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File No: 11330-10918

State Environment Impact Assessment Authority (SEIAA), Uttar Pradesh

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)

Date **17/10/2026**

To,

Shri Anshul Gaurav
M/s max estates noida private limited
1, Dr. Jha Marg, Max House, Okhla Phase III, New Delhi, 110020
eiaestate2026@gmail.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding Estate 105 project admeasuring 10.33 acres situated at Plot No.- C/02, Sector- 105, Noida, Uttar Pradesh, M/s Max Estates Noida Private Limited.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/UP/INFRA2/584563/2026 dated 23/07/2026 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC26B3813UP5340124N
(ii) File No.	11330-10918
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres
(vii) Name of Project	Estate 105 project admeasuring 10.33 acres situated at Plot no. C/02, Sector 105, Noida, Uttar Pradesh
(viii) Name of Company/Organization	max estates noida private limited
(ix) Location of Project (District, State)	GAUTAM BUDDHA NAGAR, UTTAR PRADESH
(x) Issuing Authority	SEIAA
(xi) Applicability of General Conditions as per EIA Notification, 2006	No

3. 3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-2(Part A, B and C)/ EIA & EMP Reports were submitted to the SEAC for appraisal under the provision of EIA notification 2006 and its subsequent amendments.

4. The above-mentioned proposal has been considered by SEAC in its meeting held on 07-09-2026. The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above.

5. Details of the minerals to be mined along with production capacity and the brief on the salient features of the project as submitted by the project proponent in Form 1 (Part A and B) in the reports and as presented during SEAC meeting are annexed to this EC as Annexure (2).

6. The SEAC, in its meeting held on 07-09-2026 based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of Specific and Standard EC conditions as given in Annexure (1).

7. The SEIAA in its meeting held on 07-10-2026 has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the SEIAA hereby accords Environment Clearance for Shri Anshul Gaurav under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific conditions as given in Annexure (1) and project Details informed by the project proponent and their Consultant are detailed in Annexure (2).

8. The SEIAA reserves the right to stipulate additional conditions, if found necessary.

9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.

10. The PP is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.

11. General Instructions:

a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of SEIAA website where it is displayed.

b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn must display the same for 30 days from the date of receipt.

c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.

d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.

e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

f) The project proponent shall also 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 liable to be cancelled. Also, in the event of any dispute on ownership or land use of the proposed site, this clearance shall liable to be cancelled.

g) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

h) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

i) The SEIAA reserves the right to revoke the environmental clearance, if conditions stipulated are not implemented to the satisfaction of SEIAA. SEIAA may impose additional environmental conditions or modify the existing ones, if necessary.

12. This issues with the approval of the Competent Authority.

Copy To

1. The Deputy Director General, Regional Office, Integrated Regional Office Ministry Of Environment Forest And Climate Change Kendriya Bhawan 5th Floor Sector "H" Aliganj Lucknow – 226020 , Lucknow, Uttar Pradesh, rocz.lko-mef@nic.in

2. The Member Secretary, SPCB/PCC, Uttar Pradesh Pollution Control Board Tc-12v Paryavaran Bhawan Vibhuti Khand Gomti Nagar Lucknow-226010 , Lucknow, Uttar Pradesh, ms@uppcb.in

3. The Monitoring Cell MoEFCC, Compliance & Monitoring Division, Indira Paryavaran Bhawan Jor Bagh Road New Delhi, South, Delhi, moefcc-monitoring@gov.in

4. The Member Secretary, CGWA, 18/11 Jamnagar House Man Singh Road, Central, Delhi, cgwa@nic.in

5. The Member Secretary, CPCB, Central Pollution Control Board Cbd-Cum-Office Complex East Arjun Nagar Delhi – 32, New Delhi, Delhi, mscb.cpcb@nic.in

6. The District Collector, DC Office, Autam Buddha Naga, Gautam Buddha Nagar, Uttar Pradesh, dmgbn@nic.in

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Environmental Attributes

S. No	EC Conditions
1.1	**Specific Conditions:** 1. The proposed green area of 14,005.19 m² (approximately 33.47% of the plot area) and plantation of not less than 530 trees shall be developed in accordance with the approved landscape plan and maintained throughout the life of the project. The green area shall not be reduced without prior approval of the competent authority. 2. The plantation/greenbelt shall predominantly comprise indigenous, native, pollution-tolerant and broad-canopy species suitable to the local climatic conditions. Peripheral plantation, shrubs, hedges and vertical greening may also be provided, wherever technically feasible. A plantation survival and replacement programme shall be maintained to ensure long-term sustainability of the green cover. 3. Topsoil generated during excavation shall be separately preserved and reused for landscaping/greenbelt development. Existing natural terrain, drainage pattern and other natural features shall be preserved to the maximum extent technically feasible. 4. Solar power generation within the project premises shall be enhanced so that a minimum of 5% of the total project electricity requirement is met through solar/renewable energy. The solar installation shall be commissioned before commencement of project operations and maintained

