

BEFORE THE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH AT NEW DELHI

ORIGINAL APPLICATION NO.1171 OF 2024

IN THE MATTER OF:-

Vasant Kunj Residents Welfare Association
Sector-B, Pocket A-1

...Applicant

Versus

Ministry of Environment, Forest &
Climate Change & Ors.

...Respondents

N.D.O.H. 17.02.2025

INDEX

S.No.	Particulars	Page No.
1.	Additional Affidavit on behalf of the Respondent No.6 R.R. Texknit LLP.	1 - 3
2.	ANNEXURE A-1 A copy of Environmental Clearance issued by the Ministry of Environment, Forest and Climate Change, Government of India dated 13.01.2025	4 - 19
3.	PROOF OF SERVICE.	20

Place: New Delhi
Filed On: 13.02.2025

Filed By:

VIVEK GUPTA

Advocate for Respondent No.6
Ch. No.221, Additional Building,
D-Block, Supreme Court of India,
New Delhi-110001
M.No.9871065420
officevivekgupta@gmail.com

BEFORE THE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH AT NEW DELHI

ORIGINAL APPLICATION NO.1171 OF 2024

IN THE MATTER OF: -

Vasant Kunj Residents Welfare Association
Sector-B, Pocket A-1

...Applicant

Versus

Ministry of Environment, Forest & Climate Change & Ors

.... Respondents

**ADDITIONAL AFFIDAVIT ON BEHALF OF
RESPONDENT NO.6, R.R. TEXKNIT LLP**

I Rakesh Kumar Sharma S/o. Late Shri Hari Shankar Sharma, R/o. 137, Jor Bagh, Lodi Road, New Delhi-110003, do hereby solemnly affirm and state as under:

1. That I am the Partner of RR Texknit LLP in the above mentioned matter and as such fully acquainted with the facts of the case, hence competent to swear this affidavit
2. That the aforesaid Application has been filed by the applicant with the prayer that the direction may be issued to the respondents to immediately halt all construction activities at Khasra No. 1230/2, admeasuring 6 Bighas 7 Biswa, Vasant Kunj B-1, without obtaining the requisite Environmental Clearance.
3. That the Respondent No. 6 has already filed its reply and has specifically stated that no construction work has been initiated and till now respondent



No. 6 has not commenced any construction activities by levelling or preparing the land on the site in pursuance to the proposed project plan.

The Respondent No. 6 had filed the deliberation of the Expert Appraisal Committee (EAC), whereby the project of the Respondent No. 6 was duly recommended. The said deliberations are already on record as Annexure R-6 filed with the reply.

4. That, it is submitted that now the Ministry of Environment, Forest and Climate Change, Government of India has granted the Environment Clearance vide EC No. EC24C3801DL5556057N dated 13.01.2025 to the Respondent No. 6 for the construction of Group Housing Project at the aforesaid site. A copy of Environmental Clearance issued by the Ministry of Environment, Forest and Climate Change, Government of India dated 13.01.2025 is enclosed herewith as **ANNEXURE A-1**.
5. That the applicant has filed the present application without having any substance on the merit and is totally misconceived. The facts stated in the petition are totally false and the applicant is trying to mislead this Hon'ble Tribunal. The present application has been filed for extraneous reasons in order to harass the Respondent No. 6.
6. That this Hon'ble Tribunal vide order dated 10.01.2025 appointed an Advocate Commissioner to visit the site and to find out the status of the site as to whether any land levelling and preparation of land has been done by respondent No. 6 or not. By perusal of the report of the Advocate



Commissioner dated 30.01.2025, it is apparent vide Clause (h) of the observation that the Respondent No. 6 has not undertaken any land levelling and preparation of land parcel in question and the land remains in its natural state. Therefore, now it is crystal clear that the Respondent No. 6 have not violated any provision of EIA Notification, 2006.

7. That the aforesaid application is liable to be dismissed with heavy costs as the same has been filed without any reason and basis.
8. That the Annexures of the Additional Affidavit is true copy of their respective original.
9. That the facts stated in the above paragraphs of my additional affidavit are true to my knowledge and nothing material has been concealed therefrom.

DEPONENT

VERIFICATION

Verified at New Delhi on this 13th day of February, 2025 that the contents of this affidavit are true to the best of my knowledge and belief, no part of it is false and nothing has been concealed there from.

