

State Level Environment Impact Assessment Authority, Uttar Pradesh

Directorate of Environment, U.P.

Dr. Bhim Rao Ambedkar Paryavaran Parisar
Vineet Khand-1, Gomti Nagar, Lucknow - 226 010
Phone : 91-522-2300 541, Fax : 91-522-2300 543
E-mail : doeuplko@yahoo.com
Website : www.seiaaup.com

To,

Mr. Gururaj Shastry,
General Manager-Production,
HT Media Ltd., Plot No.8,
ECOTECH-II, Udhyog Vihar,
Greater Noida, G.B. Nagar, U.P.-201306

Ref. No. 1626...../Parya/SEAC/1679/2013/AD(H)

Date: 11 October, 2013

Sub: Environmental Clearance for Industrial Building at Plot No-8, ECOTECH-II, Udhyog Vihar, Greater Noida, G. B. Nagar, U.P. M/s HT Media Ltd.

Dear Sir,

Please refer to your application/letter dated 04/07/2013 and 28/09/2013 addressed to the Secretary, SEAC/Director, Directorate of Environment, U.P. on the subject as above. The matter was considered by the State Level Expert Appraisal Committee in its meeting held on dated 31/08/2013 and 07/10/2013. A Presentation was made by the representatives of project proponents along with their consultant M/s Ind Tech House Consult, Delhi. The project proponent, through the documents submitted and the presentation made, informed the committee that:

1. The environmental clearance is sought for Industrial Building at Plot No-8, ECOTECH-II, Udhyog Vihar, Greater Noida, G. B. Nagar.
2. The Phase-I of construction in the plot was completed in the year 2005. A total area of 22,674.37 sq. mtrs was constructed. The Functional Certificate for it was issued effective 1st March, 2005.
3. Greater Noida Industrial Development Authority (GNIDA) permitted renting of 8000 sq. mtrs. land of the plot to HT Burda Media Ltd. vide letter dtd. 10th Dec. 2008. HT Burda Media Ltd. hereafter applied for all the statutory permissions required for construction of its building. HT Burda Media Ltd. did not take Environmental Clearance considering they had constructed an area of only 17494.08 SQM and were outside the purview of the said EIA notification. However, when HT Burda Media Ltd. approached GNIDA for Completion Certificate in the month of December 2011, they were asked to get Environmental Clearance.
4. Thereafter, in the month of June 2012, GNIDA asked HT Media Ltd. to get Environmental Clearance under the Environment Impact Assessment Notification 2006. In continuation to that environmental clearance has been applied by the proponents.
5. The salient features of the project is as follows:

SN	Description	Details
1.	Plot Area	93275 sq m
2.	Ground Coverage area permissible (@ 50%)	46637.5 sq m
3.	Ground Coverage Achieved (@ 25.9%)	24161.83 sq m
4.	FAR permissible (@ 60 of plot area)	55965 sq m
5.	FAR Achieved (@ 45.17 of plot area)	42136.63 sq m
6.	Total Basement Area	1050.13 sq m

7.	Total Built up area	43186.76 sq m
8.	Stilt Area	2070.988 sq m
9.	Green area Proposed (27.52%)	25669.44 sq m
10.	No. of ECS required	495.72 ECS
11.	No. of ECS provided	496 ECS (50% ECS + 50 % two wheeler)
12.	No. of blocks	4 Blocks
13.	Max. Building Height	26.9 meter
14.	Expected Population	Total 690 person Service Staff – 540 Visitors – 150
15.	Total water Demand	210 KLD
16.	Fresh water requirement	192 KLD
17.	HVAC Makeup (20 Hrs.)	150 KLD Fresh water
18.	Horticulture water requirement	25.7 KLD (18 KLD Treated water +7.7 KLD Fresh)
19.	Water for Industrial Process	16 KLD Fresh water
20.	Wastewater Generation	16 KLD (domestic) + 6 KLD (Industrial process)
21.	STP Capacity	40 KLD
22.	ETP Capacity	10 KLD
23.	Solid waste generation	Municipal Solid Wastes: 0.116 TPD including Biodegradable waste - 0.069 TPD. Industrial Wastes: 10.57 TPD (news print/ Magazine print wastes)
24.	Maximum Power Demand	4113 KW
25.	DG set backup	3 nos. @ 1500 KVA