S. No	EC Conditions
	throughout the operational life of the project. 5. Proper records of solar power generation and consumption shall be maintained and submitted as part of the periodic Environmental Clearance compliance reports. 6. Only energy-efficient electrical systems shall be installed. BEE 4-star/5-star rated appliances, wherever applicable, LED lighting, energy-efficient motors/pumps, efficient building envelopes and other energy-conservation measures committed by the Project Proponent shall be implemented. 7. Considering the substantial DG backup capacity proposed, all DG sets shall comply with the prevailing CPCB/CAQM emission standards, fuel requirements, stack-height provisions, noise standards and operational restrictions applicable to NCR, including requirements relating to approved/clean fuel and dual-fuel systems, wherever applicable. DG sets shall be used only for emergency/backup purposes. 8. All DG sets and other noise-generating equipment shall be provided with appropriate acoustic enclosures, vibration-isolation systems and emission-control arrangements in accordance with applicable standards. 9. In view of the high existing particulate-matter levels reported in the study area, comprehensive dust-control measures shall be implemented throughout the construction period, including adequate site barricading, water sprinkling/misting, wheel-washing facilities, covered storage and transportation of construction material, covered movement of C&D waste, wet cutting/grinding practices and deployment of anti-smog guns in accordance with applicable directions of the Hon'ble Supreme Court/CAQM/CPCB. Cement and other fine construction material shall, wherever feasible, be transported in closed/covered containers. 10. The Project Proponent shall strictly comply with all applicable GRAP/CAQM directions and construction restrictions imposed from time to time in NCR and shall suspend/restrict construction activities whenever so directed by the competent authority. 11. Since three basement levels are proposed, adequate mechanical ventilation, fresh-air supply, exhaust ventilation, smoke extraction and carbon-monoxide monitoring systems shall be provided in all basement areas in accordance with the National Building Code and applicable fire-safety norms. 12. Since the Sewage Treatment Plant is proposed in the basement/underground area, a specific ventilation, odour-control and exhaust-management system shall be provided for the STP area to ensure safe working conditions and prevent accumulation of gases/odour. 13. A comprehensive ventilation plan covering basements, enclosed service areas and other areas requiring mechanical ventilation shall be implemented in accordance with applicable NBC/fire-safety requirements. 14. The 780 KLD STP with tertiary treatment shall be installed and made fully operational before occupancy of the project. Treated wastewater shall be reused for the committed non-potable purposes including flushing, horticulture, DG cooling/HVAC or other approved uses through a properly designed dual-plumbing system. 15. No untreated wastewater shall be discharged outside the project premises. Treated wastewater shall also not be discharged outside the premises except with prior permission of the competent authority. STP inlet/outlet quality shall be regularly monitored and records maintained. 16. The additional treated-water requirement proposed to be sourced from an external/nearby STP shall be supported by a firm and verifiable arrangement before occupation of the project. Fresh-water consumption shall not be increased merely because of non-availability of such external treated water without approval of the competent authority. 17. The approved source of fresh water shall be maintained throughout the project operation. No groundwater abstraction shall be undertaken without the requisite permission of the competent groundwater authority. 18. In view of the three proposed basement levels, the Project Proponent shall assess the possibility of groundwater ingress during excavation. If dewatering becomes necessary, a site-specific dewatering and groundwater-management plan shall be prepared and requisite permission obtained from the competent authority prior to undertaking such dewatering. Dewatering shall not adversely affect the local groundwater regime or adjoining properties.