DEPONENT

Place: New Delhi
Filed On: 13.02.2025

Filed By:

VIVEK GUPTA
Advocate for Respondent No.6

ATTESTED

NOTARY PUBLIC



13 FEB 2025



सत्यमेव जयते

File No: F. No. 21-458/2024-IA.III

ANNEXURE A-1

Government of India
Ministry of Environment, Forest and Climate Change
IA Division



Dated 13/01/2025



To,

Sh. Rakesh Kumar Sharma
M/s R R Texknit LLP
E-5, 3rd Floor, South Extension Part-2, New Delhi, SOUTH WEST, DELHI, 110049
Mohindrapatyal1967@yahoo.co.in

Subject: Construction of Group Housing at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj Part of Revenue Estate of Village Mehrauli, New Delhi by M/s R R Texknit LLP. – For Grant of Environmental Clearance - reg.

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 Group Housing by R R Texknit LLP. submitted to Ministry vide proposal number IA/DL/INFRA2/481309/2024 dated 24/09/2024.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC24C3801DL5556057N
(ii) File No.	F. No. 21-458/2024-IA.III
(iii) Clearance Type	EC
(iv) Category	B2
(v) Project/Activity Included Schedule No.	8(a) Building / Construction
(vi) Sector	INFRA-2
(vii) Name of Project	Group Housing by R R Texknit LLP.
(viii) Name of Company/Organization	R R Texknit LLP
(ix) Location of Project (District, State)	SOUTH WEST, DELHI
(x) Issuing Authority	MoEF&CC
(xii) Applicability of General Conditions	no
(xiii) Applicability of Specific Conditions	no

3. The project / activity is covered under category 'B' of item 8(a) 'Building Construction Projects' of the Schedule to the EIA Notification, 2006 as amended and requires appraisal at the State level. However, due to the temporary absence of SEIAA / SEAC in Delhi, the proposal was forwarded to Ministry for further necessary action as per the above mentioned Notification and the proposal has been appraised at the Central level by sectoral EAC.

4. Accordingly, the above-mentioned proposal for Environmental Clearance has been examined by the Expert Appraisal Committee (Infra-2) in its 132nd meeting held during 23-24th October, 2024 and 134th meeting held on 29th November, 2024.

5. The details of the project, as per the application form, documents submitted by the project proponent, and also as informed during the aforesaid meeting of EAC, are provided below for reference:

i. The proposal is regarding Fresh Environmental Clearance.

ii. The project is proposed to be located at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj, Part of Revenue Estate of Village Mehrauli, New Delhi, and the Latitude of the project is 28°31'17.09"N & Longitude is 77° 9'34.98"E.

iii. It is a Greenfield project and no construction activity has been undertaken at site yet.

iv. Earlier, the proposal was considered during the 146th SEAC meeting held on 12.07.2024 & in the 147th SEAC meeting held on 25.07.2024 and it was recommended by SEAC for grant of EC to SEIAA. However, due to the temporary absence of the SEIAA, Delhi, this proposal was transferred to the Ministry for further necessary actions. Based on the above, this proposal is considered by the EAC.

v. The total plot area of the project will be 5,353.61 sq. m and net plot area after deducting the area of road widening is 5,277.12 sq. m, FAR area will be 12,168.16 sq. m and the total built-up area of 25,650 sq. m (including the free from FAR area for community of 400 sq. m, basement area of 7,380.72 sq. m, and other Non-FAR area of 5,701.12 sq. m). The project will comprise of 3 towers. Total 138 dwelling units (including main units 74 no., EWS unit 32 no. & CSP unit 32 no.) will be developed. Maximum height of the building is 33.25 m with 3B+S+9 floors.

vi. The details of the building are as follows:

