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File No: 10910

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)

Dated: **17/07/2026**

To,

Shri Prabjot Kaur
M/s GYGY INFRADESIGN PRIVATE LIMITED
Plot No. 452, second floor, sector-19, Dwarka, New Delhi - 110078 , SOUTH WEST, DELHI, , 110078
antriksh.abhishek@gmail.com

Subject: Grant of EC under the provision of the EIA Notification 2006-regarding Expansion of IT/ITES Park "MENTIS" at Plot No.- 02, Sector-140, Noida, District- Gautam Buddha Nagar, (U.P.), Uttar Pradesh., M/s GYGY Infra Design Pvt. Ltd.

Sir/Madam,

This is in reference to your application for Grant of EC under the provision of the EIA Notification 2006-regarding in respect of project Expansion of IT/ITES Park "MENTIS" submitted to Ministry vide proposal number SIA/UP/INFRA2/560238/2025 dated 02/12/2025.

2. The particulars of the proposal are as below:

(i) EC Identification No.	EC25C3803UP5519037N
(ii) File No.	10910
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Name of Project	Expansion of IT/ITES Park "MENTIS"
(vii) Name of Company/Organization	GYGY INFRADESIGN PRIVATE LIMITED
(viii) Location of Project (District, State)	GAUTAM BUDDHA NAGAR, UTTAR PRADESH
(ix) Issuing Authority	SEIAA
(x) Applicability of General Conditions	no
(xi) Applicability of Specific Conditions	yes

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A and B) 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 08-04-2026 . The minutes of the meeting and all the Application and documents submitted [(viz. Form-1 Part A, Part B, Part C EIA, EMP)] are available on PARIVESH portal which can be accessed by scanning the QR Code above.
5. The brief about configuration of plant/equipment, products and by products and salient features of the project along with environment settings, as submitted by the Project proponent in Form-1 (Part A, B and C)/EIA & EMP Reports/presented during SEAC meeting are annexed to this EC as Annexure (2).
6. The SEAC, in its meeting held on 08-04-2026 based on information & clarifications provided by the project proponent and after detailed deliberations recommended the proposal for grant of EC under the provision of EIA Notification, 2006 and as amended thereof subject to stipulation of specific and general conditions as detailed in Annexure (1).
7. The SEIAA in its meeting held on 03-07-2026 has examined the proposal in accordance with the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and after accepting the recommendations of the SEAC hereby decided to grant EC for instant proposal Prabjot Kaur under the provisions of EIA Notification, 2006 and as amended thereof subject to stipulation of specific as detailed in Annexure (1).
8. The SEIAA, U.P. reserves the right to stipulate additional conditions, if found necessary.
9. The EC 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. 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) 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.
d) 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 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.
e) 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.
f) 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.
11. 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 District Collector, DC Office, Autam Buddha Naga, Gautam Buddha Nagar, Uttar Pradesh, dmgbn@nic.in

Specific EC Conditions for (Building / Construction)

1. Environmental Attributes

S. No	EC Conditions
1.1	1. Conditions/Environmental safeguards as imposed by UPPCB shall be duly followed. 2. The Environmental Clearance shall be restricted strictly to the project at Plot No. 02, Sector-140, Noida, over total plot area of 20,000 sq. m. and to the built-up area, FAR, ground coverage, height and overall configuration as finally appraised and as duly approved by the competent planning authority. No part of the EC shall be construed to permit any development beyond such appraised and approved parameters. 3. The Committee further recommended that the Environmental Clearance for the present expansion shall operate in conjunction with the earlier Environmental Clearance already granted for the project, and that all obligations under the earlier EC shall continue to remain binding upon the respective component. The PP shall ensure that the existing and expansion components together remain within the total parameters appraised herein and duly sanctioned by the competent authorities, and that all common environmental and safety infrastructure is developed for the cumulative project load. Grant of the present EC shall not be construed as dilution, waiver or regularisation of any requirement or non-compliance pertaining to the earlier EC 4. Since the present proposal involves vertical revision/expansion within the existing plot, the revised structural configuration shall remain supported by a valid structure stability certificate issued by a competent institution/authority for the configuration proposed under the present appraisal. Any further alteration affecting floors, load distribution, structural system, foundation assumptions or height shall require fresh structural vetting and such environmental action as may be applicable. 5. The recommendation is subject to the revised project configuration remaining within the aviation height clearance/NOC granted by the competent authority, and no component, including terrace services, machine room, architectural features or appurtenant structures, shall exceed the permitted height envelope. 6. The PP shall obtain and maintain all statutory approvals relevant to the revised configuration, including approved building/site plan, fire and life safety approvals/NOCs, consent under pollution control laws, and any other approval required from the competent authority. No occupancy or use of the expanded/revised component shall be undertaken unless such approvals are in place. 7. The PP shall ensure that the 400 KLD STP for the complete project is installed, commissioned and made fully functional prior to occupation/use of the expanded component, and that treated wastewater is reused through dual plumbing for flushing, horticulture, HVAC cooling, DG cooling and other approved internal uses. No untreated sewage shall be discharged outside the premises. 8. In case the actual sewage generation or occupancy load at any stage exceeds the assessed design basis, the sewage treatment and reuse system shall be correspondingly augmented before permitting additional occupation, so that treatment capacity remains adequate at all times. 9. The storm-water drainage and rainwater harvesting system shall be implemented in accordance with the revised project layout and maintained in effective working condition. The project shall not create local waterlogging, blockage of drainage path or adverse runoff conditions in or around the site. 10. The PP shall provide in-situ treatment/processing of biodegradable waste within the project premises through OWC or other technically feasible equivalent system, along with source segregation, designated waste storage area, and authorised channelisation of recyclable, inert, plastic, e-waste and hazardous waste streams as per applicable rules. 11. The PP will work out the feasibility of biogas generation from biodegradable waste and if it is found feasible then instead of OWC, Bio Gas Generation Plant should be installed with all necessary safety measures, including appropriate storage, handling, gas safety, fire protection and