S. No	EC Conditions
	19. A comprehensive storm-water management plan shall be implemented, maintaining complete segregation of storm-water and sewage networks, and providing adequate drains, silt traps, oil-and-grease interception arrangements and safeguards against flooding, soil erosion and contaminated runoff from paved/parking areas. 20. The proposed rainwater-harvesting system shall be fully implemented. Adequate filtration/desilting arrangements shall be provided and a regular inspection, cleaning and maintenance mechanism shall be established to prevent choking of recharge structures and ensure their long-term functionality. 21. The Project Proponent shall implement the approved Traffic Management Plan in consultation with NOIDA Authority, District Administration and Traffic Police, as applicable. Entry/exit arrangements, internal circulation, parking management, pedestrian movement and traffic-control measures shall ensure that no traffic congestion or parking spillover occurs on adjoining public roads. 22. Adequate and safely located Electric Vehicle charging facilities shall be provided within the project premises in accordance with applicable electrical and fire-safety norms. 23. All fire-safety provisions shall conform to the National Building Code and requirements of the competent Fire Authority. A valid Fire NOC shall be maintained. Clearly identified evacuation routes, fire-tender movement paths, unobstructed hydrants, emergency signage, alarm systems and adequate staircases/exits shall be provided, and periodic fire-safety drills shall be conducted. 24. Landscape planning and location of trees/green areas shall not obstruct fire-tender movement, fire hydrants, evacuation routes, public circulation areas, utility corridors or essential emergency-access routes. 25. Construction shall conform to the applicable seismic-zone requirements and structural-safety provisions. Structural safety shall be periodically reviewed by a competent expert/institution as per applicable statutory requirements and approved building norms. 26. The quality of water used for construction shall conform to the relevant BIS/NBC/engineering standards so as to prevent adverse effects on structural durability and reinforcement. 27. The Project Proponent shall implement source segregation and scientific management of biodegradable, recyclable, plastic, hazardous, e-waste and construction & demolition waste in accordance with the applicable Waste Management Rules. Biodegradable waste shall be processed through the committed on-site processing facility/OWC or such other approved system. Recyclable and other regulated wastes shall be handed over only to authorised agencies/recyclers. Single-use plastic prohibited under applicable law shall not be used within the project premises. 28. The Project Proponent shall implement the comprehensive Environment Management Plan covering air quality, water and wastewater management, noise, solid and hazardous waste, greenbelt development, energy conservation, disaster management, occupational health and environmental monitoring. The capital and recurring expenditure committed under the EMP shall not be diverted for any other purpose. 29. All environmental commitments made by the Project Proponent before the Committee, including measures relating to dust control, anti-smog guns, waste management, rainwater harvesting, EV charging, energy efficiency, green-area development, environmental monitoring and EMP expenditure, shall form an integral and binding part of the Environmental Clearance. 30. The Social Impact Assessment and associated mitigation/redressal measures submitted by the Project Proponent shall be implemented. An appropriate grievance-redressal mechanism shall be maintained for addressing issues raised by nearby communities during construction and operation. 31. The CER activities committed before the Committee shall be implemented within the approved financial outlay and timelines. The activities shall be need-based, measurable and undertaken in consultation with the concerned local authorities/institutions. Periodic physical and financial progress shall form part of the Environmental Clearance compliance reports. 32. Rejuvenation/beautification of the three ponds as proposed in Village Samauddinpur (28°28'19.64"N 77°36'18.82"E), Raipur Village (28°27'55.68"N 77°34'52.32"E) & Dadha village (28°27'0.26"N 77°34'11.75"E) shall be done. The works shall include appropriate

S. No	EC Conditions
	desilting/cleaning, ecological restoration, native plantation and environmentally compatible public-area improvement, in consultation with the concerned local authority. No concretisation or activity adversely affecting the natural hydrology/ecology of the ponds shall be undertaken. 33. The Project Proponent shall obtain all requisite permissions/clearances, wherever applicable, relating to forests, wildlife, Eco-Sensitive Zones or other environmentally sensitive areas from the competent authorities before undertaking any activity requiring such permission. The project shall not encroach upon any notified wetland, buffer zone, floodplain or legally notified no-development/no-activity zone. 34. All infrastructure and construction practices shall adopt environmentally sustainable designs and materials, including resource-efficient materials and measures for reduction of energy, water consumption and construction waste, as committed in the EIA/EMP. 35. The Project Proponent shall ensure that the project executed at site strictly corresponds to the project configuration, built-up area, land-use, layout, service plans and environmental infrastructure considered while granting Environmental Clearance and approved by the competent planning authority. Any change requiring prior environmental approval shall be undertaken only after obtaining the requisite amendment/fresh clearance, as applicable. 36. The Environmental Clearance approved environmental conditions and updated compliance status shall be displayed on the Project Proponent's website and at an appropriate location at the project site, and six-monthly/periodic compliance reports shall be submitted to the concerned regulatory authorities as prescribed.
1.2	1- The Project Proponent shall obtain the prescribed environmental safeguards for establishment of the project/activity from the concerned State Pollution Control Board. The said safeguards form an integral part of this Environmental Clearance, and compliance thereto shall be submitted along with the six-monthly compliance reports. 2. Project proponent shall obtain Consent/environmental safeguards from UPPCB in compliance of MoEF&CC OM no. Q-15012/2/2022-CPW (Part-I)/e-231973 dated 08.10.2025 if not received and ensure its compliance before starting of work. 3- The project proponent shall comply all orders/directions of Hon'ble Supreme Court, Hon'ble National Green Tribunal (NGT), Hon'ble High Court and guidelines/OM of the Govt. of India and Govt. of UP. The project proponent shall obtain all the necessary permissions/ approvals from the concerned Govt. Departments/ Authorities/Organizations. 4- Plantation of saplings shall be carried out in green belt area earmarked as per relevant building bye-laws and as a part of tree plantation campaign "Ek Ped Ma Ke Naam" and the details of the same shall be uploaded in the Meri LiFE Portal (https://merilife.nic.in) as per OM no. F.No.IA3-22/3/2024-IA.III (E-241594) dated 24.07.2024. 5- The CER activities should be related to mitigation of Environmental Pollution and creating environmental awareness for example creation of water harvesting pits and carbon sequestration parks etc. At least one school in the vicinity of project area should be provided with rooftop solar plant, toilets should be constructed in public place or in school of nearby villages and if there is a girl's school then girls toilet properly equipped with overhead water tank should be constructed. Name of the school adopted for installation of roof top solar plant should be displayed on the website of project proponent and should also be submitted with periodic compliance report. As part of CER activities, the project proponent shall conduct awareness camps and workshops in nearby habitations regarding maintenance of personal and community hygiene. First aid training should be given to school students in nearby vicinity. Details of such workshops shall be uploaded on the website of project and also submitted along with compliance report. 6- SEIAA opined that efforts should be made to maximize the use of the solar energy to the extent feasible. Additionally, a Battery Energy Storage System (BESS) of commensurate capacity should be installed to enhance renewable energy utilization and ensure reliable power supply. Other renewable source of energy like wind energy should also be explored.