Particulars (Unit)	Proposed Details
Total Plot Area (sq. m)	5,353.61
Area under road widening (sq. m)	76.49
Net development Area (sq. m)	5,277.12
Ground Coverage Area	
Ground Coverage (Permissible) (33.3 % of plot area) (sq. m)	1,782.75
Ground Coverage (Proposed) (28.35 % of plot area) (sq. m)	1,517.99
FAR AREA	
FAR Permissible (sq. m)	10,707.22
FAR Permissible for EWS (sq. m)	1,606.083
Total FAR Permissible (sq. m)	12,313.303
FAR Area Proposed (sq. m)	10,562.28
FAR Area Proposed for EWS (sq. m)	1,605.88
Total FAR proposed- A (sq. m)	12,168.16
Free from FAR AREA	
Area for community – B (sq. m)	400.00
NON-FAR AREA	
Tower Non -FAR (sq. m)	5,093.37
EWS Non -FAR (sq. m)	607.75
Total Non FAR Area- C (sq. m)	5,701.12
Basement Area	
Basement 1 (sq. m)	2,460.24
Basement 2 (sq. m)	2,460.24
Basement 3 (sq. m)	2,460.24
Total Basement area- D (sq. m)	7,380.72
Built-up Area (A+B+C+D)	25,650.00
Green area (39.7 % of net plot area) (sq. m)	2,094.84
Area under Swachh Delhi Block (sq. m)	15.34
Road & Open Areas (sq. m)	1,664.29
Towers (Nos.)	3
Floors (Nos.)	3B+S+9

Max. height of the building (up to terrace level) (m)	33.25
Basement (Nos.)	3
Activities in Complex	DU, EWS, CSP
Mail Dwelling Units including 4 BHK & 3BHK (Nos.)	74
CSP Units (Nos.)	32
EWS Units (Nos.)	32

vii. During Construction Phase the total water requirement will be 25 KLD, out of which water required for the construction phase will be approx. 05 KLD which will be taken from treated water from Vasant Kunj STP. The Remaining 20 KLD will be taken from the tanker supply out of which 12 KLD will be used for domestic purposes & 08 KLD water will be used for Anti-smog Gun. Waste water of 6 KLD will be generated which will be treated in mobile STP. During the operational phase, total water requirement is expected to be 95 KLD and the same will be met by Delhi Jal Board. 57 KLD fresh water from Delhi Jal Board and 38 KLD Recycled Water from in-house STP will be reused. Wastewater generated of 74 KLD will be treated in STP of 110 KLD capacity. 67 KLD of treated wastewater will be generated out of which 38 KLD will be reused (28 KLD for flushing and 10 KLD for gardening). About 29 KLD will be reused in adjoining DDA park.

viii. About 0.348 TPD solid wastes will be generated in the project. The biodegradable waste (0.209 TPD) will be processed in OWC and the non-biodegradable waste generated (0.139 TPD) will be handed over to authorized local vendors.

ix. The total power requirement during the construction phase is 250 kVA and will be met from temporary connection & for the backup DG set of 1 x 125 kVA will be kept and total power requirement during operation phase will be 1022 KW, which will be sourced by BSES Rajdhani Power Limited. For power back up GG sets of 2 x 500 kVA will be installed that will be used during power failure only.

x. Rainwater harvesting is proposed to recharge the groundwater through 5 no. of rainwater harvesting pits of 168 KLD capacity.

xi. Parking facility for 290 ECS is proposed to be provided against the requirement of 227 ECS. (According to local norms).

xii. Proposed energy saving measures would save about 18.30% of power and provision of Solar Panels of 102.2 KW i.e. 10% of Electrical load will be provided.

xiii. Comparative analysis of existing/envison pollution load (in case of expansion) - Not Applicable, as it is a Greenfield project.

xiv. Impact on air, water, noise, ecology of due to the project/activity will be minimized by proposed mitigation measures.

xv. The project is not proposed to be located in a Critically Polluted area.

xvi. The said project is not proposed to be located within 10 km of the Eco Sensitive Zone.

xvii. No NBWL Clearance is required for the said project.

xviii. No Forest Clearance is required for the said project.

xix. A petition was filed by (W.P. (C) No. 11283/2024) by the RWA of B-1, Vasant Kunj for seeking revocation of the layout plan and sanction plan only on 14.08.2024. The said petition is pending before the Hon'ble Delhi High Court, however stay against construction of the project at above land was rejected/ declined vide Order dated 11.09.2024 with the observations that the Court is not inclined to pass any interim orders and in case the Court finds the construction of the project has been raised illegally or unauthorized, then the same shall be subjected to demolition.

xx. Green belt development and Details of tree felling/transplantation - Total green area of 2,094.84 sq. m (39.7% of the plot area) will be provided. Approximately 11 no. of trees are present at the boundary of the site which will be retained. Additionally, 56 nos. of trees will be planted. No tree felling is involved in the project.

xxi. No Construction work has been done at the project site & the same is stated in the Affidavit.

xxii. The total cost of the project involved is Rs. 145 Crores.

xxiii. Employment potential - Directly and indirectly total 170 no. of people will be engaged out of which 150 no. of laborers will be hired during construction phase and 20 no. of staff during operation phase.

xxiv. Benefits of the project are given below:

· Social benefit:

a) The project will provide good quality, eco-friendly, safe and secured stay.

b) Generation of employment to approximately 150 no. of labor during the construction & approx. 20 no. in operation phase.

