

State Level Environment Impact Assessment Authority, Uttar Pradesh

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Directorate of Environment, U.P.

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To,

Mr. Tarun Goel,
Dy. General Manager,
M/s HCL IT City Lucknow Pvt. Ltd.,
Corporate Tower, HCL Technology Hub,
Sector-126, Noida, U.P.-201304

Ref. No. 580/Parya/SEAC/2803/2014/DDY

Date: 09 July, 2015

Sub: Environmental Clearance for Proposed Information Technology Project "HCL Technology Hub",
Chack Ganjaria Farms, Sultanpur Road, Lucknow, U.P. M/s HCL IT City Lucknow Pvt. Ltd.

Dear Sir,

Please refer to your application/letter dated 27/01/2015, 06/05/2015 and 21/05/2015 addressed to the Secretary, SEAC, Directorate of Environment, U.P., Lucknow on the subject as above. The matter was considered by the State Level Expert Appraisal Committee in its meetings held on dated 23/03/2015, 29/04/2015 & 25/05/2015.

A presentation was made by Shri Sanjeev Shukla, project proponent along with their consultant M/s Ascenso Enviro Pvt. Ltd. The proponents through the documents submitted and presentation made, informed the Committee that:-

1. The environmental clearance is sought for Information Technology Project "HCL Technology Hub" at Chack Ganjaria Farms, Sultanpur Road, Lucknow, U.P. M/s HCL IT City Lucknow Pvt. Ltd.
2. Area details of the project is as follows:

S. N.	Particulars	Area in Sq.m.	In percentage(%)
1	Plot area	4,04,685.60 (100 Acres)
2	Permissible Ground coverage	1,61,874.24	40% of Plot Area
3	Permissible FAR @ 2.5	10,11,714.00	250% of Plot Area
4	Green Area Required	40,468.56	10% of Plot Area
5	Area for Current Development	68,796.55 (17 Acres)	
6	Proposed Ground coverage (Development Area)	25,953.68	37.72% of Development area
	• IT Block	15,378.53	59.25 % of Proposed Gr. Coverage
	• Skill Development Centre	2,528.16	9.74 % of Proposed Gr. Coverage
	• Hostel	3,141.52	12.10 % of Proposed Gr. Coverage
	• Housing	847.06	3.26 % of Proposed Gr. Coverage
	• DG Plant room, AC Plant room, Guard rooms	4,058.40	15.63 % of Proposed Gr. Coverage
7	Proposed FAR (Development Area)	1,34,821.69	196% of Development Area
	• IT Block FAR	41,939.24	31.10 % of Proposed FAR
	• Skill Development Centre FAR	12,410.20	9.20 % of Proposed FAR
	• Hostel FAR	17,979.82	13.33% of Proposed FAR
	• Housing FAR	58,433.66	43.34% of Proposed FAR
	• DG Plant room, AC Plant room, Guard rooms	4,0580.00	3.01% of Proposed FAR
8	Basement Area	14,500.00
9	Green area provided	48,562.27	12% of Plot Area
10	Built up area	1,49,321.69

3. Land use details is as follows:

S. No.	Description	Area (in Acres)
Core Area		
1.	IT Block	50
2.	Skill Development Area & Hostel	10
Non-Core Area		
1.	Housing Development	14
2.	Mixed Landuse	16

3.	Institutional	5
4.	Services Use	5
Total Area		100

4. Salient features of the project is as follows:

Name and Location of the Project	Proposed Information Technology Project "HCL Technology Hub" at Chack Gajaria Farms, Sultanpur Road, Lucknow, Uttar Pradesh.
Developers of the Project	M/s HCL IT City Lucknow Pvt. Ltd.
Total Plot Area	4,04,685.60 m ²
Built-up Area(Proposed FAR + Basement area + Services area)	1,49,321.69 m ²
Total Water Consumption	774 KLD
Total Freshwater Requirement	294 KLD Source: Municipal Supply
Power Requirement	7,000 KVA Source: Uttar Pradesh State Electricity Board (UPSEB).
Power Backup	5 DG Sets of total capacity of 10,000 KVA
Total Parking provided	2,021 ECS
Solid Waste generation	1,678.5 kg / day

5. Population details are as follows:

S. No.	Types	No of unit / Area in sq.m.	Person Per Unit	Population
1	Dwelling Units	496 nos.	5	2,480
2	Hostel	500 rooms	2 person /room	1,000
3	IT Park	41,445.49sq.m	1 person/8 sq.m. of FAR	5,000
4	Skill Development Centre	12,410.22 sq.m	1 person/5 sq.m. of FAR	2,500
	Total Population			10,980