6. Water requirement of the project are as follows:

S. No.	Description	Occupancy/ Capacity/Area	Rate	Total Water Demand (KLD)
A.	Domestic Water Requirement			
(i)	Service Staff	540	@30 lpcd	16.2
(ii)	Visitors	150	@12 lpcd	1.8
	Total Domestic Water Requirement		18 KLD	
B.	Industrial Process Requirement (Fresh Water)	-	-	16 KLD
C.	HVAC Makeup (20 hrs.)	750 TR	@10 lit/hr/TR	150 KLD
D.	Green Area	25669.44sq m	@ 1 lit/sq m	25.7 KLD
Total Water Demand				209.7 ~ 210 KLD

7. Total water requirement is 210 KLD. Fresh water requirement is 192 KLD to be sourced from GNIDA water supply system and Onsite Bore-well during emergency.
8. 15 nos. of Rain Water Harvesting Pits are proposed.
9. The proposals are covered under category 8(a) of EIA notification, 2006.

The committee noted that the matter was earlier discussed in SEAC meeting dated 31/08/2013 in light of provisions of OM No: J-11013/41/2006-IAII(I) dated 12/12/2012 regarding construction prior to environmental clearance and the project proponents were directed to submit an action plan for compliance of general conditions as prescribed by the Authority for construction projects regarding the construction already done and, a resolution of the Directors/Board of trustees/society that violation shall not be repeated again. The committee had also directed the Secretary, SEAC regarding initiation of necessary credible action by the State Government as per Section 15 and Section 19 of Environment Protection Act, 1986 for above violation and to inform the committee accordingly. The matter was directed to be taken up for consideration after communication from State Government about initiation of credible action in this regards.

The project proponent submitted the compliance to directions of SEAC as above through letter dated 28/09/2013. The State Govt. through letter no. 4272/55-parya/13 dated 04/10/2013 directed Member Secretary, UP PCB to initiate necessary legal action for the violation of E.P. Act, 1986 in the matter. A copy of the same has been endorsed to Director, Environment for information.

The committee discussed the matter and recommended grant of environmental clearance along with all the general conditions as prescribed by the Authority for construction project and following specific conditions:

PART A - SPECIFIC CONDITIONS

I. Construction Phase

1. Digging of basement shall be undertaken in view of structural safety of adjacent buildings under information/consultation with District Administration/Mining Department.
2. Sprinkler to be used for curing and quenching during construction phase. No ground water to be used for construction.
3. 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 up-liftment of weaker section of society consistent with the traditional skills of the people identified. The program 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.
4. Consent for Establishment shall be obtained from UP State Pollution Control Board under Air and Water Act and a copy shall be submitted to the Ministry before start of any construction work at the site.
5. Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, crèche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
6. A First Aid Room will be provided in the project both during construction and operation of the project.
7. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
8. Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

9. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
10. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dump sites for such material must be secured so that they should not leach into the ground water.
11. Any hazardous waste generated during construction phase, should be disposed off as per applicable rules and norms with necessary approvals of the UP State Pollution Control Board.
12. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environment (Protection) Rules prescribed for air and noise emission standards.
13. The diesel required for operating DG sets shall be stored in underground tanks and if required, clearance from Chief Controller of Explosives shall be taken. DG set shall meet the CPCB norms.
14. Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards and should be operated only during non-peak hours.
15. 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.
16. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003.
17. Ready mixed concrete must be used in building construction.
18. Storm water control and its re-use as per CGWB and BIS standards for various applications.
19. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
20. Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
21. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
22. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
23. Use of glass may be reduced by up-to 40% to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
24. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
25. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code which is proposed to be mandatory for all air conditioned spaces while it is aspirational for non-air conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.
26. The approval of the competent authority shall be obtained for structural safety of the buildings due to earthquake, adequacy of fire fighting equipments, etc. as per National Building Code including protection measures from lightening etc.
27. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings.
28. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.