S. No	EC Conditions
	7- The Project Proponent shall provide and maintain green roofs/roof-top landscaping on feasible roof areas using native or low water-demand plant species to reduce heat island effects, improve energy efficiency, and enhance the environmental sustainability of the project. 8- Electric Vehicle (EV) charging points shall be installed after obtaining the necessary approvals from the competent authority. 9- The project proponent shall ensure that waste water is properly treated in STP and treated water should be reused for gardening, flushing system, washing etc. For reuse of water, irrigation sprinkler and drip irrigation system shall be installed and maintained for proper functioning. Part of the treated sewage, if discharged to sewer line or into drain, shall meet the prescribed standards for the discharge under Environment Protection Rules and shall be done with necessary permissions from concerned authorities. 10- Under any circumstances untreated sewage shall not be discharged to municipal sewer line or any nearby water body or drain. 11- The project proponent shall install organic bio converter for safe disposal of municipal solid waste as per the provisions of Solid Waste Management Rules 2016 as amended. 12- The effluent from STP after tertiary treatment shall be subjected to ozonation or tertiary treatment to avoid foul smell and adverse impact on receiving environment. 13- A certificate signed by an officer not below the rank of ACF shall be obtained that the project does not lie with-in any protected area, National Park, Wild-Life Sanctuary and/or ESZ so declared as per the provisions of Wild-Life Protection Act 1972. 14- The project proponent shall obtain prior permission of Ground Water Department, Ministry of Jal Shakti, Uttar Pradesh/ CGWA for using ground water. 15- Provision for charging of electric vehicles as per the guidelines of GoI/GoUP should be implemented. 16- The project proponent shall explore the possibility of maximum solar electrification. 17- PP should display EC granted to them on their website. 18- EC is granted with the condition that EC is valid only for the building plan which has been submitted and the proposals for seeking EC. In case of any deviation this EC maybe cancelled. 19- In compliance to Hon'ble Supreme Court order dated 13/01/2020 in IA no. 158128/2019 and 158129/2019 in Writ petition no. 13029/1985 (MC Mehta Vs GOI and others) anti-smog guns shall be installed to reduce dust during constructions. 20- DG sets shall be based on approved fuel only and Guidelines issued by CAQM (Commission for Air Quality Management in NCR region and Adjoining Areas). 21- Project Proponent shall submit the Six-monthly Compliance on the Environment Clearance condition prescribed in the Prior Environment Clearance letter as per MoEF&CC OM F.no- IAS-22/01/2022-IA-III (E-172624) Dated 14-06-2022. 22. In case of violation of any EC conditions, this EC is liable to be cancelled based on report/recommendation of DM/IRO/UPPCB. **Environmental safeguards conditions by UPPCB** 1. The Project Proponent shall get the layout and drawings approved from competent authority before start of work. 2. Unit shall comply the Office Memorandum of Ministry of Environment, Forest and Climate Change issue vide F.No. 1A3-22/14/2025-1A.III(E-275538), Dated: 29.10.2025 for Green Belt Development. 3. The applicant shall make an application along with prescribed fee for renewal/trail consent (CTO) at least 30 days before the operation of unit. 4. Prior to abstraction of ground water, unit shall obtain a No Objection Certificate from U.P. Ground Water Authority for abstraction of ground water and project shall provide the NOC of UPGWD for extracting ground water within 03 month, if required. The PP will be used only Municipal supply water as per proposal. 5. Project shall comply the provisions of Environment (Protection) Act 1986, Water (Prevention and Control of Pollution) Act, 1974 as amended, Air (Prevention and Control of Pollution) Act, 1981 as