· Environment benefits:

a) Energy efficient measures to reduce the requirement during the operation stage will be maintained which ultimately

leads to lesser demands and reducing carbon footprints of the project making it eco-friendlier.

xxv. A well-designed waste management approach such as the different collection unit for wet & dry waste respectively and eco-friendly treatment approach i.e. organic waste converter.

6. The committee has noted that total plot area of the project will be 5,353.61 sq. m and total built-up area will be 25,650 sq. m with green area of 2,094.84 sq. m (39.7 % of total plot area). The PP has submitted that, the land ownership is with M/s R R Texknit LLP through a Sale Deed. Further, Building Approval sanction letter issued by the Municipal Corporation of Delhi (MCD) vide dated 13.05.2024. This project was considered by the State Level Expert Appraisal Committee (SEAC), Delhi in its 146th SEAC meeting held on 12.07.2024 & subsequently during the 147th SEAC meeting held on 25.07.2024. The committee thereafter recommended this project for granting EC with specific conditions and general conditions and forwarded it to SEIAA, Delhi. However, due to the temporary absence of the SEIAA, Delhi, this proposal was further transferred to the Ministry for necessary actions.

7. Thereafter, the Expert Appraisal Committee (EAC) Infra-2 considered the aforesaid proposal during its 132nd meeting held on 23 – 24th October, 2024 and after detailed deliberation, deferred the proposal on certain observations. Based on the observations, ADS was raised through PARIVESH Portal. Subsequently, the project proponent submitted the reply of the observation of the EAC. Accordingly, this proposal was re-considered by EAC during 134th meeting held on 29.11.2024. PP has submitted that reply of complains raised by RWA of Vasant Kunj regarding various points.

8. The Committee observed that instant project is already located in developed area wherein residents are residing in Vasant Kunj, Delhi. There are a number of residential buildings, school, hospitals, other infrastructures etc. of different heights near the project area. It was observed from the drone video shown by PP that no construction activity has been done or initiated at site and thus can be ascertained that there is no violation of EIA Notifications, 2006 as amended. The committee opined that court case in Hon'ble High Court in the matter are related to approval of Building Plan granted by Delhi Development Authority (DDA) and Municipal Corporation of Delhi (MCD). The concerned agencies has made their submission as per the information provided by project proponent. Further, the matter of Hon'ble NGT is pending and any order/directions in compliance of Hon'ble Tribunal shall be complied by project proponent.

9. With regard to tree cutting, PP has submitted the undertaking that no tree cutting has been done in the project area and further as per inspection report of forest department, there are total 19 trees which are green and healthy standing and one fallen tree was raised straight and 3 trees were found to be dried.

10. Also as per the submissions of PP, it was observed that the project site at a distance of 2.48 km from the Southern ridge and 2.9 km from Aravalli biodiversity park. Hence the project will not create any impact on the Aravalli ridge stability. The project site is at a distance of 2.9 km from the Aravalli biodiversity park. Since, the proposed development is part of an already developed residential colony and falls outside the hotspot area, hence, there is no specific impact. However, for further clarity of project area being in morphological ridge, it is desired that PP may seek clarification from Delhi's Ridge Management Board. Based on the clarification, PP may obtain NOC (if applicable).

11. Further, it was observed that instant project was recommended by SEAC Delhi for granting EC with specific conditions and general conditions and forwarded it to SEIAA, Delhi. It was desired that the construction activity shall follow very stringent measures to avoid any issues to the habitation. Traffic Impact Assessment was conducted by PP for adequacy of transportation of vehicles and parking area. It was informed that the distance from main road to the site is about 150 m. A mechanical sweeper shall be deployed by PP to mitigate the road dust pollution all along this road and water sprinkler and mist cannon/sprayer shall be fixed.