S. No	EC Conditions
	operational safeguards, and to place the same on record suitably 12. DG sets shall be installed only in a phased and need-based manner, shall conform to the latest CPCB/CAQM requirements, and shall be operated strictly as backup power source. The PP shall maximise adoption of PNG/cleaner fuel or dual-fuel compliant arrangement, subject to regional availability and technical feasibility, and shall provide prescribed stack height, acoustic enclosure and all allied safeguards. 13. Since the project record indicates ongoing/remaining construction activity, stringent dust and emission control measures shall continue during the balance construction period, including barricading, dust screens, covered transport of materials, wheel-wash, sprinkling, on-site storage control, and compliance with GRAP/CAQM or other directions applicable in NCR from time to time. 14. The PP shall implement the green-building commitments forming the basis of the claimed green-building linked planning benefit, including energy conservation measures, water efficiency, material commitments, landscape development and other applicable IGBC-related environmental features, and the same shall form part of six-monthly compliance reporting. 15. The proposed green area/landscape area shall be developed and maintained with native/adaptive species as committed, and no reduction in green area below the appraised level shall be made without prior approval of the competent authority and, where required, prior environmental reconsideration. 16. Fire safety infrastructure, emergency response systems, evacuation arrangements, and SOP-based preparedness for occupants and facility-management personnel shall be established for the revised configuration before occupation/use of the expanded component, and periodic mock drills/training shall be conducted and documented. 17. Parking, traffic circulation, service access, basement ventilation, and pedestrian safety arrangements shall be implemented in accordance with the finally approved plan so that the expansion does not result in unmanaged on-road parking, unsafe circulation, or service congestion in and around the site. 18. Six-monthly compliance reports shall specifically include status of approved built-up area and height, status of structural and fire-safety documentation for the revised configuration, STP performance and treated water reuse, rainwater harvesting, waste-processing system, DG compliance, green-building commitments, green-area development, and all other environmental safeguards forming part of the present appraisal. 19. Any future increase in built-up area, FAR, number of floors, project capacity, occupancy load, utility demand, or material change in layout/configuration beyond what is appraised under the present proposal shall require prior consideration by the competent authority and, wherever applicable, fresh environmental appraisal. 20. A detailed dewatering plan, wherever basement/excavation is involved, shall be prepared and implemented. 21. A storm-water management plan shall be provided, including runoff control, silt management and drainage maintenance. 22. Rainwater harvesting/recharge structures shall be maintained through periodic desilting and anti-choking measures. 23. A project-specific EMP shall be implemented covering environmental, safety and community-interface aspects. 24. A grievance-redressal mechanism shall be maintained for local issues arising during construction and operation. 25. A proper ventilation plan shall be ensured for basement, utilities and enclosed spaces as per applicable NBC/fire norms. 26. Treated sewage, wherever reused, shall be subjected to tertiary treatment/polishing, as required for the intended end use. 27. Construction water quality shall conform to relevant standards/codes. 28. The project shall use energy-efficient systems, including LED lighting and high-efficiency