S. No	EC Conditions
	amended. 6. The project shall be obtained NOC form competent authority for disposal of treated water to nearby sewer line drain. 7. At the project site a display board size 4 X 6 Feet shall be installed to display the provisions of Construction and Demolition Rules 2016. 8. Project shall comply the provisions of notification dated. 07-10-2016 of Ministry of Water Resources, River Development and Ganga Conservation Gol. 9. Project shall not start gaseous emission & sewage generation without prior consent of the board. 10. All construction activities shall be according to authority guidelines and after approval or approved plan. 11. In case of any change in production capacity, process, raw materials use etc. the unit will have to intimate the Board. 12. Project shall comply with various Waste Management Rules as notified by MoEF& CC i.e. Plastic Waste Management Rules, 2016, Solid Waste Management Rules, 2016, Hazardous and Other Wastes (Management and Transboundary) Rules, 2016, E-waste (Management) Rules, 2016, Construction and Demolition Waste Management Rules, 2016. 13. Project shall be developed/constructed as per approved map from competent authority and submit approved plan to Board. 14. Unit will put tarpaulin scaffolding around the area of construction and the building for effective and efficient control of dust emission generated during construction of the project. 15. Storage of any construction material particularly sand will not be done on any part of street and roads in the projects area. 16. The construction material of any kind stored on site will be fully covered in all respect so that it does not disperse in the air in any form. 17. All the construction material & debris will be carried in trucks or vehicles which are fully covered and protected so as to ensure that the construction debris or construction material does not get dispersed into the air or atmosphere in any form whatsoever. 18. The dust emission from the construction sites will be completely controlled and all precautions will be taken in that behalf. 19. Every worker working on the construction site and involved in loading, unloading and carriage of construction debris or construction material shall be provided with mask to prevent inhalation of dust particle. 20. All medical aid, investigation and treatment will be provided to the workers involved in the construction of building and carrying of construction of building and carrying of construction debris or construction material related to dust emission. 21. Fixing of sprinklers and creation of green air barriers will be done to control fugitive dust emission and improve environment. 22. Compulsory use of wet jet in grinding and stone cutting will be practiced. 23. Under the Noise Pollution (Regulation and Control) Rule 2000, the industry shall take adequate measures for control of noise from its own sources within the premises so as to maintain ambient air quality standards in respect of noise. 24. The project shall provide adequate arrangement for fighting the accidental leakages/discharge of any air pollutant/gas/liquid from the vessel, machinery etc. which are likely to cause fire hazard including environmental pollution. 25. Project shall ensure carbon offsetting as per Government Order (Environment Department) issued vide letter no. H17259/183/55-2-2018/09(writ)/2016 dated 15.03.2018. 26. A good housekeeping shall be maintained both within the project and in the premises. All hoods, pipes, valves, sewers and drains shall be leaking proof. Floor washings shall be admitted into the effluent collection system only and shall not be allowed to find their way into storm drains or open areas. 27. Separate power connection with energy meter shall be provided for the Pollution Control Equipment's and record of power consumption and chemicals consumption for the operation of

S. No	EC Conditions
	pollution control equipment shall be maintained separately. 28. The industry shall comply with ambient air quality standards of SO2; NOx, PM2.5; PM10; and other parameters as notified by MoEF& CC, GoI. 29. The project is liable to pay compensation for any environmental damage caused by it, as fixed by the Hon'ble Supreme Court, High Court, National Green Tribunal, Central Pollution Control Board and Uttar Pradesh Pollution Control Board. 30. Wind breaking wall will be constructed around the construction site. 31. All approach roads & in campus roads should be sprinkled with water to suppress the dust emission. 32. Project shall not establish Hot Mix/Ready Mix/Wet Mix Plant without prior permission of Board. 33. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) directions regarding DG sets and directions issued time to time regarding use of cleaner fuel. 34. Project shall install anti-smog guns and PTZ camera at site and ensure registration on dustapp.upecp.in for self-declaration of dust control audit. 35. Unit shall comply with the CAQM (Commission for Air Quality Management in NCR and Adjoining Areas) direction no. 75 regarding GRAP.

Standard EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Statutory Compliance

S. No	EC Conditions
1.1	The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
1.2	The approval of the Competent Authority shall be obtained for structural safety of buildings due to earthquakes, adequacy of firefighting equipment etc. as per National Building Code including protection measures from lightening etc.
1.3	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of the diversion of forest land for non-forest purpose involved in the project.
1.4	The project proponent shall obtain clearance from the National Board for Wildlife, if applicable.
1.5	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.
1.6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
1.7	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.
1.8	All other statutory clearances such as the approvals for storage of diesel from Chief Controller of

S. No	EC Conditions
	Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.
1.9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016, shall be followed.
1.10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

2. Air Quality Monitoring And Preservation

S. No	EC Conditions
2.1	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.
2.2	A management plan shall be drawn up and implemented to contain the current exceedance in ambient air quality at the site.
2.3	The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM10 and PM2.5) covering upwind and downwind directions during the construction period.
2.4	Diesel power generating sets proposed as source of backup power 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 of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
2.5	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3-meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
2.7	Wet jet shall be provided for grinding and stone cutting.
2.8	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
2.9	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Management Rules 2016.