12. The EAC, based on the information submitted and clarifications provided by the Project Proponent and detailed discussion held on all the issues, recommended granting Environmental Clearance to this proposed project, under the provisions of EIA Notifications, 2006 and its amendments therein, subject to the following specific conditions and other Standard EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity.

13. Based on recommendations of EAC, the Ministry of Environment, Forest and Climate Change hereby accords Environmental Clearance to the Proposed Construction of Group Housing at Khasra No. 1230/2, Sector-B, Pocket-1, Vasant Kunj Part of Revenue Estate of Village Mehrauli, New Delhi promoted by M/s R R Texknit LLP., under the provisions of EIA Notifications, 2006 and its amendments therein, subject to the following specific conditions and other

Standard (General) EC Conditions as specified by the Ministry vide OM dated 04.01.2019 for the said project/activity are enclosed as **Annexure 1**.

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

Copy To

1. The Principal Secretary, Environment Department, Government of Delhi, 6th Level, C-Wing, IP Estate, Delhi Secretariat, Delhi – 110 002.
2. Deputy Director General of Forests (C), Ministry of Environment, Forest and Climate Change, Regional Office, Kendriya Bhawan, 5th Floor, Sector 'H', Aliganj, Lucknow – 226 020.
3. The Member Secretary, Central Pollution Control Board, Parivesh Bhavan, CBD-cum-Office Complex, East Arjun Nagar, New Delhi – 110 032.
4. The Member Secretary, Delhi Pollution Control Committee, Building, 6th floor, C wing, Delhi Secretariat, I P Estate, Delhi – 110 002.
5. Monitoring Cell, MoEF&CC, Indira Paryavaran Bhawan, New Delhi.
6. Guard File/ Record File/ Notice Board/MoEF&CC website.

Annexure 1

Specific EC Conditions for (Building / Construction)

1. Specific Conditions

S. No	EC Conditions
1.1	This recommendation is subject to the outcome of court cases in Hon'ble High Court, Hon'ble NGT and Central Empowered Committee. Further, PP may seek clarification from Delhi's Ridge Management Board (RMB) regarding applicability of clearance from RMB. Based on the clarification, PP shall obtain NOC from Delhi's Ridge Management Board (if applicable).
1.2	PP shall comply with the budget of the Environment Management Plan for construction phase (Capital Cost = Rs. 55.50 Lakhs, Recurring Cost = 8.0 Lakhs/Yr.) and Operation Phase (Capital Cost = Rs. 200.00 Lakhs, Recurring Cost = 26.9 Lakhs/Yr.).
1.3	A mechanical sweeper shall be deployed by PP to mitigate the road dust pollution all along from main road to the project site and water sprinkler and mist cannon/sprayer shall be fixed on this road.
1.4	No construction activity or storage of material shall be allowed outside the project boundary. PP shall not conduct any construction activity at night and transportation of material shall not be done during peak working hour/school timings. Further, no vehicles related to the project shall be kept outside the project area.
1.5	Tyre washing facilities shall be installed at entry and exit gates and tyres of each vehicle shall be washed prior to leaving the project site.
1.6	All internal roads in the project area shall be constructed/paved prior to actual construction of the planned building to avoid any re-entrainment of dust from vehicles on unpaved road.
1.7	PP should make provisions for dual plumbing so that the treated wastewater could be used to