S. No	EC Conditions
	appliances/equipment. 29. EV charging facilities, commensurate with project scale, shall be provided at safe locations. 30. Topsoil shall be preserved and reused for landscape development to the extent feasible. 31. Existing natural features, trees, slopes and drainage paths, if any, shall be protected as far as practicable. 32. If the site falls within or near any forest/ESZ/wetland/buffer/restricted zone, prior permission/NOC of the competent authority shall be obtained. 33. Single-use plastic shall be discouraged/prohibited within the project premises, except where legally permitted. 34. The project shall promote eco-friendly and sustainable construction materials/practices. 35. Mock drills, emergency systems and evacuation arrangements shall be conducted/maintained regularly. 36. Periodic structural audit shall be carried out through a competent agency during operation. 37. No activity shall be undertaken in any buffer area, wetland, drainage channel or restricted zone. 38. The EC and compliance status shall also be displayed on the project/company website. 39. Based on the social impact assessment, Corporate Environmental Responsibility (CER) activities shall be meaningfully identified, planned, and executed to ensure positive community engagement and benefits. The project proponent shall invest CER funds as per the approved plan (as per OM 2020) and submit regular compliance reports to the concerned authority.
1.2	1- In pursuance of MoEF&CC Notifications G.S.R. 702(E) and G.S.R. 703(E) dated 12.11.2024 and Office Memorandum dated 14.01.2025, the Project Proponent is exempted from obtaining Consent to Establish. However, 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

S. No	EC Conditions
	renewable source of energy like wind energy should also be explored. 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 form 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. IA3-22/14/2025-1A. 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.

S. No	EC Conditions
	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 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. The 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 Trans boundary) 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

S. No	EC Conditions
	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 pollution control equipment shall be maintained separately. 28. The industry shall comply with ambient air quality standards of 502; NOx, PM2.5; PM10-; and other parameters as notified by MoEF& CC, Gol. 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 rouds 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 (Building / Construction)

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 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.

S. No	EC Conditions
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.
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.

S. No	EC Conditions
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.
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	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.

S. No	EC Conditions
3.17	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.
3.18	No sewage or untreated effluent water would be discharged through storm water drains.
3.19	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.
3.20	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
3.21	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 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

S. No	EC Conditions
	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 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.

S. No	EC Conditions
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 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 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.

S. No	EC Conditions
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.
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

S. No	EC Conditions
	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 Aplinka Solutions & Technologies Pvt. Ltd. to SEAC on 08-4-2026.

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 Expansion of IT/ITES Park "MENTIS" at Plot No.-02, Sector-140, Noida, District- Gautam Buddha Nagar, (U.P.), Uttar Pradesh., M/s GYGY Infra Design Pvt. Ltd.
2. Area details:

Sr. No.	Particulars	As per EC 19.07.2022 Area (sqm)	Expansion Area (sqm)	Total Area (sqm)	% of plot area
1.	Plot Area	20,000.00			100
2.	Permissible Ground Coverage (30% of Plot Area)	6,000.00			
3.	Proposed Ground Coverage	5,960.37	4.80	5,965.17	29.83
4.	Open area (Plot Area - Ground Coverage)	14,039.63	-4.80	14,034.83	
5.	Required Green Area (Minimum 50% of Open Area)	7,017.41	-	7,017.41	
6.	Proposed Green area (50.03% of Open Area)	7,029.43			35.15
7.	Area under roads and pavements	7,010.20	-4.80	7,005.40	35.03
8.	Total Permissible FAR (9+10)	50,000.00	2,500.00	52,500.00	
9.	Permissible FAR (@ 250% of Plot Area)	50,000.00			
10.	Additional Green Building FAR (@ 5% of Permissible FAR)	0.00	2,500.00	2,500.00	
11.	Permissible Services Area (@ 15% of Permissible FAR)	7,500.00	375.00	7,875.00	
12.	Proposed Services Area (@ 13.65% of Permissible FAR)	5,998.48	1,168.79	7,167.27	
13.	Permissible Institutional Facility Area (@10 % of permissible FAR)	5,000.00	250.00	5,250.00	
14.	Proposed Institutional Area (@ 9.99% of Permissible FAR)	0.00	5,248.94	5,248.94	
15.	Total Proposed FAR (including Institutional Area) (@2.625 of plot area)	41,993.96	10,505.53	52,499.49	
16.	Total Proposed Non-FAR	42,779.61	4,759.32	47,538.93	
PROPOSED BUILT-UP AREA (12+15+16)		90,772.05	16,433.64	1,07,205.69	