6. Water requirement details are as follows:

S. No.	Description	Population/ Area	Unit water consumption (litres)	Total water required (KLD)	water requirement for domestic use (KLD)	Flushing/ Recycled water (KLD)
1	Residential Population					
	Housing	2,480	86	213.28	161.20	52.08
	Hostel	1,000	86	86.00	65.00	21.00
2	IT Park and Skill Development					
	IT Park	5,000	30	150.00	45.00	105.00
	Skill Development Centre	2,500	30	75.00	22.50	52.50
3	Horticulture	48,562.27	1.5 ltrs./sq.m	77.69	--	--
4	HAVC Cooling Towers	1,700 TR	8 ltrs/tr/hr	163.20	--	--
5	Fire Fighting Tank		1% of total water requirement	8.90	--	--
	Total Water Requirement			774.0796	293.700	230.580
			SAY	774	294	230

7. Waste water details are as follows:

Details	Water (KLD)
Water requirement for domestic purpose	294
Wastewater to be generated from domestic use (@ 80% of domestic water requirement)	235
Water requirement for Flushing Purpose	230
Wastewater to be generated from Flushing (@ 100% of flushing requirement)	230
Water requirement for HVAC Cooling	163
Wastewater to be generated from HVAC Cooling (@ 75% of cooling water requirement)	122
Total Wastewater generated	122+230+235=587 KLD

8. The project proposals are covered under category 8"a" of EIA Notification, 2006.

Based on the recommendations of the State Level Expert Appraisal Committee (meeting held on 25/05/2015), the State Level Environment Impact Assessment Authority (meeting held on 29/06/2015) has decided to grant the Environmental Clearance to the project subject to the effective implementation of the following specific and general conditions:

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. Structural safety certificate from qualified structural engineer should be obtained. The same should get vetted from IIT, Delhi as discussed with project proponent.
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 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.
5. 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.
6. 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.
7. A First Aid Room will be provided in the project both during construction and operation of the project.
8. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. Ready mixed concrete must be used in building construction.
19. Storm water control and its re-use as per CGWB and BIS standards for various applications.

20. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices referred.
21. Permission to draw ground water shall be obtained from the competent Authority prior to construction/operation of the project.
22. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
23. 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.
24. 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.
25. Roof should meet prescriptive requirement as per Energy Conservation Building Code by using appropriate thermal insulation material to fulfill requirement.
26. 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.
27. 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.
28. 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.
29. 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. Details of E-waste should be submitted.
2. 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 affluent 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.
3. 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.
4. Diesel power generating sets proposed as source of backup 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.
5. Criteria/ norms provided by competent Authority regarding the seismic zone be followed for construction work. Provision of alarm system, to timely notify the residents, in case of occurrence of earthquake/other natural disasters/fire should be provided. A well defined evacuation plan should also be prepared and regular mock drills should be arranged for the residents. Rise of stairs should be constructed in a way, so that it should provide smooth movement.
6. 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.
7. 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.
8. Weep holes in the compound walls shall be provided to ensure natural drainage of rain water in the catchment area during the monsoon period.
9. 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.

10. The ground water level and its quality should be monitored regularly in consultation with Central Ground Water Authority.
11. 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.
12. 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.
13. Energy conservation measures like installation of CFLs/LED 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 LED 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.
14. Adequate measures should be taken to prevent odour problem from solid waste processing plant and STP.
15. The building should have adequate distance between them to allow movement of fresh air and passage of natural light, air and ventilation.
16. 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. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parishad/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.

9. 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.
10. 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.


This environmental clearance is subject to ownership of the site by the project proponents in confirmation with approved Master Plan for Lucknow 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/2803/2015/DD(V) Dated: As above

Copy for Information and necessary action to:

1. The Principal Secretary, Environment, U.P. Govt., Lucknow.
2. Advisor, IA Division, Ministry of Environment, Forests & Climate Change, Govt. of India, Indira Paryavaran Bhawan, Jor Bagh Road, Aliganj, New Delhi.
3. Chief Conservator, Ministry of Environment & Forests, Regional Office (Central Region), Kendriya Bhawan, 5th Floor, Sector-H, Aliganj, Lucknow.
4. The Member Secretary, U.P. Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow.
5. District Magistrate, Lucknow, U.P.
6. Copy for Web Master/Guard file.


(Dr. A. A. Khan)
Nodal Officer, SEIAA, UP,
Directorate of Environment, U.P.

No - 580

4th 8th

To

Mr. Faruk Goel
DY. General Manager
M/s HCL IT City Lucknow Pvt Ltd,
Corporate Tower, HCL Technology Hub,
Sector - 126, Noida, U.P. 201 304



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