II. Operation Phase

1. The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the Ministry before the project is commissioned for operation. Treated affluent emanating from STP shall be recycled/ reused to

the maximum extent possible. Treatment of 100% grey water by decentralised treatment should be done. Discharge of unused treated effluent shall conform to the norms and standards of the UP State Pollution Control Board. Necessary measures should be made to mitigate the odour problem from STP.

2. The solid waste generated should be properly collected and segregated. Wet garbage should be composted and dry / inert solid waste should be disposed off to the approved sites for land filling after recovering recyclable material.
3. Diesel power generating sets proposed as source of back up power for elevators and common area illumination during operation phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel. The location of the DG sets may be decided with in consultation with UP State Pollution Control Board.
4. Noise should be controlled to ensure that it does not exceed the prescribed standards. During night time the noise levels measured at the boundary of the building shall be restricted to the permissible levels to comply with the prevalent regulations.
5. The green belt of the adequate width and density preferably with local species along the periphery of the plot shall be raised so as to provide protection against particulates and noise.
6. Weep holes in the compound walls shall be provided to ensure natural drainage of rain water in the catchment area during the monsoon period.
7. Rain water harvesting for roof run- off and surface run- off, as plan submitted should be implemented. Before recharging the surface run off, pre-treatment must be done to remove suspended matter, oil and grease. The borewell for rainwater recharging should be kept at least 5 mts. above the highest ground water table.
8. The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
9. 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.
10. A Report on the energy conservation measures confirming to energy conservation norms finalized by Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the Ministry in three months time.
11. Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Use CFLs and TFLs should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible.
12. Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.
13. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
14. Water segregation shall be carried-out at source and organic shall be composted. Adequate space shall be provided within the complex.

PART-B: GENERAL CONDITIONS

1. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the UPPCB.
2. Officials from the Regional Office of MOEF, Lucknow who would be monitoring the implementation of environmental safeguards should be given full cooperation, facilities and documents/data by the project proponents during their inspection. A complete set of all the

documents submitted to SEIAA should be forwarded to the CCF, Regional office of MOEF, Lucknow.

3. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
4. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
5. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
6. 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.
7. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the U' Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.envfor.nic.in>. The advertisement should be made within 10 days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Lucknow.
8. Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.
9. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.
10. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the UPPCB. The criteria pollutant levels namely; PM₁₀, PM_{2.5}, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
11. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF, Lucknow by e-mail.

The SEIAA in its meeting dated 10/10/2013 agreed with the above recommendations of SEAC.

Necessary legal action as per State Govt. directions issued through letter no. 4272/55-parya/13 dated 04/10/2013 shall be undertaken by Member Secretary, UP PCB for the violation of E.P. Act, 1986 in the matter.


This environmental clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for Gautambudh Nagar by the competent Authority. In case of violation, it would not be effective and would automatically stand 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.

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 deem to be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this clearance shall automatically deem to be cancelled.

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/1679/2013/AD(H)

Dated: As above

Copy 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. The Member Secretary, U.P. Pollution Control Board, PICUP Bhawan, Gomti Nagar, Lucknow.
5. District Magistrate, Gautam Budh Nagar, U.P.
6. Deputy Director, Regional Office, Directorate of Environment, Meerut.
7. Copy for Web Master/Guard file.


(O.P. Varma)

Director (I/c)/Secretary, SEAC
Directorate of Environment

documents submitted to SEIAA should be forwarded to the CCF, Regional office of MOEF, Lucknow.

3. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
4. The Ministry reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
5. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the respective competent authorities.
6. 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.
7. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the U' Pollution Control Board and may also be seen on the website of the Ministry of Environment and Forests at <http://www.envfor.nic.in>. The advertisement should be made within 10 days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the Regional office of this Ministry at Lucknow.
8. Environmental clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.
9. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad/Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the company by the proponent.
10. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the UPPCB. The criteria pollutant levels namely; PM₁₀, PM_{2.5}, SO₂, NO_x (ambient levels as well as stack emissions) or critical sectoral parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.
11. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF, Lucknow by e-mail.