3. Population details:

S. No.	Particulars	Area (sqm)	Density	No. of Individuals
1	Retail Population (LG & G)	6,428.00	1 persons/3 sqm of FAR	2143
i	Staff population		10% of population	215

ii	Visitors Population		90% of population	1928
2	Retail Population (Upper G)	627	1 persons/ 6 sqm of FAR	105
i	Staff population		10% of population	10
ii	Visitors Population		90% of population	95
3	Restaurant Population	235.00	1 persons/ 1.8 sqm of FAR	131
i	Staff population		10% of population	13
ii	Visitors Population		90% of population	118
4	IT /ITES Offices Population	48,156.00	1 person/10 sqm of FAR	4816
i	Office Employees		90% of population	4334
ii	Visitors Population		10% of population	482
5	Maintenance Staff			150
Total Estimated Population				7,345

4. Water Requirement details:

S. no.	Particular	Sanctioned in Previous EC	Expansion	Total
1.	Total Water requirement (KLD)	624	176	800
2.	STP (KLD)	300	100	400
Particular	Category	Demand	Use	Source
Water	Fresh water	583 KLD	Domestic, Filter backwash, DG & HVAC cooling	Municipal Supply by NOIDA
	Treated water	217 KLD	Flushing , landscaping, DG & HVAC cooling	Onsite STP of capacity 400 KLD

5. Wastewater generation details:

Generation of Waste Water per day	241 KLD (80% of freshwater + 100% flushing water)	
STP Capacity	400 KLD	Technology: MBBR
Treated Water Requirement	217 KLD	

6. Landscape Plan details:
   - An area of 7029.43 sq. m that is 35.15% of total plot area will be provided for green area development for complete project. 250 number of tree proposed to be planted under the project.

7. Parking details:

Particular	Previous EC	Expansion	Total
REQUIRED PARKING			
Required parking for Institutional space 1ECS/50sqm	840	210	1,050
PARKING PROPOSED			
Total Proposed ECS	1,167	81	1,248

8. Solid waste generation details:

Particular		Prev EC	Expansion	Total
Solid Waste Estimated		1,187 KG/day	387 KG/day	1,574 KG/day
Particular	Occupancy	Area (acres)	Waste generation KG/c/day	Waste Generation Kg/day

Staff	4722		0.25	1,181
Visitors	2623		0.15	393
Green Area		1.74	0.2 kg/acre/day	0.35
Total				1,574

9. Power Requirement details:

Parameters	Total Proposed
Demand load	9,250 kVA or 7400 KW
Supply by	Paschimanchal Vidyut Vitaran Nigam Limited (PVVNL)
Back-up power supply	DG sets of capacity 6 x 1,800 kVA

10. Action Plan as per Ministry's O.M. dated 30/09/2020:

S. No.	Activities	Proposed Locations	Capital Cost (₹)				Total cost (₹)
			1st Year	2nd Year	3rd Year	4th Year	
1.	Adoption of Govt. schools & Hospitals in nearby villages Village Kulesara Village Jalpura	Installation & maintenance of Solar panels in schools & healthcare centres Installation of Smart Boards, desktops, computers etc. in schools Renovation & maintenance of support infrastructure in schools & healthcare centres – desks, table-chairs, labs etc. Installation & maintenance of RO water coolers in schools & healthcare centres Scholarship programme for BPL students	13,50,000	11,90,000	7,90,000	7,90,000	41,20,000
2.	Skill development for local communities	(Carpentry, Welding, Tailoring & computer courses) through Government organization & NGOs	1,50,000	1,50,000	1,15,000	1,15,000	5,30,000
	Total		15,00,000	13,40,000	9,05,000	9,05,000	46,50,000

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

Copy, through email, for information and necessary action to –

1. **Principal Secretary, Department of Environment, Forest and Climate Change, Government of Uttar Pradesh, Lucknow (email – psforest2015@gmail.com)**
2. **Joint Secretary, Ministry of Environment, Forest and Climate Change, Government of India, 3rd Floor, Prithvi-Block, Indira Paryavaran Bhawan, Jor Bagh Road, New Delhi-110003 (email – sudheer.ch@gov.in)**
3. **Deputy Director General of Forests (C), Integrated Regional Office, Ministry of Environment, Forest and Climate Change, Kendriya Bhawan, 5th Floor, Sector "H", Aliganj, Lucknow – 226020 (email – rocz.lko-mef@nic.in)**
4. **District Magistrate, G.B. Nagar.**
5. **Member Secretary, Uttar Pradesh Pollution Control Board, TC-12V, Paryavaran Bhawan, Vibhuti Khand, Gomti Nagar, Lucknow-226010 (email – ms@uppcb.in)**
6. **Copy for Guard File.**

(Manish Mittal (IFS))
Member Secretary, SEIAA

Signed by
Maneesh Mittal
Date: 17-07-2026 15:19:46
Reason: Verified and signed