S. No	EC Conditions
2.10	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to Environmental (Protection) prescribed for air and noise emission standards.
2.11	The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.
2.12	For indoor air quality the ventilation provisions as per National Building Code of India.

3. Water Quality Monitoring And Preservation

S. No	EC Conditions
3.1	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
3.2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
3.3	Total fresh water use shall not exceed the proposed requirement as provided in the project details.
3.4	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
3.5	A certificate shall be obtained from the local body supplying water, specifying the total annual water availability with the local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available. This should be specified separately for ground water and surface water sources, ensuring that there is no impact on other users.
3.6	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.
3.7	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
3.8	Use of water saving devices/fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the building plan.
3.9	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

S. No	EC Conditions
3.10	Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
3.11	The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016. Rain water harvesting recharge pits/storage tanks shall be provided for ground water recharging as per the CGWB norms.
3.12	A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
3.13	All recharge should be limited to shallow aquifer.
3.14	No ground water shall be used during construction phase of the project.
3.15	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
3.16	Sewage shall be treated in the STP with tertiary treatment. The treated effluent from STP shall be recycled/re-used for flushing, AC make up water and gardening. As proposed, no treated water shall be disposed in to municipal drain.
3.17	No sewage or untreated effluent water would be discharged through storm water drains.
3.18	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape, flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
3.19	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.20	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

4. Noise Monitoring And Prevention

S. No	EC Conditions
4.1	Ambient noise levels shall conform to residential area/commercial area/industrial area/silence zone both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction

S. No	EC Conditions
	phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
4.2	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
4.3	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

5. Energy Conservation Measures

S. No	EC Conditions
5.1	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
5.2	Outdoor and common area lighting shall be LED.
5.3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
5.4	Energy conservation measures like installation of CFLs/ LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
5.5	Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
5.6	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

6. Waste Management

S. No	EC Conditions
6.1	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
6.2	Disposal of muck during construction phase shall not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects

S. No	EC Conditions
	of people, only in approved sites with the approval of competent authority.
6.3	Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.
6.4	Organic waste compost/Vermiculture pit/Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
6.5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.
6.6	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
6.7	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.
6.8	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 27th August, 2003 and 25th January, 2016. Ready mixed concrete must be used in building construction.
6.9	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.
6.10	Used 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.

7. Green Cover

S. No	EC Conditions
7.1	No tree can be felled/transplant unless exigencies demand. Where absolutely necessary, tree felling shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).
7.2	A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.
7.3	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted). Area for green belt development shall be provided as per the details provided in the project document.
7.4	Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved

S. No	EC Conditions
	areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

8. Transport

S. No	EC Conditions
8.1	A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria. a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic. b. Traffic calming measures. c. Proper design of entry and exit points. d. Parking norms as per local regulation.
8.2	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 be operated only during non-peak hours.

9.

S. No	EC Conditions
9.1	A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of the roads within a 05 kms radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 05 Kms radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

10. Human Health Issues

S. No	EC Conditions
10.1	All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.
10.2	For indoor air quality the ventilation provisions as per National Building Code of India.
10.3	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
10.4	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

S. No	EC Conditions
	removed after the completion of the project.
10.5	Occupational health surveillance of the workers shall be done on a regular basis.
10.6	A First Aid Room shall be provided in the project both during construction and operations of the project.

11. Miscellaneous

S. No	EC Conditions
11.1	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.
11.2	ii. environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
11.3	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.
11.4	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.
11.5	The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental/forest/wildlife norms/conditions. The company shall have defined system of reporting infringements/deviation/violation of the environmental/forest/wildlife norms/conditions and/or shareholders/stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.
11.6	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly report to the head of the organization.
11.7	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six Monthly Compliance Report
11.8	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

S. No	EC Conditions
11.9	The project proponent shall inform the Regional Office as well as the Ministry, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.
11.10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
11.11	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP reportand also that during their presentation to the Expert Appraisal Committee.
11.12	No further expansion or modifications in the plant shall be carried out without prior approval of the Ministry of Environment, Forest and Climate Change (MoEF&CC).
11.13	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
11.14	The Ministry may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.
11.15	The Ministry reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
11.16	The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
11.17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016, and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
11.18	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

Annexure- 2

A presentation was made by the project proponent along with their M/s Ind Tech House Consult, Delhi to SEAC on 07-09-2026.