S. No	EC Conditions
	compensate against the freshwater requirements for non-potable uses.
1.8	PP shall be responsible for establishment, operation and maintenance of all common facilities like STP, OWC, Green belt development, Solar, Rainwater Harvesting, and other such amenities provided within the project site for a period of 5 years after handed over to the <i>bona fide</i> Residential Welfare Association or any other such association and also for compliance of EC conditions during operation stage. Responsibility of comply EC conditions shall be with Project Proponent only till the EC is transferred to Residents Welfare Association/Society/Committee. Agreement between Project Proponent and <i>bona fide</i> Residents Welfare Association/Society/Committee during handover of assets/infrastructure shall clearly mentioned the responsibility of complying EC Condition
1.9	CAQM Guidelines should be strictly adhered to and all construction activity should be stopped at the site during the GRAP IV period as per the directions issued by Authorities.
1.10	PP shall construct 10 m barricading all along the site and fixed water Sprinklers should be installed at these barricading to suppress the dust.
1.11	PP should construct 2 water fountains in the green area to suppress the dust emissions during the operation phase.
1.12	The freshwater requirement shall not exceed 57 KLD during operational phase.
1.13	As proposed, wastewater shall be treated onsite in STP of 110 KLD capacity.
1.14	The project proponents would commission a third-party study on the implementation of conditions related to quality and quantity of recycle and reuse of treated water, efficiency of treatment systems, quality of treated water being supplied for flushing (specially the bacterial counts), comparative bacteriological studies from toilet seats using recycled treated waters and fresh waters for flushing, and quality of water being supplied through spray faucets attached to toilet seats.
1.15	Area for greenery shall be provided as per the details provided in the project document i.e., area under plantation/greenery will be 2094.84 sq. m out of net plot area of 5353.61 sq. m, i.e. equivalent to 39.13 %. The landscape planning should include plantation of 67 numbers of native tree species as proposed. A minimum of 01 tree for every 80 sq. m of total land area of the project should be maintained taking the existing trees into account. Species with heavy foliage, broad leaves and wide canopy cover may be preferred. Invasive species should not be used for landscaping.
1.16	The PP shall comply with all the provisions of The Delhi Preservation of Trees Act, 1994, if applicable.
1.17	Project Proponent shall strive to enhance the Green Belt beyond 39.13% and that the trees planted in this regard would be planted under the campaign "एक पेड़ माँ के नाम" and the details of the trees planted would be uploaded on the portal https://merilife.nic.in .
1.18	The local bye-law provisions on rainwater harvesting should be followed. If local bylaws provision is not available, adequate provision for storage and recharge should be followed as per the Ministry

S. No	EC Conditions
	of Housing and Urban Affairs (erstwhile Ministry of Urban Development), Model Building Byelaws, 2016. As proposed, 4 Rainwater recharge pits for rooftop runoff shall be provided by PP for rainwater harvesting after filtration.
1.19	The solid waste shall be duly segregated into biodegradable and non-biodegradable components and handled in separate areas earmarked for segregation of solid waste, as per SWM Rules, 2016.
1.20	As committed, biodegradable waste shall be utilized through the OWC to be installed within the site. Inert waste shall be disposed of as per norms at the authorized site.
1.21	The recyclable waste shall be sold to authorized vendors/recyclers.
1.22	Construction & Demolition (C&D) waste shall be segregated and managed as per C&D Waste Management Rules, 2016.
1.23	Proponent shall ensure the installation of solar lights and LEDs to meet 20 % of the total power requirement.
1.24	As committed 290 ECS are to be provided and out of which 30% should be for electric vehicle along with charging points are to be provided.
1.25	The Environmental Clearance to the project is primarily under provisions of EIA Notification, 2006. The Project Proponent is under obligation to obtain approvals/clearances under any other Acts/Regulations or Statutes as applicable to the project.
1.26	Project proponent shall essentially comply with all parking norms and standards as applicable.
1.27	Proponent shall ensure that requirements of accessibility particularly universal accessibility and more particularly pedestrian requirements are provided. Street and road section should have mandatory provision of cross section elements and footpath so as to minimise the shift of walk mode to vehicular mode to have least impact on energy and environment.
1.28	The project proponent shall ensure that there more than one entry / exit from different directions however it should be checked that it does not create road safety hazard.

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

S. No	EC Conditions
	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.
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 &

S. No	EC Conditions
	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, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
2.6	Sand, murrum, 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.
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

S. No	EC Conditions
	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.
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.

S. No	EC Conditions
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 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.

S. No	EC Conditions
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.
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.

