulated prior environmental clearance terms and conditions in hard and soft copies to the regulatory authority concerned, on 1st June and 1st December of each calendar year".

It is observed that in these compliance reports, the information submitted are only indicative and is not substantiated with necessary documents as test reports, Statutory NOCs, Plans and Maps. Also, details regarding authentic CSER Plans are not provided.

The SEIAA in its meeting held on 14-03-2014, deliberated that the compliance reports being submitted to the SEIAA should be examined in view of following documents and in case of incomplete compliances, the project proponent should be communicated to submit complete information:

1. Approved test reports from NABL/MoEF accredited labs.
2. Mandatory NOCs/Permissions from various Departments/Agencies.
3. CSER Plan as approved by Board of Directors and status report regarding its execution.
4. Plans/Maps as stipulated under Environmental Clearance.

Copy of communication to the project proponent should also be sent to MoEF, State Pollution Control Board, Corresponding Development Authority and District Magistrate for necessary action.

In View of above all project proponent of the projects in which Environmental Clearances has been issued are directed to submit the Post Environmental Clearance compliance report according to the above requirement within 15 days. Non compliance of above directions may attract penal action under the provision of Environmental Protection Act, 1986.


Member Secretary, SEIAA