Project Details Informed by the Project Proponent and their Consultant

The project proponent, through the documents and presentation gave following details about their project –

1. The environmental clearance is sought for Estate 105 project admeasuring 10.33 acres situated at Plot No.- C/02, Sector- 105, Noida, Uttar Pradesh, M/s Max Estates Noida Private Limited.
2. Plot Area of the project is 41,835.46 m^2 and total built-up area will be 3,15,529.8 m^2.
3. Maximum no. of Floor will be 3B+G+42 and maximum height of the building will be 167.55 m.
4. Total no. of main DUs will be 554 Nos.
5. Expected population will be 24528.
6. Estimated cost of the total project will be Rs. 1,243.79 Cr.
7. The Terms of Reference in the matter were issued by SEIAA, U.P vide TOR Identification No.TO26B3813UP5286942N, dated: 12/06/2026.
8. EIA report submitted by the project proponent through online Parivesh Portal on 23/07/2026.
9. Salient feature:

Sl. No.	Description	Total Quantity	Unit
GENERAL			
1.	Total Plot Area	41835.46	SQMT
2.	Proposed Built Up Area	315529.8	SQMT
3.	Total no. Main DU's	554	No.
4.	Max Height	167.55	M
5.	Max No of Floors	3B+G+42	No.
6.	Expected Population	24528	No.
7.	Total Cost of Project	1,243.79	CR
8.	Proj. Activity: Mix Land use project		
AREAS			
9.	Permissible Ground Coverage (50%)	20917.73	SQMT
10.	Proposed Ground Coverage (34.18%)	14259.45	SQMT
11.	Permissible FAR	175708.94	SQMT
12.	Proposed area FAR	174032.94	SQMT
13.	Proposed Non-FAR Areas including basement and services area	141496.86	SQMT
14.	Proposed Total Built Up Area	315529.8	SQMT
WATER			
15.	Total Water Requirement	1124	KLD
16.	Fresh water requirement	454	KLD
17.	Treated Water Requirement	670	KLD
18.	Waste water Generation	648	KLD

19.	Proposed Capacity of STP	780	KLD
20.	Treated Water Available for Reuse	584	KLD
21.	Additional treated water required	87	KLD
Sl. No.	Description	Total Quantity	Unit
RAIN WATER HARVESTING			
22.	Rain Water Harvesting - Recharge Pits	10	No.
PARKING			
23.	Required Parking	2987	ECS
24.	Total Proposed Parking	2998	ECS
25.	Basement 1 (Including Stack parking in Commercial)	1026	ECS
26.	Basement 2 (Including Stack parking in Commercial)	1100	ECS
27.	Basement 3 (Including Stack parking in Commercial)	872	ECS
GREEN AREA			
28.	Required Green area	13787.98	SQMT
29.	Proposed Green area	14005.19	SQMT
WASTE			
30.	Total Solid Waste Generation	2.63	TPD
31.	Organic waste	1.23	TPD
32.	Quantity of Sludge Generated from STP	47.66	KG/DAY
33.	Plastic Waste	0.40	TPD
34.	E waste	25.50	kg/day
ENERGY			
35.	Total Power Requirement	14852	kW
36.	DG set backup	18020	KVA
37.	No of DG Sets	8x2000+ 2x1010 + 1 x1010 for standby	No.

10. Land Utilization details:

S. No.	Particulars	Area (sqm)	% w r t plot area
1.	Ground Coverage Area	14259.45	34.18
2.	Green Area	14005.19	33.47
3.	Road/Paved & Parking Area	13570.82	32.44
4.	Total Plot Area	41835.46	100

11. Population details

RESIDENTIAL	DU'S	POP/DU	POPULATION
DU's	554	7	3878
TOTAL			3878
NON-RESIDENTIAL		Rate	
COMMERCIAL (Employees etc.)		L.S.	50
Club	27275	10% of 1.4 SqM/person	1948
Retails	3782	10% of 6 SqM/person	63
Facility Management Staff including club and other services		L.S.	100
TOTAL			2161
VISITORS			

Residential VISITORS		10 % of Residential population	388
Community	27275	90 % of 1.4 SqM/person	17534
Retails	3782	90% of 6 SqM/person	567
TOTAL VISITORS			18489
TOTAL POPULATION			24528

12. Water requirement details:

	POPULATION/ AREA/UNIT	RATE IN LTS	TOTAL QTY IN KL
RESIDENTIAL			
DOMESTIC	3878	65	252.07
FLUSHING	3878	21	81.44
NON-RESIDENTIAL (Working)			
DOMESTIC	2161	25	54.03
FLUSHING	2161	20	43.22
VISITORS			
DOMESTIC	18489	5	92.45
FLUSHING	18489	10	184.89
TOTAL POPULATION	24528		
Laundry		As per MEP DBR	8
Makeup Water for Swimming Pool		L.S.	10
DG Cooling		As per MEP DBR	66.5
HVAC Makeup water		As per MEP DBR	280
Filter Backwash		L.S.	20
Kitchen Water requirement		As per MEP DBR	17
GARDENING	14005.19 sqm	L.S.	14
TOTAL WATER REQUIREMENT			1124

Sr. No.	Source	Quantity (kld)
1.	Fresh water from water supply department of NOIDA Authority	454
2.	Recycle of treated effluent from STP	583
3.	Additional Treated water required from nearby STP	87
	Total Water Requirement	1124

13. Water/Waste water details:

- Estimated Sewage Generation: 648 kld
- Generated Sewage will be treated in on-site STP: 780 kld
- 670 KLD treated water (584 kld from Onsite STP + 87 kld sourced from nearby STP) will be recycled which will be reused for horticulture, DG Cooling, HVAC and toilet flushing.
- Proposed treatment methodology: MBBR (Treatment up to tertiary level).
- Treatment upto tertiary level
- STP shall have power back-up for uninterrupted operation during power failure.