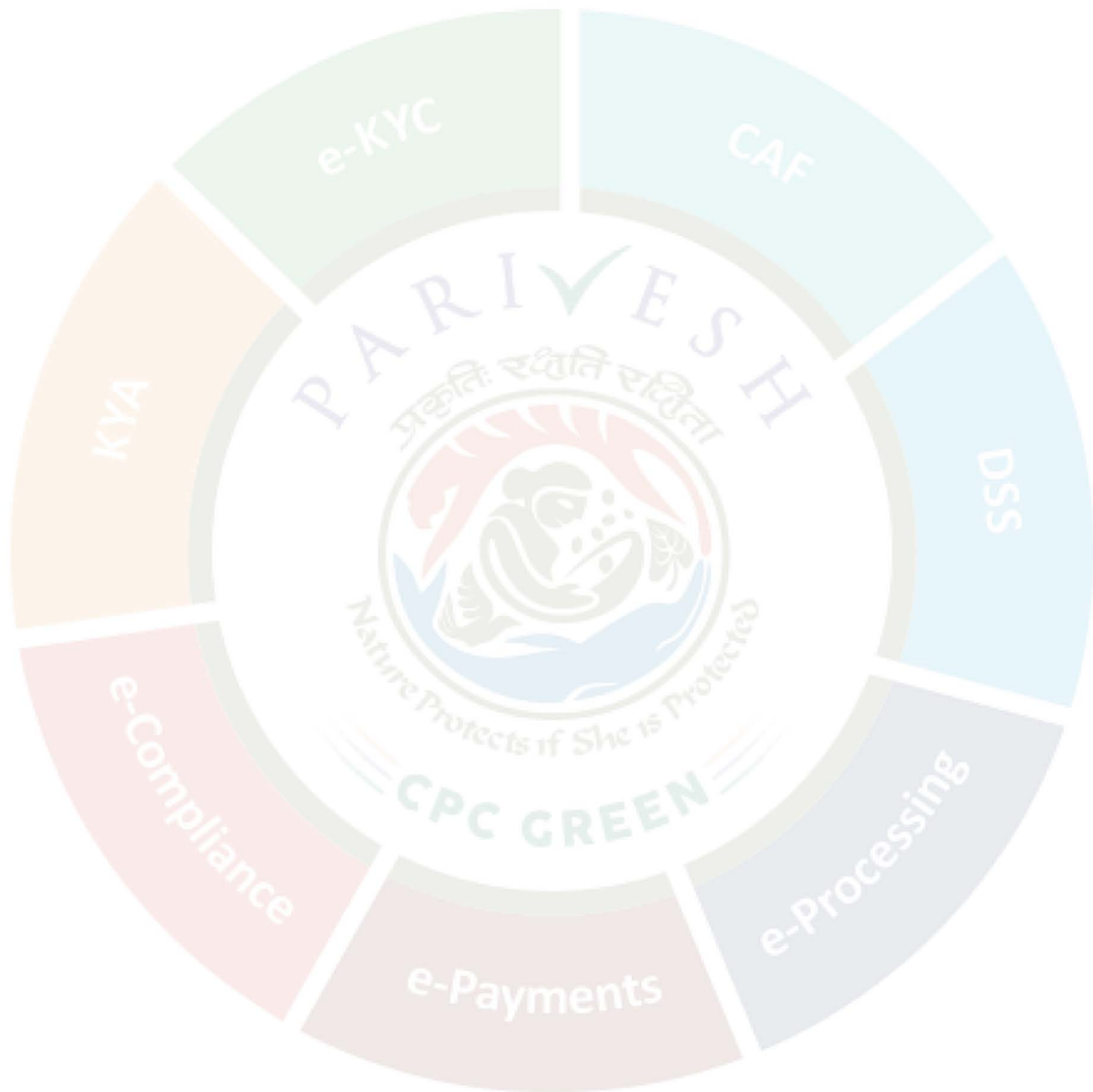
11. Miscellaneous

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.
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.

S. No	EC Conditions
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 report and 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.

Additional EC Conditions

N/A



TRUE COPY



Vivek Gupta <officevivekgupta@gmail.com>

PROOF OF SERVICE

Additional Affidavit on behalf of Respondent No.6 R.R. Texknit LLP in Original Application No.1171 of 2024

1 message

Vivek Gupta <officevivekgupta@gmail.com>

13 February 2025 at 14:03

To: madhavbhatia@vertarilegal.com, secy-moef@nic.in, pccfgnctd@delhi.gov.in, chdpcc@nic.in, monitoring.ec@nic.in, gnctd@delhi.gov.in

Dear Sir/Madam,

Please find the attached pdf. of Additional Affidavit on behalf of Respondent No.6 R.R. Texknit LLP in Original Application No.1171 of 2024 titled as Vasant Kunj Residents Welfare Association Sector-B, Pocket A-1 Versus Ministry of Environment, Forest & Climate Change & Ors.

Kindly acknowledge the same.

Thanks & Regards,

VIVEK GUPTA
Advocate for Respondent No.6
M.No.9871065420

 **Additional Affidavit.pdf**
1780K