14. Landscape Plan details:

Plot Area	41835.46 Sqm
Proposed Green Area (33.47 % of plot area)	14005.19 sqm
Required No of Trees	522 Nos.

Proposed No. of trees	530 Nos.

15. Parking details:

Sl. No.	Description	Total Quantity	Unit
1.	Required Parking	2987	ECS
2.	Total Proposed Parking	2998	ECS
3.	Basement 1 (Including Stack parking in Commercial)	1026	ECS
4.	Basement 2 (Including Stack parking in Commercial)	1100	ECS
5.	Basement 3 (Including Stack parking in Commercial)	872	ECS

16. Solid WasteGeneration details:

Description	Total Quantity	Unit
Total Solid Waste Generation	2.63	TPD
Organic waste	1.23	TPD
Quantity of Sludge Generated from STP	47.66	KG/DAY
Plastic Waste	0.40	TPD
E waste	25.50	kg/day

17. Power Requirement details:
    - Power demand : **14852 kW**
    - Source of Power Supply: **Uttar Pradesh Power Corporation Limited (UPPCL)**

    Power Backup:
        - DG sets having capacity 18020 kVA (8x2000 kVA+ 2x1010 kVA + 1 x1010 kVA for standby) will be provided as backup power supply.
        - DG Sets with suitable acoustic enclosure as per EP rules.
        - Fuel will be used as per CAQM/Govt. guidelines.
        - Height of DG Stack will be as per CPCB Norms.
        - 150 kWP (appox. 1% of the power load) Solar photovoltaic power will be provided as per norms.

18. Action Plan as per Ministry's O.M. dated 30/09/2020 (as per discussion in the meeting with PP):

S. No.	**Activity**	**Location**	**Expenditure Amount (Lakhs)**	**2027**	**2028**	**2029**	**2030**	**2031**
1	Footpath development and tree plantation on both sides and Maintenance/Adoption of green belt of Noida Authority adjacent to the project **(vide letter no. Noida/Deputy Director (Horticulture Division 2/2025/4044 dated**	Nearby Project Site	100	20	20	20	20	20

	06.10.2025 attached as Annexure 1A)							
2	Renovation of classrooms including painting, plaster repair and flooring where required. Repair and upgradation of existing toilets and handwashing facilities for students. Provision of safe drinking water facility (RO system with water cooler). Repair / strengthening of boundary wall and school gates for safety of children. Installation of solar street lights within school premises or rooftop solar panels for common lighting	Govt. Primary school Govt School, Sector 93, Noida, Uttar Pradesh 201304 (3.37 km in E direction	50	10	10	10	10	10
3	Drain cleaning (desilting) connecting to Noida Drain and Footpath development and tree plantation on both sides of nearby service road	Near Sector 16 Noida (6.8 KM from project site)	80	20	-	20	20	20
4	Provision of health and sanitation facilities, Skill development of local youth through National Skill Development Centres, solar lights primary health check-up, and sanitation facilities in nearby JJ clusters	Near Sector 16 Noida (6.8 KM from project site)	75	-	25	25	25	-
5	Donation of Ambulance	Government primary	75	-	25	25	25	-

	Improvement of patient waiting areas through seating, lighting and drinking water facilities. Upgradation of sanitation facilities in high-footfall areas. Supply of patient support items such as wheelchairs, stretchers, trolleys and ambulance.	health centre, Rajput Colony, Natthu Colony, Baraula, Sector 49 Noida, Uttar Pradesh 20130 (3.5 Km, N) and Urban Primary Health Center (UPHC), Raipur, Noida, Uttar Pradesh 201313 (2.5 Km, NW)						
6	Training of local labour through NSDC-certified programmes.	-	12	3	3	3	3	-
7	Installation of 550 kWp solar offsite	-	208	48	40	40	40	40
8	Rejuvenation of ponds	Pond in Samauddinpur (28°28'19.64" N 77°36'18.82"E) Pond in Raipur Village (28°27'55.68" N 77°34'52.32"E), Pond in Dadha (28°27'0.26"N 77°34'11.75"E)	100	50	50	-	-	-
	Total		700	151	173	143	143	90

19. The project proposal falls under category–8(b) of EIA Notification, 2006 (as amended).

(Manish Mittal (IFS))
Member Secretary, SEIAA

Signed by
Maneesh Mittal
Date: 17-10-2026 15:12:34
Reason: Verified and signed